

Please print or type in the unshaded areas only
(fill-in areas are spaced for cursive type, i.e., 12 characters/inch).

FORM 1 GENERAL	U.S. ENVIRONMENTAL PROTECTION AGENCY GENERAL INFORMATION Consolidated Permits Program (Read the "General Instructions" before starting.)	I. EPA I.D. NUMBER F NOT REQUIRED ID
LABEL ITEMS I. EPA I.D. NUMBER III. FACILITY NAME FACILITY MAILING ADDRESS V. MAILING ADDRESS VI. FACILITY LOCATION		GENERAL INSTRUCTIONS If a preprinted label has been provided, affix it in the designated space. Review the information carefully; if any of it is incorrect, cross through it and enter the correct data in the appropriate fill-in area below. Also, if any of the preprinted data is absent (the area to the left of the label space lists the information that should appear), please provide it in the proper fill-in area(s) below. If the label is complete and correct, you need not complete items I, III, V, and VI (except VI-B which must be completed regardless). Complete all items if no label has been provided. Refer to the instructions for detailed item descriptions and for the legal authorizations under which this data is collected.
Leewood Homes, Inc. 6130 Legion Wichita, KS 67204		ACE

II. POLLUTANT CHARACTERISTICS

INSTRUCTIONS: Complete A through J to determine whether you need to submit any permit application forms to the EPA. If you answer "yes" to any questions, you must submit this form and the supplemental form listed in the parenthesis following the question. Mark "X" in the box in the third column if the supplemental form is attached. If you answer "no" to each question, you need not submit any of these forms. You may answer "no" if your activity is excluded from permit requirements; see Section C of the instructions. See also, Section D of the instructions for definitions of bold-faced terms.

SPECIFIC QUESTIONS	MARK 'X'			SPECIFIC QUESTIONS	MARK 'X'		
	YES	NO	FORM ATTACHED		YES	NO	FORM ATTACHED
A. Is this facility a publicly owned treatment works which results in a discharge to waters of the U.S.? (FORM 2A)		X		B. Does or will this facility (either existing or proposed) include a concentrated animal feeding operation or aquatic animal production facility which results in a discharge to waters of the U.S.? (FORM 2B)		X	
C. Is this a facility which currently results in discharges to waters of the U.S. other than those described in A or B above? (FORM 2C)		X		D. Is this a proposed facility (other than those described in A or B above) which will result in a discharge to waters of the U.S.? (FORM 2D)		X	
E. Does or will this facility treat, store, or dispose of hazardous wastes? (FORM 3)		X		F. Do you or will you inject at this facility industrial or municipal effluent below the lowermost stratum containing, within one quarter mile of the well bore, underground sources of drinking water? (FORM 4)		X	
G. Do you or will you inject at this facility any produced water or other fluids which are brought to the surface in connection with conventional oil or natural gas production, inject fluids used for enhanced recovery of oil or natural gas, or inject fluids for storage of liquid hydrocarbons? (FORM 4)		X		H. Do you or will you inject at this facility fluids for special processes such as mining of sulfur by the Frasch process, solution mining of minerals, in situ combustion of fossil fuel, or recovery of geothermal energy? (FORM 4)		X	
I. Is this facility a proposed stationary source which is one of the 28 industrial categories listed in the instructions and which will potentially emit 100 tons per year of any air pollutant regulated under the Clean Air Act and may affect or be located in an attainment area? (FORM 5)		X		J. Is this facility a proposed stationary source which is NOT one of the 28 industrial categories listed in the instructions and which will potentially emit 250 tons per year of any air pollutant regulated under the Clean Air Act and may affect or be located in an attainment area? (FORM 5)		X	

III. NAME OF FACILITY

1 SKIP FOX POINTE ADDITION

IV. FACILITY CONTACT

A. NAME & TITLE (last, first, & title)	B. PHONE (area code & no.)
2 LEE, JOEH., PRESIDENT	3 1 6 8 3 8 6 7 7 3 0

V. FACILITY MAILING ADDRESS

A. STREET OR P.O. BOX			
3 6130 LEGION			
B. CITY OR TOWN		C. STATE	D. ZIP CODE
4 WICHITA		KS	67204

VI. FACILITY LOCATION

A. STREET, ROUTE NO. OR OTHER SPECIFIC IDENTIFIER			
5 S.E.E. ATTACHED LOCATION MAP			
B. COUNTY NAME			
6 SEDGWICK			
C. CITY OR TOWN		D. STATE	E. ZIP CODE
6 WICHITA		KS	67204
		F. COUNTY CODE (if known)	

CONTINUED FROM THE FRONT

II. SIC CODES (4-digit, in order of priority)

A. FIRST (specify)		B. SECOND (specify)	
C. THIRD (specify)		D. FOURTH (specify)	

III. OPERATOR INFORMATION

A. NAME		B. Is the name listed in Item VIII-A also the owner? <input type="checkbox"/> YES <input type="checkbox"/> NO	
C. STATUS OF OPERATOR (Enter the appropriate letter into the answer box; if "Other", specify.) F - FEDERAL M - PUBLIC (other than federal or state) S - STATE D - OTHER (specify) P - PRIVATE		D. PHONE (area code & no.)	
E. STREET OR P.O. BOX		F. CITY OR TOWN	
G. STATE		H. ZIP CODE	
IX. INDIAN LAND Is the facility located on Indian lands? <input type="checkbox"/> YES <input type="checkbox"/> NO			

X. EXISTING ENVIRONMENTAL PERMITS

A. NPDES (Discharges to Surface Water)		D. PSD (Air Emissions from Proposed Sources)	
B. UIC (Underground Injection of Fluids)		E. OTHER (specify)	
C. RCRA (Hazardous Wastes)		F. OTHER (specify)	

XI. MAP

Attach to this application a topographic map of the area extending to at least one mile beyond property boundaries. The map must show the outline of the facility, the location of each of its existing and proposed intake and discharge structures, each of its hazardous waste treatment, storage, or disposal facilities, and each well where it injects fluids underground. Include all springs, rivers and other surface water bodies in the map area. See instructions for precise requirements.

XII. NATURE OF BUSINESS (provide a brief description)

Construction of homes in a proposed residential subdivision.

XIII. CERTIFICATION (see instructions)

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this application and all attachments and that, based on my inquiry of those persons immediately responsible for obtaining the information contained in the application, I believe that the information is true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

A. NAME & OFFICIAL TITLE (type or print) Joe H. Lee, President	B. SIGNATURE 	C. DATE SIGNED 1-7-94
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COMMENTS FOR OFFICIAL USE ONLY

C	
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Storm Water Permitting Program
Bureau of Water
Kansas Department of Health and Environment
Forbes Field, Bldg. 740
Topeka, Kansas 66620-0001

Reference: Storm Water Discharge Permit for Construction Activities

To whom it may concern:

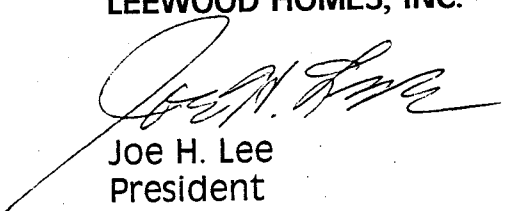
Enclosed is the EPA General Form #1 and a site map for a proposed residential subdivision which is described as follows.

1. The total area of the site is 34 acres.
2. No known pollutants will be discharged with the storm water other than sediment. This will be controlled during construction by bale type silt fences and by directing drainage to existing ponds and drainage ways.
3. After construction the entire open area in this addition will be planted in grass. Storm sewers will have riprap placed at points of discharge to prevent erosion.
4. Our engineers estimate of the Rational Formula C factor for the area after development is 0.5. We estimate that 40% of the area will be impervious after completion of the addition. All fill material will be provided from excavations on this site.
5. Storm water from this area will drain into the Chisholm Creek.

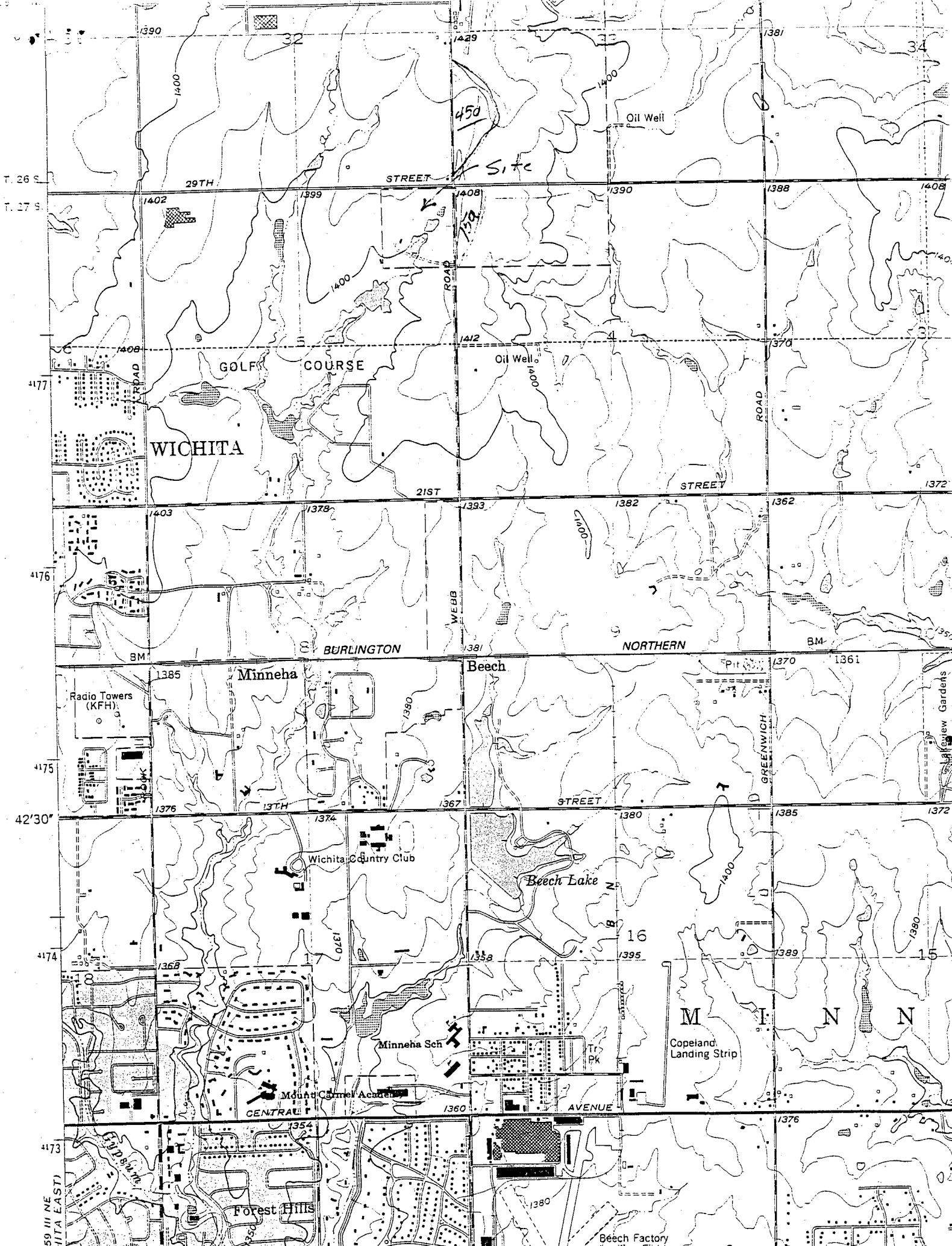
Please contact me if you need additional information

Sincerely,

LEEWOOD HOMES, INC.



Joe H. Lee
President



T. 26 S.
T. 27 S.

4177

4176

4175

42'30"

4174

4173

59 III NE
WICHITA EAST 1

1390

1402

1408

1403

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32

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1400

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1370

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34

1408

1400

1372

1361

1372

1390

1376

29TH

STREET

ROAD

GOLF COURSE

WICHITA

21ST

STREET

ROAD

BM

BURLINGTON

NORTHERN

BM

Minneha

Beech

Radio Towers (KFH)

Wichita Country Club

Beech Lake

View Gardens

Minneha Sch

Mount Carmel Academy

M I N N
Copeland Landing Strip

CENTRAL

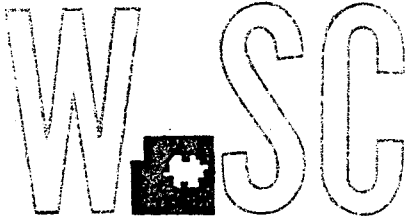
AVENUE

Forest Hills

Beech Factory

Plat File

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

August 16, 1988

Mid-Kansas Engineering Consultants, P.A.
3500 North Rock Road #800
Wichita, Kansas 67226

Re: Fox Pointe Addition (FINAL PLAT) - S/D 88-52

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 12, 1988, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee a decel lane on 29th Street, North to serve the two openings allowed from Lot 23, Block 1

and a decel lane on Webb Road to serve the one opening allowed from this lot.

Prior to submitting this plat for scheduling before the City Council, the applicant shall meet with City and Traffic Engineering to determine if additional street right-of-way will be required for these improvements. If required, the final plat tracing shall indicate the dedication of any additional right-of-way.

- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit a copy of the instrument which establishes the Cities Service Pipeline easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- H. The final plat tracing shall indicate the recording information for the 25-foot pipeline easement on this property.
- I. Any relocation, lowering or encasement of the pipeline made necessary by this development will not be at the expense of the City.
- J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association, and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- K. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant to the City the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- L. On the final plat tracing, the plattor's text shall be amended to state that Reserve B is also being platted as a floodway. This was correctly depicted on the approved preliminary plat.
- M. In order to provide a means of access to Reserve B from a public street, the final plat tracing shall indicate a strip of Reserve B extending to Bent Tree Circle.

- N. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- O. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- P. On the final plat tracing, the required minimum building pad elevations shall be referenced. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the plattor's text.
- Q. The applicant shall obtain all off-site utility easements required by the sanitary sewer layout plan.

On the final plat tracing, the recording information or condemnation case number shall be referenced for the separate instrument which obtained the right-of-way depicted for the 29th Street North/Webb Road intersection and for the half-street rights-of-way for 29th Street North and Webb Road.

- R. As was pointed out when the preliminary plat was approved, it is the applicant's responsibility to be sure the perimeter of Lot 24 does not exceed the configuration of the application area for "BB" zoning. With this in mind, the applicant shall submit a marked print of the plat which depicts the perimeter of the zone change request relative to Lot 24.
- S. Approval of this plat requires the modification of Section 7-201(R). This portion of the Subdivision Regulations states that the maximum length of a cul-de-sac street shall not exceed 600 feet. Bent Tree Circle, as depicted on the preliminary plat, is approximately 1,400 feet long.

Modification of 7-201(R) is recommended, due to the configuration of the applicant's ownership, the location of existing lakes and floodways, and the non-residential zoning to the east. Also, the applicant is attempting to lessen the common problems associated with long cul-de-sac streets by dedicating 64 feet of street right-of-way which will allow the construction of wider street pavement.

- T. The final plat tracing, as depicted on the drainage plan, shall show an 80 foot wide drainage easement centered on the common lot line of lots 23 and 24, Block 1. The applicant

shall also establish by separate instrument temporary drainage easements required by the plat's drainage plan. These easements need to be approved by the City Engineer and recorded copies provided to the Planning Department prior to the plat being scheduled for City Council Review.

- U. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public who acknowledges the signatures on this plat to be printed beneath the notary's signature.
- V. To receive mail delivery without delay and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery and the tentative mailbox locations can be determined.
- W. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- X. Perimeter closure computations shall be submitted with the final plat tracing [Section 5-101(C)].
- Y. Recording of the plat within 30 days after approval by the City Council.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 18, 1988.

If you have any questions concerning this matter, please call.

Sincerely,

DL Peak

Don Losew
Planner

DL:pb
Enclosure

cc: R.J. Hattrup, 2959 N. Webb Road, Wichita, 67226
Bill Yung Design, 4912 E. 29th St., Suite 1, Wichita 67220
Mike Lindebak, City Engineer

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 7.
August 11, 1988

STAFF REPORT
(Final Plat; preliminary approved 6/30/88)

CASE NUMBER: S/D 88-52 - FOX POINT ADDITION

OWNER/APPLICANT: R. J. Hattrup, 2959 N. Webb Road, Wichita, KS, 67226

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants

LOCATION: West of Webb Road in an area south of 29th Street North

SITE SIZE: 33.8 acres

NUMBER OF LOTS

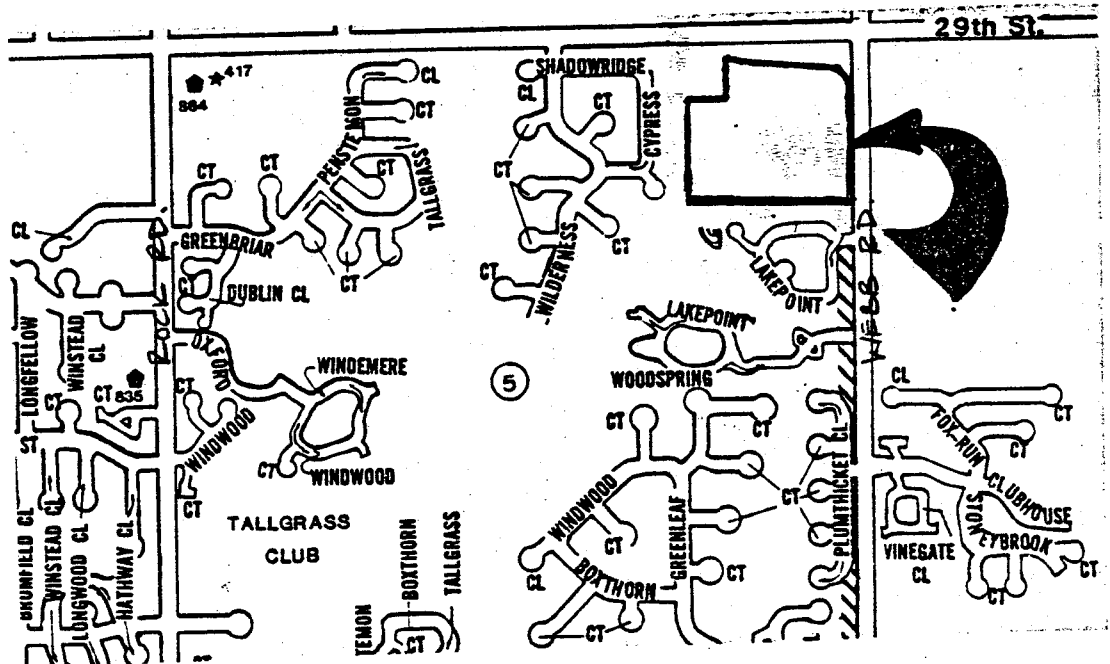
Residential:	22
Office:	1
Commercial:	1
Industrial:	
Total:	24

MINIMUM LOT AREA: 18,000 sq. ft.

CURRENT ZONING: "LC" Light Commercial and "AA" One-Family

PROPOSED ZONING: "AA", "BB" Office and "LC" with DP-159 (Z-2776 and Z-2791)

VICINITY MAP:



STAFF COMMENTS:

NOTE: The applicant's two associated zone change cases (Z-2776 & Z-2791) requesting "LC" to "AA" and "AA" to "BB" have been approved, subject to platting. Lots 1 through 22, Block 1 are subject to the provisions of Hatstrup Property Community Unit Plan (DP-159). Lot 23, Block 1 is zoned "LC". Lot 24, Block 1 will be zoned "BB".

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee construction of the storm sewers required by this plat.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit a copy of the instrument which establishes the Cities Service Pipeline easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- H. The final plat tracing shall indicate the recording information for the 25-foot pipeline easement on this property.
- I. Any relocation, lowering or encasement of the pipeline made necessary by this development will not be at the expense of the City.
- J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association, and who is to own and maintain the reserves prior to the association taking over those responsibilities.

- K. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant to the City the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- L. On the final plat tracing, the plattor's text shall be amended to state that Reserve B is also being platted as a floodway. This was correctly depicted on the approved preliminary plat.
- M. In order to provide a means of access to Reserve B from a public street, the final plat tracing shall indicate a strip of Reserve B extending to Bent Tree Circle.
- N. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- O. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- P. On the final plat tracing, the required minimum building pad elevations shall be referenced.
- Q. The applicant shall obtain all off-site utility easements required by the sanitary sewer layout plan.

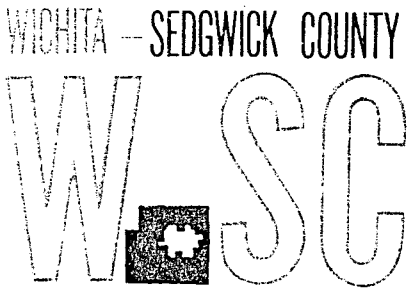
On the final plat tracing, the recording information or condemnation case number shall be referenced for the separate instrument which obtained the right-of-way depicted for the 29th Street North/Webb Road intersection and for the half-street rights-of-way for 29th Street North and Webb Road.

- R. As was pointed out when the preliminary plat was approved, it is the applicant's responsibility to be sure the perimeter of Lot 24 does not exceed the configuration of the application area for "BB" zoning. With this in mind, the applicant shall submit a marked print of the plat which depicts the perimeter of the zone change request relative to Lot 24.

- S. Approval of this plat requires the modification of Section 7-201(R). This portion of the Subdivision Regulations states that the maximum length of a cul-de-sac street shall not exceed 600 feet. Bent Tree Circle, as depicted on the preliminary plat, is approximately 1,400 feet long.

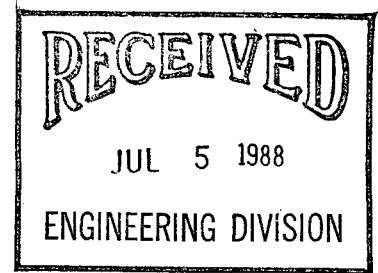
Modification of 7-201(R) is recommended, due to the configuration of the applicant's ownership, the location of existing lakes and floodways, and the non-residential zoning to the east. Also, the applicant is attempting to lessen the common problems associated with long cul-de-sac streets by dedicating 64 feet of street right-of-way which will allow the construction of wider street pavement.

- T. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public who acknowledges the signatures on this plat to be printed beneath the notary's signature.
- U. To receive mail delivery without delay and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery and the tentative mailbox locations can be determined.
- V. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- W. Perimeter closure computations shall be submitted with the final plat tracing [Section 5-101(C)].
- X. Recording of the plat within 30 days after approval by the City Council.
- Y. The representative from the City Engineer's office should be prepared to comment on the applicant's drainage plan. Specifically, is the perimeter of the floodway (Reserve B) correct, what minimum building pad elevation is required, and what drainage guarantees are needed?
- Z. When the preliminary plat was approved, a condition was established for the applicant's agent to meet with the Traffic Engineer regarding the need for accel/decel lanes to serve Lots 23 and 24. The representative from Traffic Engineering should be prepared to state if a guarantee for accel/decel lanes is required with this plat.



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561



July 1, 1988

Bill G. Yung Design
4912 E. 29th St. N., Suite 1
Wichita, KS 67220

Re: Preliminary Plat S/D 88-52 - FOX POINTE ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 30, 1988, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee construction of the storm sewers required by this plat.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit a copy of the instrument which establishes the Cities Service Pipeline easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- H. The final plat shall indicate the recording information for the 25-foot pipeline easement on this property.

- I. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- K. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- L. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- M. If permanent recreation facilities are planned or contemplated for Reserve B, it is suggested that the perimeter of the floodway within Reserve B be specifically delineated along with associated drainage easements. This will avoid platting all of Reserve B as a drainage easement and thereby avoid possible future problems with obtaining building permits.
- N. In order to provide a means of access to Reserve B, the final plat shall depict a strip of the reserve abutting Bent Tree Circle.
- O. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- P. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- Q. Since this plat involves the platting of a floodway, the plattor's text on the final plat shall reference the standard floodway language.
- R. If the platting of this property requires the establishment of minimum building pad elevations, they shall be expressed in both mean sea level and city datum. The pad elevations shall be indicated on the face of the plat and referenced in the plattor's text.
- S. If this plat establishes minimum building pad elevations, the face of the plat shall reference the location and elevations of permanent on-site and off-site benchmarks. Section 5-402(N).
- T. The applicant shall obtain all off-site utility easements required by the sanitary sewer layout plan.

- U. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- V. The final plat shall label the centerline of the utility easements.
- W. On the final plat, "complete access control" shall be indicated across the northeastern line (50.38 feet) of Lot 23 to the 29th Street North/Webb Road intersection.
- X. On the final plat, angles or bearings shall be indicated for the perimeter of the proposed floodway.
- Y. On the final plat, the recording information or condemnation case number shall be referenced for the separate instrument which obtained the right-of-way depicted for the 29th Street North/Webb Road intersection, for 29th Street North and Webb Road.
- Z. On the final plat, the applicant's agent shall be sure the perimeter of Lot 24, Block 1 matches the perimeter of the associated zone change case (Z-2791).
- AA. Since this property is being platted for the development of single-family homes, and in order to avoid confusion at the time of issuing building permits, the applicant shall submit a revised site plan for the associated C.U.P. The present C.U.P. depicts two parcels and provides for one parcel to be developed with residential uses ranging from single-family units to apartments. The parcel boundaries do not correspond to this plat's lotting arrangement as several lots are split by a parcel boundary. The C.U.P. depicts townhouse development on part of the property.

The applicant is advised that the required site plan for the community unit plan will cause the C.U.P. to be adjusted to permit only single-family residential uses.
- BB. Approval of this plat requires the modification of Section 7-201(R). This portion of the Subdivision Regulations states that the maximum length of a cul-de-sac street shall not exceed 600 feet. Bent Tree Circle, as depicted on the preliminary plat, is approximately 1400 feet long.

Modification of 7-201(R) is recommended due to the configuration of the applicant's ownership, the location of existing lakes and floodways and the non-residential zoning to the east. Also, the applicant is attempting to lessen the common problems associated with long cul-de-sac streets by dedicating 64 feet of street right-of-way which will allow the construction of wider street pavement.
- CC. Prior to filing a final plat, the applicant's agent shall meet with Traffic Engineering to discuss the need for accel/decel lanes to serve the proposed commercial lots.

WICHITA - SEDGWICK COUNTY

Preliminary Plat S/D 88-52 - FOX POINTE ADDITION
Page 4

- DD. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- EE. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- FF. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- GG. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Sincerely,



Donald Losew
Junior Planner

DL:dlk

Enclosure

cc: R.J. Hattrup, 2959 N. Webb Road, Wichita, KS 67226
Mid-Kansas Engineering Consultants, P.A., 3500 N. Rock Road #800,
Wichita, KS 67226
Mike Lindebak, City Engineer

JUNE 30, 1988

STAFF REPORT
 (Preliminary Plat)

CASE NUMBER: S/D 88-52 - FOX POINTE ADDITION

OWNER/APPLICANT: R.J. Hattrup, 2959 N. Webb Road, Wichita, KS 67226

SURVEYOR/ENGINEER: Bill G. Yung Design

LOCATION: West of Webb Road, in an area south of 29th Street North.

SITE SIZE: 33.8± Acres

NUMBER OF LOTS:

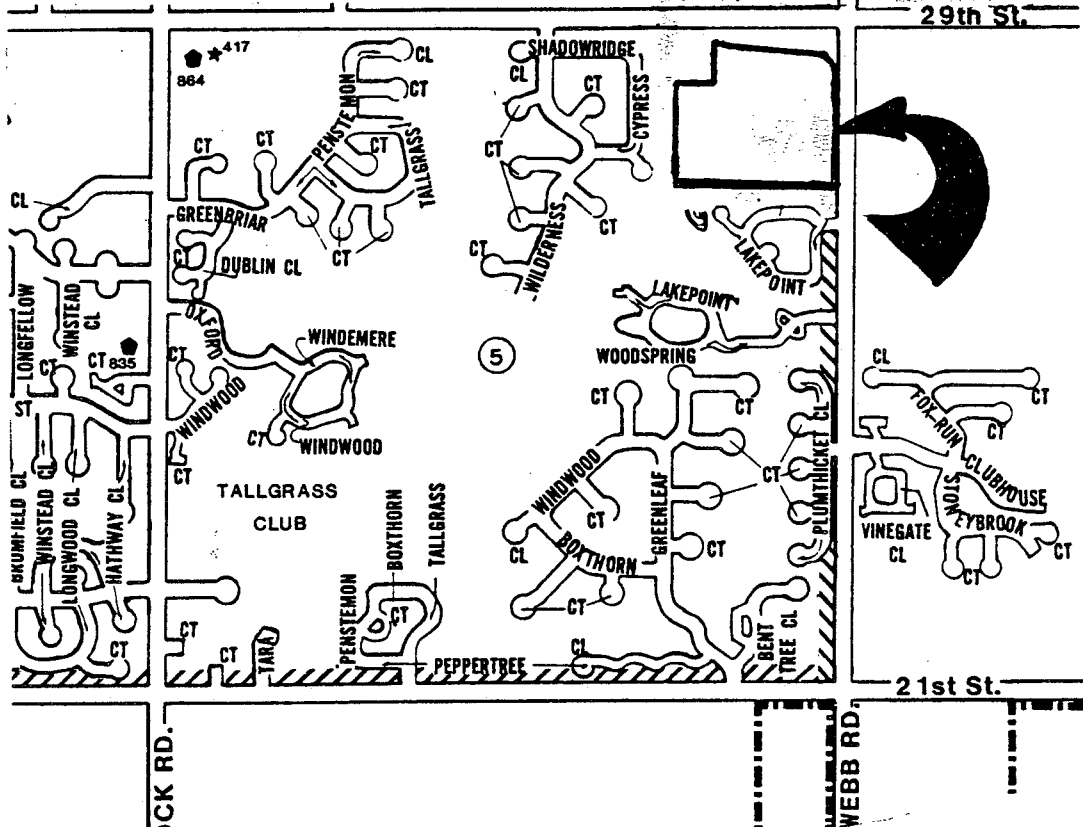
Residential:	22
Office:	1
Commercial:	1
Industrial:	
Total:	24

MINIMUM LOT AREA: 18,000 Sq. Ft.

CURRENT ZONING: "LC" and "AA"

PROPOSED ZONING: "AA", "BB" and "LC" (Z-2776 and Z-2791) with (DP-159)

VICINITY MAP:



STAFF COMMENTS:

NOTE: The applicant's two associated zone change cases (Z-2776) requesting "LC" to "AA", and (Z-2791), requesting "AA" to "BB" have been approved subject to platting. Lots 1 through 22, Block 1 are subject to the provisions of Hattrup Property Community Unit Plan (DP-159). Lot 23, Block 1 is zoned "LC". Lot 24, Block 1 will be zoned "BB".

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee construction of the storm sewers required by this plat.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit a copy of the instrument which establishes the Cities Service Pipeline easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- H. The final plat shall indicate the recording information for the 25-foot pipeline easement on this property.
- I. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- K. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- L. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.

FOX POINTE ADDITION

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- M. If permanent recreation facilities are planned or contemplated for Reserve B, it is suggested that the perimeter of the floodway within Reserve B be specifically delineated along with associated drainage easements. This will avoid platting all of Reserve B as a drainage easement and thereby avoid possible future problems with obtaining building permits.
- N. In order to provide a means of access to Reserve B, the final plat shall depict a strip of the reserve abutting Bent Tree Circle.
- O. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- P. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- Q. Since this plat involves the platting of a floodway, the plattor's text on the final plat shall reference the standard floodway language.
- R. If the platting of this property requires the establishment of minimum building pad elevations, they shall be expressed in both mean sea level and city datum. The pad elevations shall be indicated on the face of the plat and referenced in the plattor's text.
- S. If this plat establishes minimum building pad elevations, the face of the plat shall reference the location and elevations of permanent on-site and off-site benchmarks. Section 5-402(N).
- T. Prior to, or at the time of submitting the final plat, the applicant shall submit a sanitary sewer layout plan to City Engineering for review and approval.
- U. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- V. The final plat shall label the centerline of the utility easements.
- W. On the final plat, "complete access control" shall be indicated across the northeastern line (50.38 feet) of Lot 23 to the 29th Street North/Webb Road intersection.
- X. On the final plat, angles or bearings shall be indicated for the perimeter of the proposed floodway.
- Y. On the final plat, the recording information or condemnation case number shall be referenced for the separate instrument which obtained the right-of-way depicted for the 29th Street North/Webb Road intersection, for 29th Street North and Webb Road.

Z. On the final plat, the applicant's agent shall be sure the perimeter of Lot 24, Block 1 matches the perimeter of the associated zone change case (Z-2791).

AA. Since this property is being platted for the development of single-family homes, and in order to avoid confusion at the time of issuing building permits, the applicant shall submit a revised site plan for the associated C.U.P. The present C.U.P. depicts two parcels and provides for one parcel to be developed with residential uses ranging from single-family units to apartments. The parcel boundaries do not correspond to this plat's lotting arrangement as several lots are split by a parcel boundary. The C.U.P. depicts townhouse development on part of the property.

The applicant is advised that the required site plan for the community unit plan will cause the C.U.P. to be adjusted to permit only single-family residential uses.

BB. Approval of this plat requires the modification of Section 7-201(R). This portion of the Subdivision Regulations states that the maximum length of a cul-de-sac street shall not exceed 600 feet. Bent Tree Circle, as depicted on the preliminary plat, is approximately 1400 feet long.

Modification of 7-201(R) is recommended due to the configuration of the applicant's ownership, the location of existing lakes and floodways and the non-residential zoning to the east. Also, the applicant is attempting to lessen the common problems associated with long cul-de-sac streets by dedicating 64 feet of street right-of-way which will allow the construction of wider street pavement.

CC. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

DD. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

EE. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.

FF. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

GG. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.