

Note: This site is located in the County within three miles of Wichita's boundary. It is in an area designated as "suburban" by the Wichita-Sedgwick County Comprehensive Plan. The applicant will be requesting a zone change to SF-20, Single-Family Residential which is necessary in order to allow for the lot sizes being platted.

STAFF COMMENTS:

- A. Prior to this plat being heard by the MAPC, a zone change shall have been submitted and approved. This plat will be subject to approval of the associated zone change and any related conditions of such a change.
- B. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. The Health Department should comment on the feasibility of building sites for those lots encumbered by the floodway.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. ^{County} ~~City~~ Engineering needs to comment on the status of the applicant's drainage concept.
- E. The plat dedicates complete access control along Hydraulic. The final plat shall reference the dedication of access controls in the plat's text.
- F. The final plat shall reference the standard floodway language.
- G. The applicant shall submit a copy of the instrument which establishes the pipelines easement on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- H. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat and further noted that the setback is a building setback line for the pipeline.

- I. An increase in the distance of the building setback of Lot 17 is needed to meet the 100-foot lot width standard.
- J. Lots 10, 12, 13, 14, 18, 19, 20 do not conform with the lot depth to lot width ratio of 2.5 to 1, and a waiver would be needed if this plat is approved.
- K. County Engineering needs to comment on the need for improvements to Hydraulic.
- L. County Engineering and Fire Department need to comment on the length of Sand Pointe Circle (1320 feet) which exceeds the 600 foot maximum imposed by the Subdivision Regulations.
- M. The applicant shall guarantee the installation of the proposed interior streets. A 36-foot rock surface will be required.
- N. Fire Department needs to comment on the plat's street names. It would appear that Sand Pointe Circle should be renamed Sand Pointe.
- O. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- P. 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.
- Q. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- R. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

- S. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- W. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

Note: This site is located in the County within three miles of Wichita's boundary. It is in an area designated as "suburban" by the Wichita-Sedgwick County Comprehensive Plan. MAPC has approved a zone change (SCZ-0766) to SF-20, Single-Family Residential.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. The Health Department should comment on the feasibility of building sites for those lots encumbered by the floodway. Health Department has concerns about the size of Lots 1, and Lots 17-20 regarding the remaining land outside of the floodway reserve.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan. An additional drainage easement is needed between Lots 10 and 11.
- D. An increase in the distance of the building setback of Lot 17 is needed to meet the 100-foot lot width standard.
- The additional setback has been denoted on the final plat.
- E. Lots 10, 12, 13, 14, 18, 19, 20 do not conform with the lot depth to lot width ratio of 2.5 to 1, and a waiver would be needed if this plat is approved.
- F. County Engineering needs to comment on the need for improvements to Hydraulic. No improvements to Hydraulic are needed. An additional 10 feet of right-of-way needs to be dedicated along Hydraulic.
- The requested dedication has been denoted on the final plat.
- G. County Engineering and Fire Department need to comment on the length of Sand Pointe Circle (1320 feet) which exceeds the 600 foot maximum imposed by the Subdivision Regulations. Fire Department has approved the street length.
- H. The applicant shall guarantee the installation of the proposed interior streets.

Fire Department has required a 36-foot rock surface for all streets.

- I. **Fire Department** needs to comment on the plat's street names. **The street names are acceptable.**
- J. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- K. 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.
- L. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- N. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. The representatives from the **utility companies** should be prepared to comment

on the need for any additional utility easements to be platted on this property.
KG&E and Southwestern Bell have requested additional easements which have been denoted on the final plat.

- R. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

* CLOSURE SAND POINTE ADD. 12-11-98 BY SCHEZ.
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 B001 SITE SAND POINTE CLOSURE *****

119		N	11352.8833	E	9940.0000	S	0+00
	SOUTH		1146.801 ft				
121		N	10206.0823	E	9940.0000	S	11+46.80
	S 03°30'06.2" W		156.608 ft				
123		N	10049.7668	E	9930.4346	S	13+03.41
	N 53°03'55.7" W		115.440 ft				
110		N	10119.1348	E	9838.1610	S	14+18.85
	N 51°58'55.7" W		1053.374 ft				
114		N	10767.9154	E	9008.2930	S	24+72.22
	N 65°22'43.8" W		116.840 ft				
113		N	10816.5928	E	8902.0760	S	25+89.06
	N 69°03'06.2" W		744.667 ft				
112		N	11082.8298	E	8206.6291	S	33+33.73
	N 74°39'15.5" W		564.311 ft				
111		N	11232.1705	E	7662.4374	S	38+98.04
	N 79°31'15.5" W		310.499 ft				
118		N	11288.6426	E	7357.1173	S	42+08.54
	N 00°04'46.9" W		36.722 ft				
116		N	11325.3644	E	7357.0663	S	42+45.26
	N 89°23'22.5" E		2583.080 ft				
119		N	11352.8833	E	9940.0000	S	68+28.34
LENGTH=	6828.341 ft	AREA=	1322363.8 sf			30.3573 Acres	

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