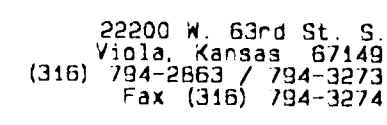


TERRA TECH // *LAND SURVEYING INC.*

Don Bracco

(Seal

My Commission Expires: 6-1-11





Wichita-Sedgwick County Metropolitan Area Planning Department

July 25, 2002

Michele Webster
Terra Tech Land Surveying, Inc.
22200 W. 63rd Street So.
Viola, KS 67149

RE: SUB 2002-47 -- Final Plat of Dove Haven Second Addition

At the regular meeting of the Metropolitan Area Planning Commission on July 25, 2002, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated July 19, 2002.

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 four (4) 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, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

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Wichita-Sedgwick County Metropolitan Area Planning Department

July 19, 2002

Michele Webster
Terra Tech Land Surveying, Inc.
22200 W. 63rd Street So.
Viola, KS 67149

RE: SUB 2002-47 -- Final Plat of Dove Haven Second Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 18, 2002, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following:

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change request and any related conditions of such a zone change. Prior to this plat being considered by MAPC, the zone change will need to be approved.
- B. Since sanitary sewer is unavailable 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 facilities. *A memorandum has been obtained specifying approval.*
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **County Engineering** needs to comment on the status of the applicant's drainage plan. *A final drainage plan is needed. Additional easements/floodways may be needed based on final drainage plans. The drainage plan should indicate removal of terraces.*
- E. **County Engineering** needs to comment on the access controls. The plat proposes one access opening along 151st St. West and one opening along 71st Street South. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the plat's text. *County Engineering has required complete access control off 71st St. South, for Lot 5, Block 1 and for Lot 1, Block 1.*

Access controls have been platted as requested.

- F. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- G. The public streets in this addition must have plans for their construction approved by Sedgwick County Public Works prior to construction.
- H. **County Fire Department** has advised that the streets need to be installed and approved prior to development of individual lots.
- I. Streets must also be constructed or a financial guarantee must be on file with the County Engineer prior to the final plat being filed.
- J. Access drives to any structures in access 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:
 - a. 20 feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather.
 - b. 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)
- K. The **County Fire Department/GIS** needs to comment on the plat's street names. **Winesap shall be revised to Morning Dove. Bird's Eye shall be revised to Birdseye.**
- L. 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.
- M. 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.)
- N. 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.
- O. 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.

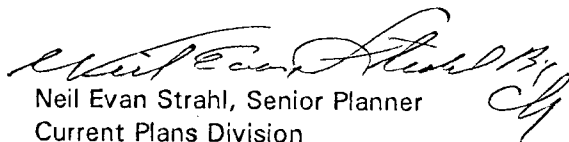
- P. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. 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.
- U. 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.

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. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, July 25, at 12:30 p.m.

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

If you have any questions concerning this matter, please call.


Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

STAFF REPORT

(FINAL PLAT APPROVED 7/18/02; PRELIMINARY PLAT APPROVED 6/13/02)

CASE NUMBER: SUB 2002-47 -- DOVE HAVEN SECOND ADDITION

OWNER/APPLICANT: Donald and LaDonna Lawrenz, 9750 S. 151st St. West, Clearwater, KS 67026; Corey & Brenda Demuth, 11101 S. 151st St. West, Clearwater, KS 67026; John Hough, 14800 W. 71st St. South, Clearwater, KS 67026

SURVEYOR/ENGINEER: Michele Webster, Terra Tech Land Surveying, 22200 W. 63rd St. South, Viola, KS 67149

LOCATION: Northeast corner of 151st St. West and 71st St. South

SITE SIZE: 46.7 Acres

NUMBER OF LOTS

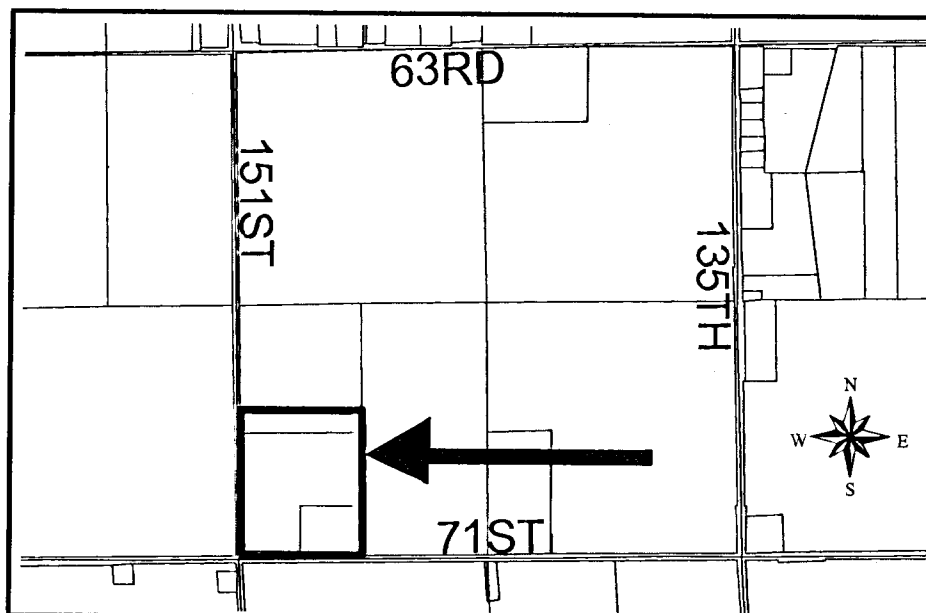
Residential:	21
Office:	
Commercial:	
Industrial:	
Total:	21

MINIMUM LOT AREA: 1.06 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: SF-20, Single-Family Residential

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 Clearwater Area of Influence. A zone change request to SF-20, Single-Family Residential (ZON-2002-36) has been submitted for Block 2 to allow for the lot sizes being platted.

PLANNING STAFF RECOMMENDS APPROVAL OF THE PLAT.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change request and any related conditions of such a zone change. Prior to this plat being considered by MAPC, the zone change will need to be approved.
- B. Since sanitary sewer is unavailable 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 facilities. **A memorandum has been obtained specifying approval.**
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SUB 2002-47 -- Final Plat of DOVE HAVEN SECOND ADDITION
July 25, 2002 - Page 3

- b. 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)
- K. The County Fire Department/GIS needs to comment on the plat's street names. *Winesap shall be revised to Morning Dove. Bird's Eye shall be revised to Birdseye.*
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