

Final plat
received
12-23-18

SAND POINTE ADDITION TO SEDGWICK COUNTY, KANSAS

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY ON THIS 8th DAY OF December, 1998, THAT WE HAVE SURVEYED AND PLATTED SAND POINTE ADDITION TO SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, STREETS, AND A FLOODWAY THE SAME BEING DESCRIBED AS:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, EXCEPT THAT PORTION TAKEN IN FLOODWAY CASE A-29459.

ROADWAY EASEMENT AS PER BOOK 381, PAGES 192 AND 194 AND ROADWAY EASEMENT AS PER MISC. BOOK 427, PAGE 303 ARE HEREBY VACATED AND REPLATTED BY K.S.A. 12-512(b) AMENDED.

James P. Moore
JAMES P. MOORE, R.L.S. NO. 829
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.



KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK, STREETS, AND A FLOODWAY THE SAME TO BE KNOWN AS SAND POINTE ADDITION TO SEDGWICK COUNTY, KANSAS. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF PUBLIC.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM HYDRAULIC OVER AND ACROSS THE EAST LINE OF BLOCK 1 AS SHOWN ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY.

THE FLOODWAY SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF LOTS 1, 17, 18, 19, AND 20, BLOCK 1, UNTIL SUCH TIME AS THE GOVERNING BODY EXERCISING JURISDICTION ELECTS TO ASSUME RESPONSIBILITY FOR MAINTENANCE AND IMPROVEMENT OF THE FLOODWAY, PROVIDED FURTHER THAT NO BUILDING(S) SHALL BE CONSTRUCTED ON OR WITHIN SAID FLOODWAY, NOR SHALL ANY FILL, CHANGE OF GRADE, CREATION OF CHANNEL, OR OTHER WORK BE CARRIED ON WITHOUT THE PERMISSION OF THE APPROPRIATE ENGINEER.

MINIMUM PAD ELEVATION (LOWEST OPENING) FOR LOTS 1, 17, 18, 19, AND 20, BLOCK 1 SHALL BE 1256.7 M.S.L.

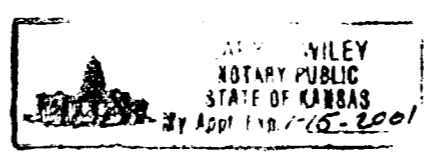
OWNER: WILDCAT DEVELOPERS, INC.

BY: Ronald A. Meyer, PRESIDENT
RONALD A. MEYER

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED ON THIS 9th DAY OF December, 1998, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME RONALD A. MEYER, PRESIDENT, WILDCAT DEVELOPERS, INC., TO ME PERSONALLY KNOW TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF OF AND AS THE ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Gary L. Wiley, NOTARY PUBLIC
GARY L. WILEY



MY APPOINTMENT EXPIRES: 1-15-2001

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1998.

_____, CHAIRMAN
WILLIAM M. JOHNSON

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1998.

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS. THIS _____ DAY OF _____, 1998.

_____, CHAIRMAN
MARK F. SCHROEDER

_____, CHAIRMAN PRO TEM
PAUL W. HANCOCK

_____, COMMISSIONER
BETSY GWIN

_____, COMMISSIONER
THOMAS G. WINTERS

_____, COMMISSIONER
MELODY C. MILLER

_____, COUNTY CLERK
JAMES ALFORD

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1998.

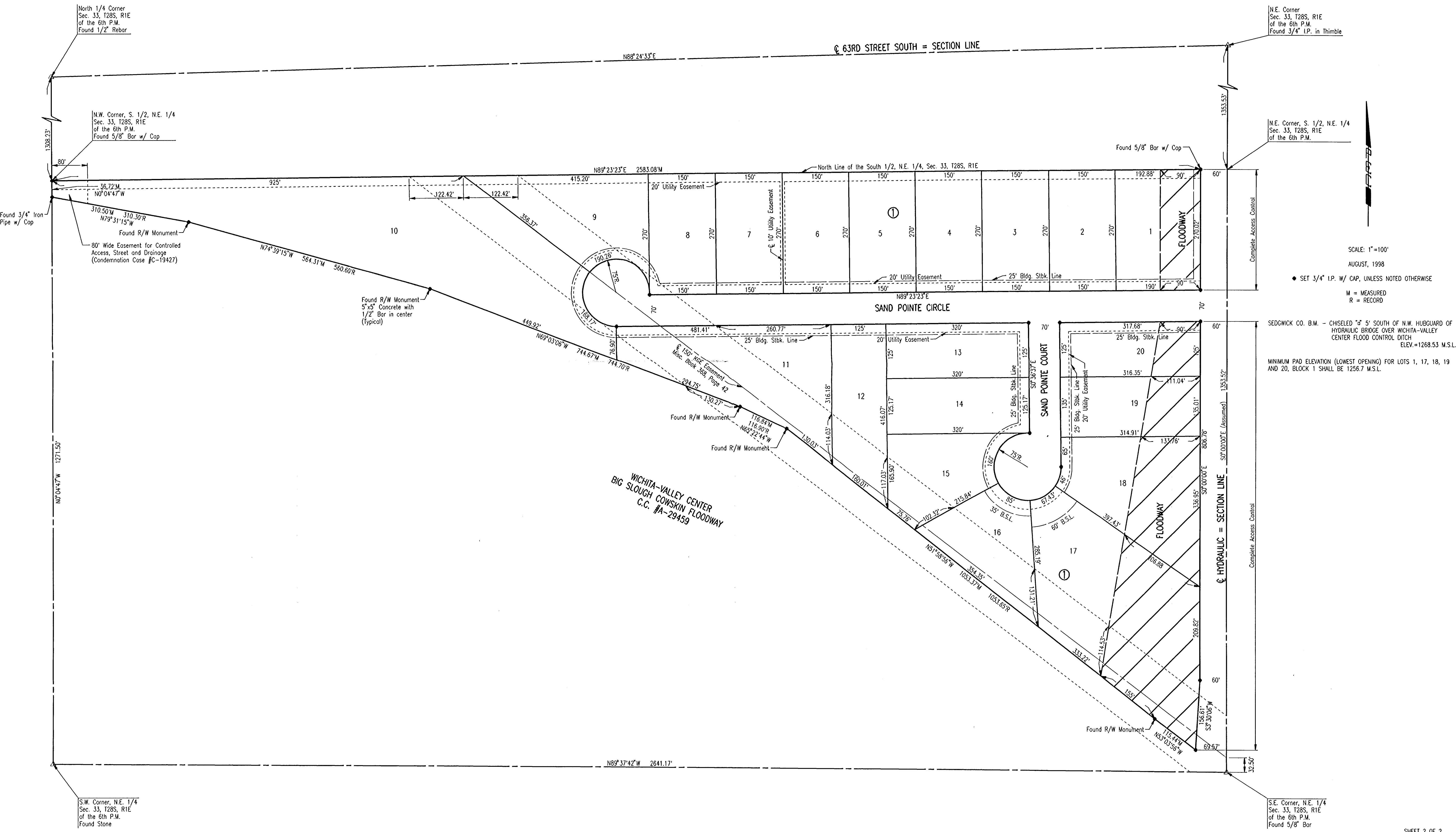
_____, COUNTY CLERK
JAMES ALFORD

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1998.

_____, REGISTER OF DEEDS
BILL MEEK

_____, DEPUTY
LINDA KIZZIRE

SAND POINTE ADDITION TO SEDGWICK COUNTY, KANSAS



SCALE: 1"=100'
AUGUST, 1998

● SET 3/4" I.P. W/ CAP, UNLESS NOTED OTHERWISE

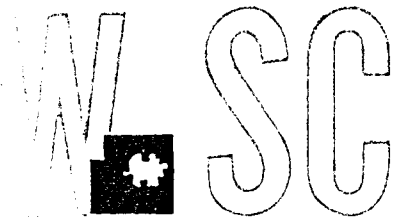
M = MEASURED
R = RECORD

SEDGWICK CO. B.M. - CHISELED "5" SOUTH OF N.W. HUBGUARD OF
HYDRAULIC BRIDGE OVER WICHITA-VALLEY
CENTER FLOOD CONTROL DICH
ELEV.=1268.53 M.S.L.

MINIMUM PAD ELEVATION (LOWEST OPENING) FOR LOTS 1, 17, 18, 19
AND 20, BLOCK 1 SHALL BE 1256.7 M.S.L.

Q:\1997\97026\FINAL 12-08-1998 10:23:37 am

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

August 28, 1998

Professional Engineering Consultants (PEC)
303 S. Topeka
Wichita KS 67202

S/D 98-62 - Final Plat of SAND POINTE ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 27, 1998, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of August 21, 1998.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with five (5) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.
4. Submission of a disk to the Planning Department detailing this plat. This will be used by the City and County GIS Departments.

S/D 98-62 - Final Plat of SAND POINTE ADDITION
August 28, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is written in a cursive style with some loops and flourishes.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Wildcat Developers, Inc., Attn: Ron Meyer, 6615 S. Grove, Wichita, KS 67233
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of
Public Services, 1250 S. Seneca, Wichita, KS 67213



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August 21, 1998

Professional Engineering Consultants (PEC)
303 S. Topeka
Wichita KS 67202

S/D 98-62 - Final Plat of SAND POINTE ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 20, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- 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. The drainage plan is approved.
- 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.
- S. **City Engineering requests the submission of a guarantee for future City water.**

If this plat requires the guaranteeing of improvements, a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also certificates, which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit, are also available from this office.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 27, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure: ***Marked Copy of plat***

cc: Wildcat Developers, Inc., Attn: Ron Meyer, 6615 S. Grove, Wichita, KS 67233
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

August 27, 1998

STAFF REPORT

(Final Plat-Approved 08/20/98, Preliminary Plat Approved 6/4/98)

CASE NUMBER: S/D 98-62 - SAND POINTE ADDITION

OWNER/APPLICANT: Wildcat Developers, Inc., Attn: Ron Meyer,
6615 S. Grove, Wichita, KS 67233

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

LOCATION: West side of Hydraulic, South of 63rd St. South

SITE SIZE: 30 acres

NUMBER OF LOTS

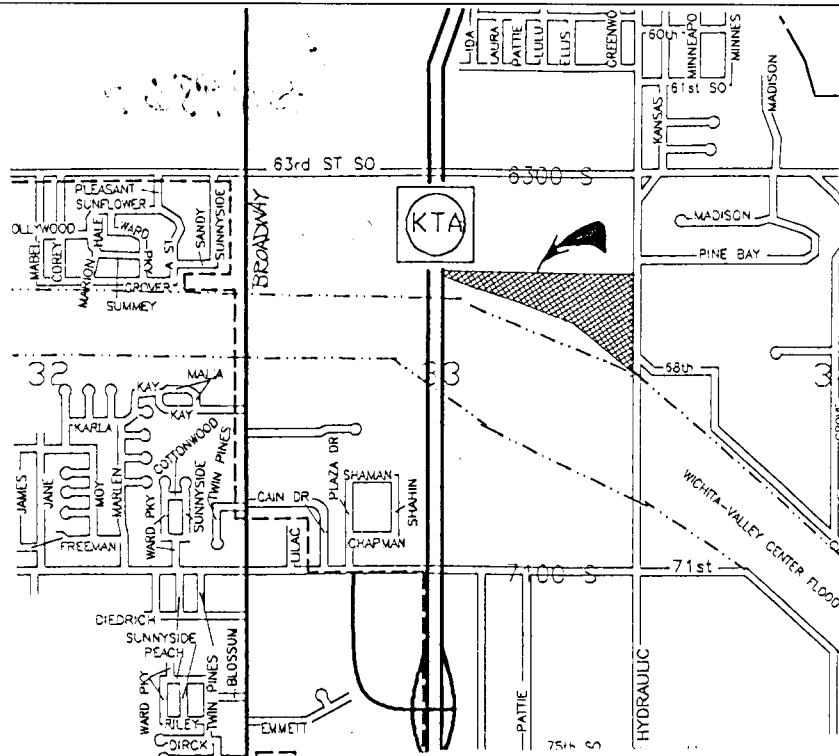
Residential: 20
Office:
Commercial:
Industrial:
Total: 20

MINIMUM LOT AREA: 40,000 sq. ft.

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: SF-20, Single-Family Residential

VICINITY MAP



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. **The drainage plan is approved.**
- D. An increase in the distance of the building setback of Lot 17 is needed to meet the 100-foot lot width standard.

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

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- 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

S/D 98-62 -- Final Plat of SAND POINTE ADDITION

August 27, 1998 - Page 4

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.
- S. ***City Engineering requests the submission of a guarantee for future City water.***