

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2001-113 – DOVE HAVEN ADDITION

OWNER/APPLICANT: Donald & LaDonna Lawrenz, 9750 S. 151st St. West, Peck, KS 67120; Corey & Brenda Demuth, 11101 S. 151st St. West, Peck, KS 67120

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: 78.7 Acres

NUMBER OF LOTS

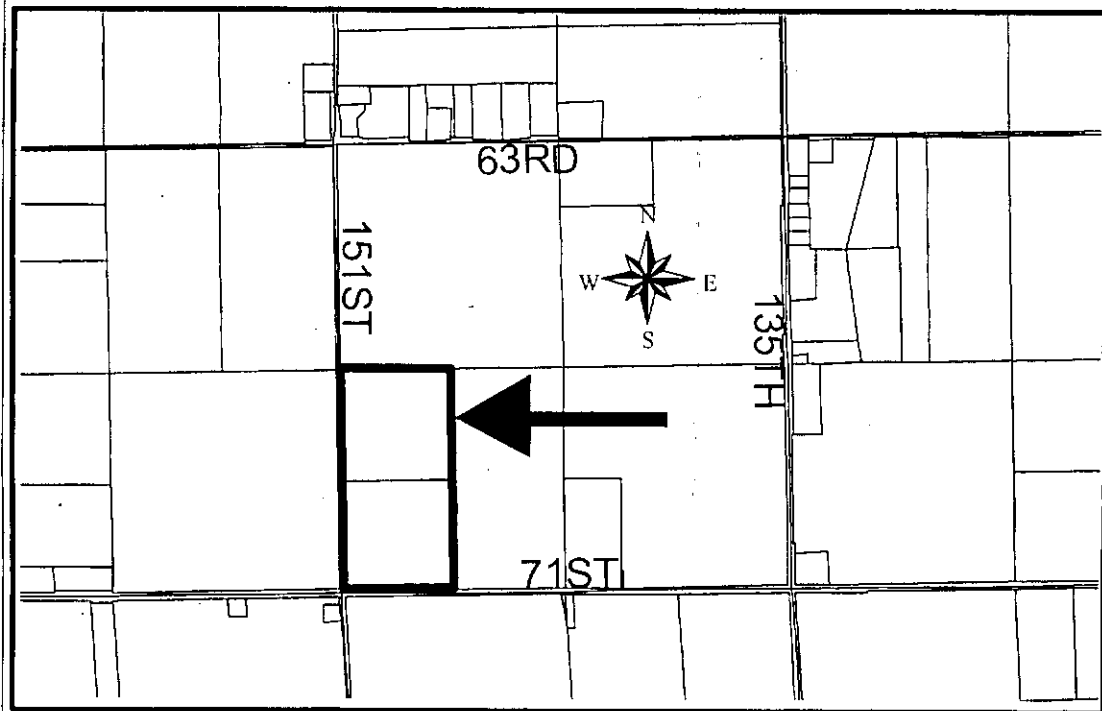
Residential:	15
Office:	
Commercial:	
Industrial:	
Total:	15

MINIMUM LOT AREA: 2.66 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 Clearwater 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 Lot 13, approval will be needed for the use of a septic system.
- B. The site is currently located within the Rural Water District No. 4. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter to MAPD and **Health Department** from the water district to that effect.
- 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 concept. *The Soil Conservation District will need to review terraces and drop structures. The cross road culvert needs to be depicted on the east leg of the intersection on 71st St. South.*
- E. **County Engineering** needs to comment on the access controls. The plat proposes a joint access opening between Lots 11 and 12 along 151st St. West and three openings along 71st St. 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 recommended the extension of Harp Court to the south to serve lots 10, 11, 12, 14, 15 and 9. Complete access control is required along the plat's frontage to 151st St. West. One opening for Lot 13 is permitted along 71st St. South.*
- 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 joint access opening shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- H. On the final plat, the plat's text shall note the dedication of the street to and for the use of the public.
- I. **County Fire Department** has advised that the streets need to be installed and approved prior to any construction being permitted or building permits being issued.
- J. Access drives to structures in excess of 150 feet from the edge of the road are to be installed by the owner/builder and accepted by the fire department prior to the issuance of the building permit. Said drives are to be installed according to fire department specifications (20 feet wide with applicable turnaround with an all-weather surface able to withstand the weight of heavy apparatus in inclement weather).
- K. The applicant shall guarantee the installation of the proposed streets to the 36-ft rock suburban street standard.

- L. The street guarantee shall include the installation of a temporary turnaround at the terminus of Hannah. On the final plat, the platting text should indicate that the vacation of the temporary turnaround area will be effective upon extension of the street.
- M. The plat includes a 70-ft contingent dedication of street right-of-way for the extension of Hannah extending to the east line of the plat in order to provide potential street connection to adjoining properties. On the final plat, the contingent dedication of right-of-way needs to be referenced in the platting text.
- N. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Chair".
- O. The County Fire Department/GIS needs to comment on the plat's street names.
- P. 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.
- Q. The platting 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.
- R. 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.)
- S. 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.
- T. 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.
- U. 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.
- V. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

SCANNED

- Y. 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.
- Z. 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.

STAFF REPORT
(FINAL PLAT, PRELIMINARY PLAT APPROVED 11/30/01)

CASE NUMBER: SUB 2001-113 -- DOVE HAVEN ADDITION

OWNER/APPLICANT: Lawrenz Construction, Attn: Don Lawrenz, P.O. Box 82, Clearwater, KS 67026; Corey & Brenda Demuth, 11101 S. 151st St. West, Clearwater, KS 67026

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

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

SITE SIZE: 32.1 Acres

NUMBER OF LOTS

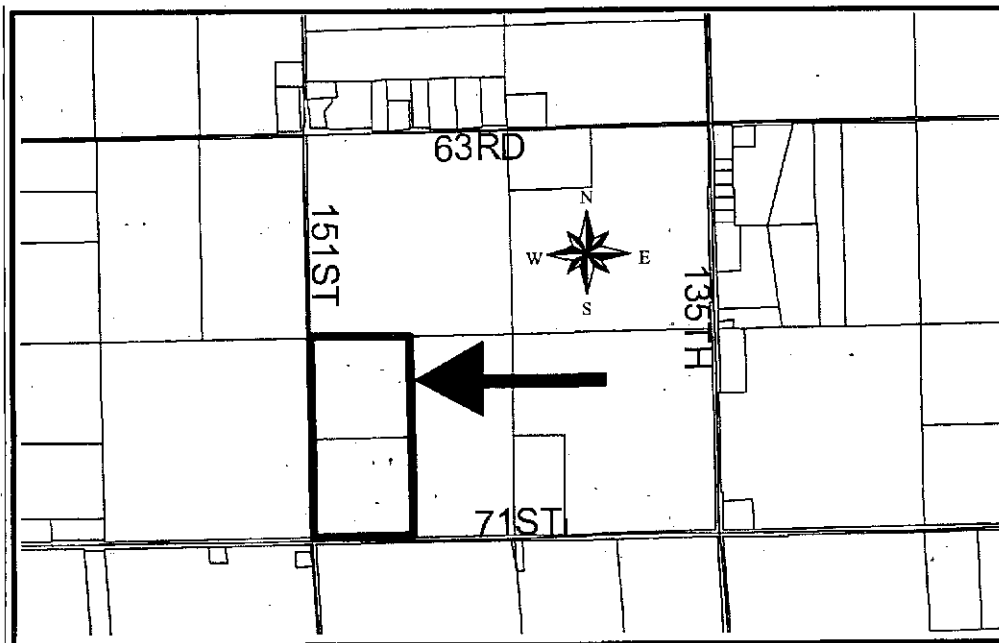
Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	6

MINIMUM LOT AREA: 2.66 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 Clearwater Area of Influence.

This is the final plat of a portion of the overall preliminary plat of Dove Haven Addition. It represents the first phase and is consistent with the overall preliminary plat in regards to number and size of lots, and configuration.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Since sanitary sewer is unavailable to serve this property, the applicant shall contact the **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 shall be obtained specifying approval.
- B. The site is currently located within the Rural Water District No. 4. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter to MAPD and **County Code Enforcement** from the water district to that effect.
- 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 drainage plan and master lot grading plan is needed. The Soil Conservation District will need to review terraces and drop structures.**
- E. **County Fire Department** has advised that the s need to be installed and approved prior to any construction being permitted or building permits being issued.
- F. Access drives to structures in excess of 150 feet from the edge of the road are to be installed by the owner/builder and accepted by the fire department prior to the issuance of the building permit. Said drives are to be installed according to fire department specifications (20 feet wide with applicable turnaround with an all-weather surface able to withstand the weight of heavy apparatus in inclement weather).
- G. The applicant shall guarantee the installation of the proposed s to the 36-ft rock suburban standard.
- H. The guarantee shall include the installation of a temporary turnaround at the terminus of Hannah. On the final plat tracing, the plattor's text should indicate that the vacation of the temporary turnaround area will be effective upon extension of the .
- I. On the final plat, the contingent dedication of right-of-way needs to be referenced in the plattor's text as follows, "The contingent dedication of right-of-way shall become effective upon the platting of any adjacent subdivision having a connecting thereto. The costs of constructing said , are to be borne by the person(s) or agency that owns said adjacent subdivision."
- J. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Chair".

- K. The County Fire Department/GIS needs to comment on the plat's name. *The name is approved.*
- L. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.
- M. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- N. The platting 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.
- O. 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.)
- P. 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.
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- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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.

SCANNED

**SUB 2001-113 -- Final Plat of DOVE HAVEN ADDITION
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- W. 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.

Dove Haven - Closure Computations

Job ID : DH1
Job name : Dove Haven - Closure Computations
Description :
Reference :
Projection : None
Date printed: 25/04/02 3:06pm

Initial parcel *PARENT TRACT*

Point	Bearing	Distance
2		
1000	S0°00'00"E	1071.259
45	S89°39'47"E	1295.536
10	N0°01'15"W	1078.184
2	N89°58'10"W	1295.121

Area: 31.9583 acres
Lot misclose: no misclose

Initial parcel *LOTS 1 THROUGH 6*

Point	Bearing	Distance
18		
52	S0°00'00"E	516.305
60	S89°39'11"E	889.219
61	S0°20'49"W	70.000
46	N89°39'11"W	888.795
42	S0°00'00"E	485.000
45	S89°39'11"E	1245.536
10	N0°01'15"W	1078.184
18	N89°58'10"W	1245.121

Area: 29.2968 acres
Lot misclose: no misclose