

STAFF REPORT
(PRELIMINARY PLAT)

CASE NUMBER: SUB 2002-112 -- ANTLER POINT ADDITION

OWNER/APPLICANT: Gerald Seiler, 1300 N. 119th Circle, Wichita, KS 67052

SURVEYOR/ENGINEER: Baughman Company, P.A., Attn: Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: East of 247th St. West, South side of 53rd St. North

SITE SIZE: 45.01 acres

NUMBER OF LOTS

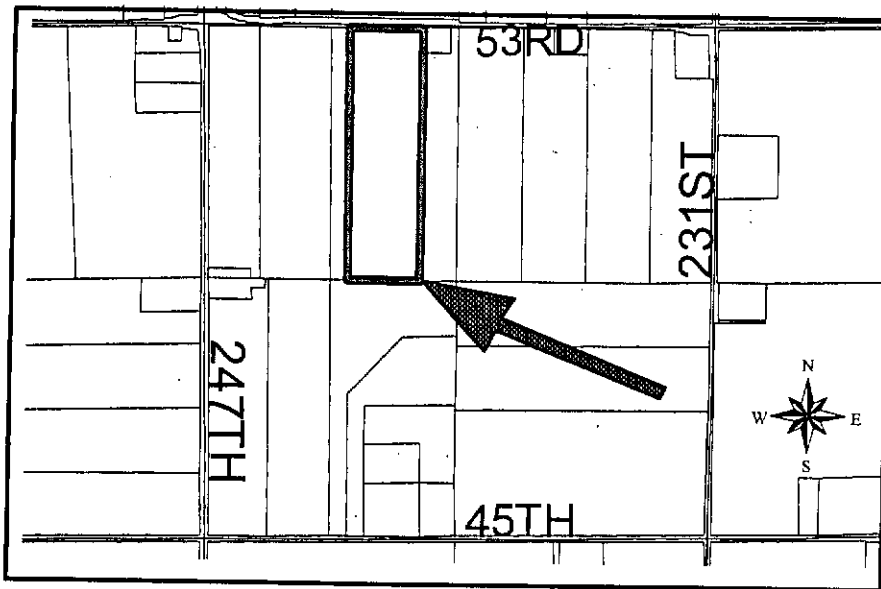
Residential:	9
Office:	
Commercial:	
Industrial:	
Total:	9

MINIMUM LOT AREA: 4.5 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This site is located in the County in an area designated as "rural" by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan. It is located in the Andale Area of Influence.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Since neither sanitary sewer nor municipal water is available to serve this property, the applicant shall contact County Code Enforcement to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval.
- 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 concept. *The drainage plan needs to provide for removal of terraces. A cross lot drainage agreement is needed with the property to the east. A drainage reserve is needed.*
- D. The plat proposes complete access control along the plat's frontage to 53rd St. North. The final plat shall reference the dedication of access controls in the plat's text.
- E. The applicant shall guarantee the installation of Buckskin Circle to the 36-ft rock suburban street standard.
- F. County GIS has requested a new street name for Buckskin Circle.
- G. The Applicant has provided a 70-ft contingent dedication of street right-of-way extending to the south property line, in order to provide potential street connection to adjoining properties. *MAPD recommends that an outright dedication of right-of-way be provided extending to the south property line.*
- H. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the County.
- I. The recording information for all pipeline easements shall be indicated on the face of the plat.
- J. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- K. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

- L. 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.)
- M. 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.
- N. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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.
- T. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

CLOSURE - ANTLER POINT ADDITION

PT 01	North: 10827.8800			East : 25401.4928
Line	Course: S 89-15-38 E	Length: 752.4200		
PT 02	North: 10818.1698			East : 26153.8502
Line	Course: S 00-28-02 W	Length: 2651.1000		
PT 03	North: 8167.1579			East : 26132.2319
Line	Course: N 89-17-36 W	Length: 743.7600		
PT 04	North: 8176.3309			East : 25388.5284
Line	Course: N 00-16-49 E	Length: 2651.5800		
PT 01	North: 10827.8792			East : 25401.4993

STAFF REPORT
(FINAL PLAT, PRELIMINARY PLAT APPROVED 10/31/02)

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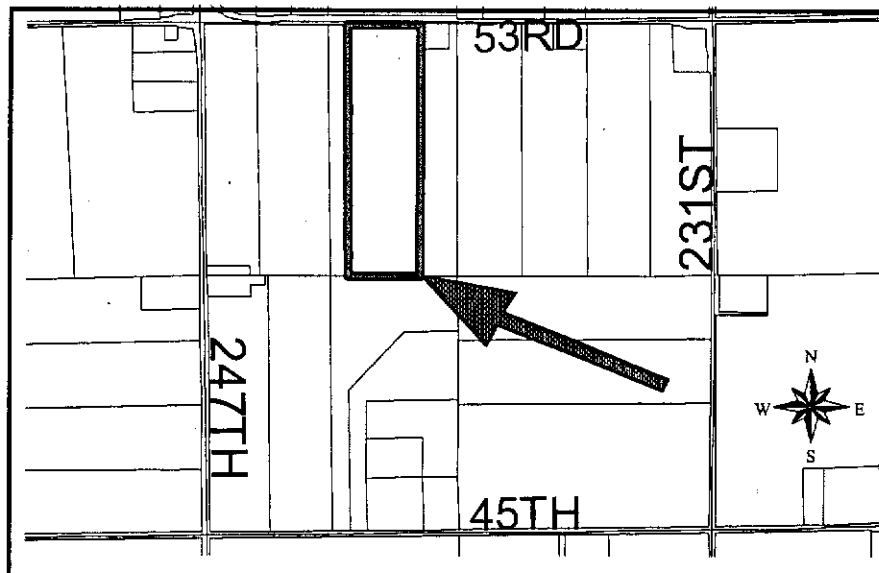
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Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Since neither sanitary sewer nor municipal water is available to serve this property, the applicant shall contact **County Code Enforcement** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval.
- 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. ***The drainage plan needs to provide for removal of terraces. A cross lot drainage agreement is needed with the property to the east. A drainage reserve is needed. The plat is located within the Andale Watershed District #9.***
- D. The applicant shall guarantee the installation of Tenpoint to the 36-ft rock suburban street standard.
- E. **County GIS** needs to comment on the street name. ***The street name is approved.***
- F. The Applicant has provided a 70-ft contingent dedication of street right-of-way extending to the south property line, in order to provide potential street connection to adjoining properties. On the final plat tracing, the contingent dedication of right-of-way needs to be referenced in the plat's text as follows: "The contingent street dedication is hereby contingently dedicated as street right-of-way to become effective upon the platting of any adjacent subdivision having a street connecting thereto. The costs of constructing said street, are to be borne by the person(s) or agency that owns said adjacent subdivision."
- G. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the County.
- H. Access drives to any structure in excess of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) The surface will need to be an all weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed

- I. The recording information for all pipeline easements shall be indicated on the face of the plat.
- J. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
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