

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 99-22 - HUNTINGTON POINTE

OWNER/APPLICANT: A to Z Recycling, L.L.C., 6930 S. Minnesota, Wichita, KS 67233

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A., Attn: Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: West side of Grove, North of 71st Street South

SITE SIZE: 37.5 acres

NUMBER OF LOTS

Residential:	32
Office:	
Commercial:	
Industrial:	
Total:	<u>32</u>

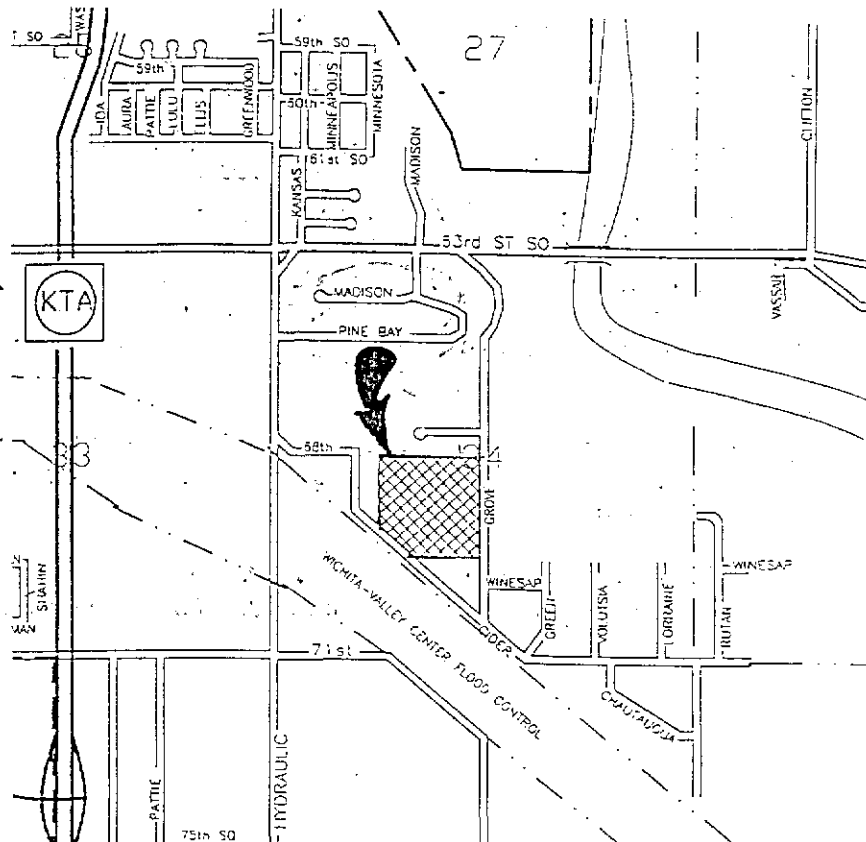
Water pit.

MINIMUM LOT AREA: 40,000 sq. ft.

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: MH, Manufactured Housing
SF-20, Single-Family Residential (Lots adjoining Grove)

VICINITY MAP



Note: This site is located in the County within three miles of Wichita's city limits, in an area designated as "suburban" by the Wichita-Sedgwick County Comprehensive Plan. The site has been approved for a zone change (SCZ-0768) to SF-20 for the lots adjoining Grove and (SCZ-0778) to MH, Manufactured Housing for the remainder of the lots. The plat is within the Haysville Area of Influence.

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. Due to the size of these lots, septic systems rather than a sewage lagoon will be required.
- 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. As the site is adjacent to the Wichita-Valley Center Flood Control Channel, County Engineering needs to comment if any floodway reserves need to be platted.
- D. Lots 6 through 12 in Block 1 exceed the lot depth to lot width ratio of 2.5 to 1, and a modification will need to be approved.
- E. The County Commissioners signature block need only include the signature of the Chairman.
- F. 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.
- G. The applicant shall guarantee the installation of the interior street.
- H. County Engineering needs to comment on the need for improvements to Grove.
- I. County Fire shall comment on the acceptability of the street names.
- 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.

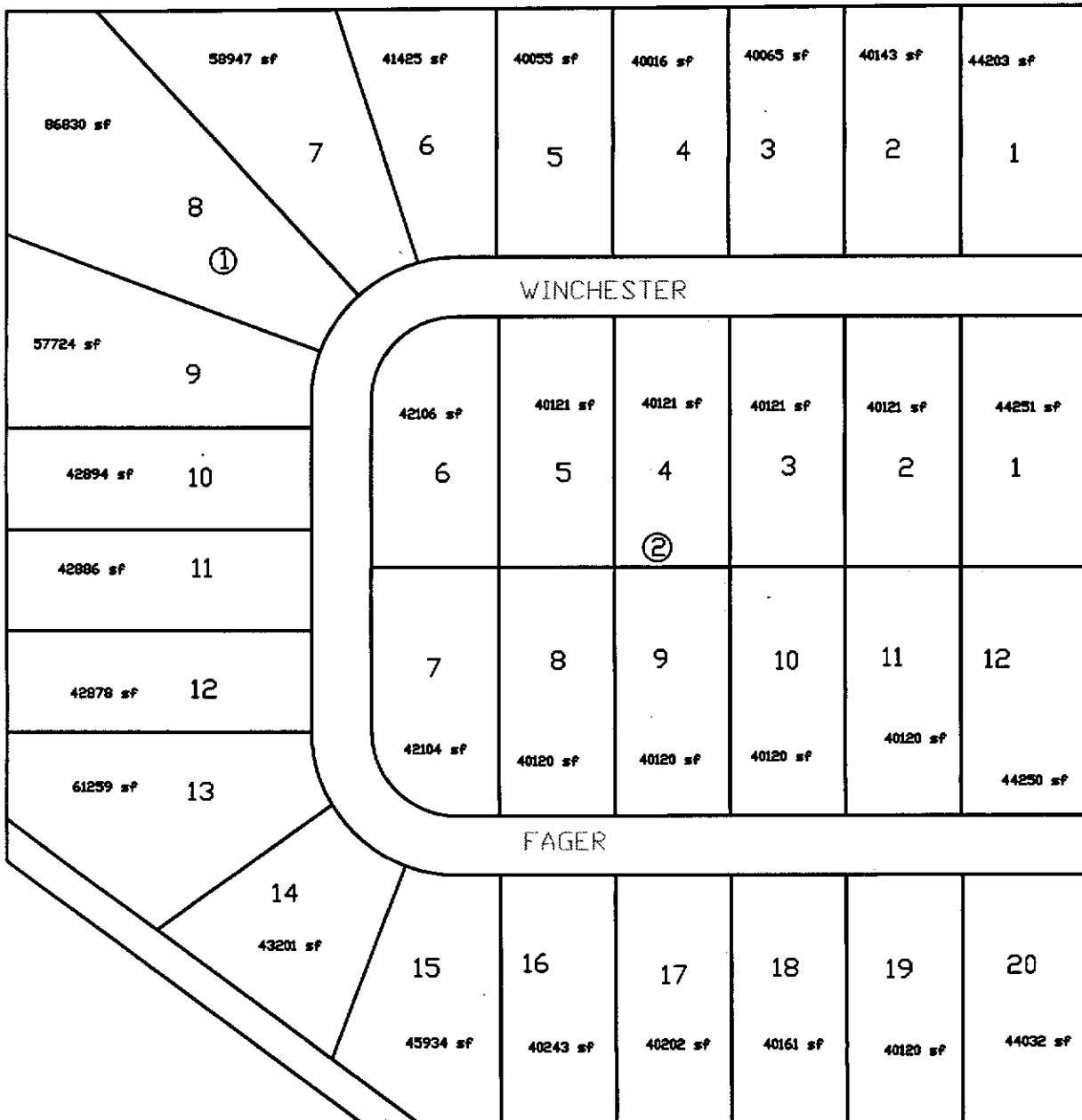
- M. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can 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.
- R. 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 Release 13 version of Autocad. This will be used by the City and County GIS Department.



HUNTINGTON POINTE ADDITION

Scale 1" = 200'

Area Block 1=933219 sf
Area Block 2=493675 sf



HUNTINGTON POINTE PLAT CLOSURE

.....

301	N	8694.8320	E	12645.0167	S
-----	---	-----------	---	------------	---

	N 00°03'54.3" W	1319.625	ft		
--	-----------------	----------	----	--	--

302	N	10014.4561	E	12643.5175	S
-----	---	------------	---	------------	---

	S 89°41'12.0" W	1321.779	ft		
--	-----------------	----------	----	--	--

305	N	10007.2281	E	11321.7588	S
-----	---	------------	---	------------	---

	S 00°05'51.4" E	1002.678	ft		
--	-----------------	----------	----	--	--

503	N	9004.5512	E	11323.4668	S
-----	---	-----------	---	------------	---

	S 53°04'59.5" E	520.676	ft		
--	-----------------	---------	----	--	--

500	N	8691.8046	E	11739.7518	S
-----	---	-----------	---	------------	---

	N 89°48'30.2" E	905.270	ft		
--	-----------------	---------	----	--	--

301	N	8694.8320	E	12645.0167	S
-----	---	-----------	---	------------	---

LENGTH=	5070.028	ft	AREA=	1676586.5	sf
				38.4891	Acres