

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2004-07 -- HUNTER'S POINTE TAYLOR ADDITION

OWNER/APPLICANT: Daniel J. Taylor, Property Management Corp., 9323 E. 37th St.
North, Wichita, KS 67226

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

LOCATION: East of 143rd St. East, South of Harry

SITE SIZE: 3.95 Acres

NUMBER OF LOTS

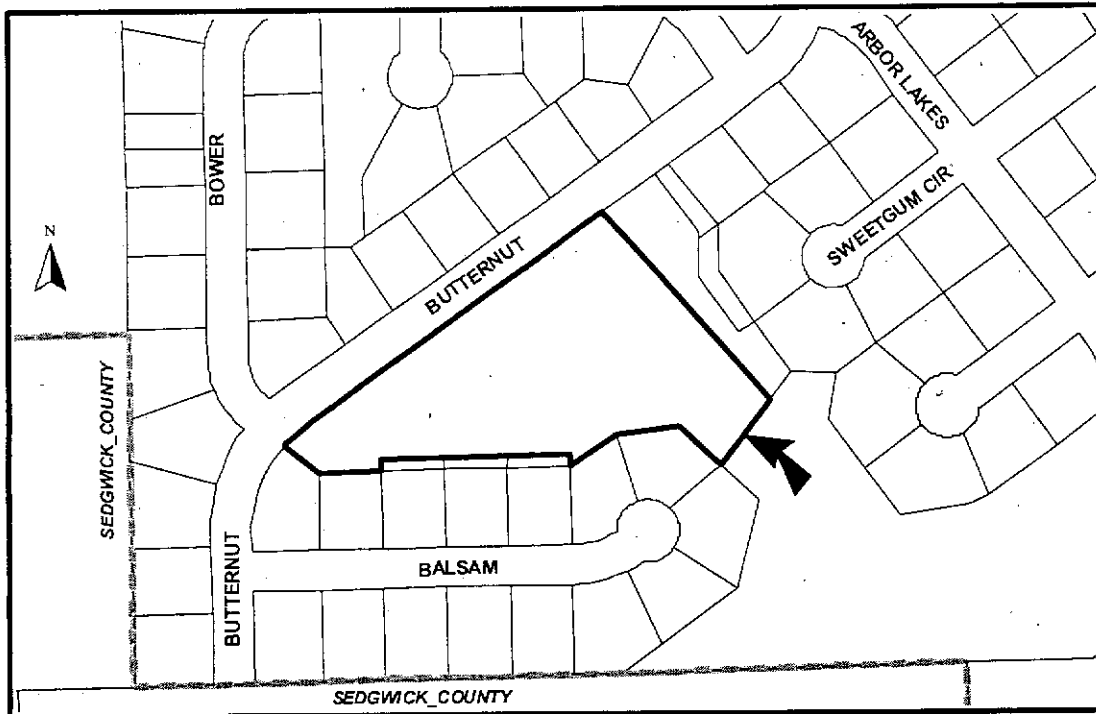
Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	<u>5</u>

MINIMUM LOT AREA: 25,489 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



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NOTE: This is a replat of a portion of the Arbor Lakes Baptist Church Addition.

STAFF COMMENTS:

- A. Municipal services appear to be available to serve the site. City Engineering needs to comment on the need for guarantees or easements.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 1-3. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- E. The minimum building pad elevations referenced in the plat's text need to be denoted.
- F. The reference to "commercial lots" in the drainage note needs to be corrected.
- G. 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.
- H. 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.
- I. 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.)
- J. 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.
- K. 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.
- L. 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.
- M. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control

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devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.

- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within *thirty (30)* days after approval by the City Council and/or County Commission.
- P. 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.
- Q. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

closure

Hunter's Pointe Taylor Addition

PT. 1	North: 2095.5118	East : 4655.9122
Line	Course: S 34-28-45 E	Length: 400.80
PT. 2	North: 1765.1195	East : 4882.8077
Line	Course: S 35-30-13 W	Length: 131.03
PT. 3	North: 1658.4507	East : 4806.7115
Line	Course: N 44-47-14 W	Length: 95.16
PT. 4	North: 1725.9884	East : 4739.6736
Line	Course: S 79-47-34 W	Length: 99.21
PT. 5	North: 1708.4075	East : 4642.0337
Line	Course: S 60-06-22 W	Length: 84.96
PT. 6	North: 1666.0639	East : 4568.3777
Line	Course: N 00-14-50 E	Length: 20.00
PT. 7	North: 1686.0637	East : 4568.4640
Line	Course: N 89-41-11 W	Length: 100.18
PT. 8	North: 1686.6120	East : 4468.2855
Line	Course: N 89-49-00 W	Length: 199.94
PT. 9	North: 1687.2518	East : 4268.3465
Line	Course: S 00-15-34 W	Length: 19.93
PT. 10	North: 1667.3220	East : 4268.2562
Line	Course: N 89-50-37 W	Length: 100.04
PT. 11	North: 1667.5951	East : 4168.2166
Line	Course: N 47-36-32 W	Length: 72.73
PT. 12	North: 1716.6287	East : 4114.5011
Curve	Length: 49.57	Radius: 216.00
	Delta: 13-08-56	Tangent: 24.89
	Chord: 49.46	Course: N 48-45-16 E
	Course In: S 47-49-12 E	Course Out: N 34-40-16 W
RP	North: 1571.5930	East : 4274.5656
PT. 13	End North: 1749.2371	East : 4151.6897
Line	Course: N 55-31-15 E	Length: 611.67
PT. 1	North: 2095.5075	East : 4655.9089

END OF DESC

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Key No.: C -59754
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View Property Information
Legal Description

TXRP0602
TMASON
Level 00

Pin: 117360210301612

Name: STEGMAN, MICHAEL L & DOROTHY L

Legal Description

LOT 4
HUNTER'S POINTE TAYLOR ADD

BLOCK A

PF7-Backward PF8-Forward PF19-Prev Parcel PF20-Next Parcel

