

STAFF REPORT
(PRELIMINARY PLAT)

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

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

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

LOCATION: On the northeast corner of 151st Street West and 71st Street South.

SITE SIZE: 46.7 Acres

NUMBER OF LOTS

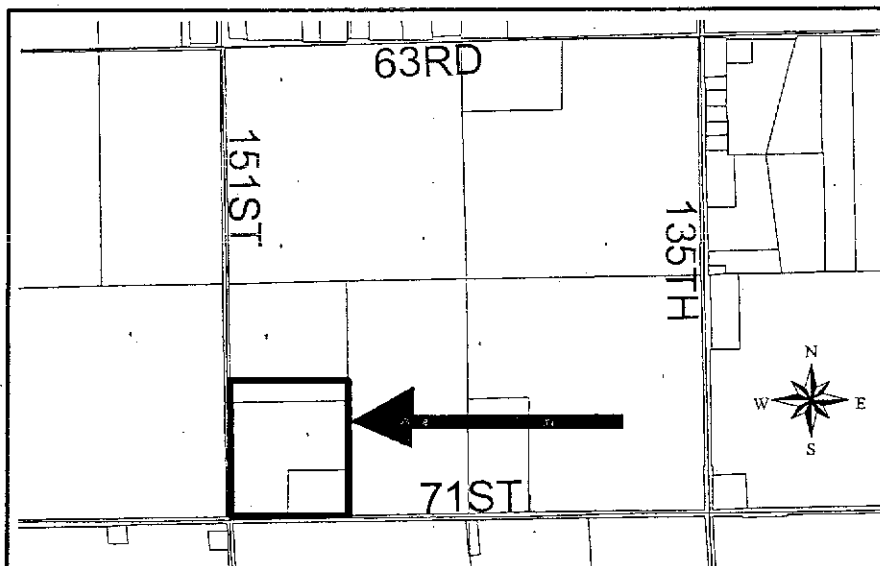
Residential:	21
Office:	
Commercial:	
Industrial:	
Total:	<u>21</u>

MINIMUM LOT AREA: 1.06 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: SF-20, Single-Family Residential

VICINITY MAP



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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 will be needed 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.
- 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 applicant should dedicate a corner clip drainage easement at the southeast corner of Lot 4, Block 2; the northeast corner of Lot 5, Block 2; and the northwest corner of Lot 7, Block 1. 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 Street and three openings 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 Street South, for Lot 5, Block 1 and for Lot 1, Block 1.
- 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 plat's text shall note the dedication of the street to and for the use of the public.
- H. The public streets in this addition must have plans for their construction approved by Sedgwick County Public Works prior to construction.
- I. County Fire Department has advised that the streets need to be installed and approved prior to development of individual lots.
- J. Streets must also be constructed or a financial guarantee must be on file with the County Engineer prior to the final plat being filed.
- K. Access drives to any structures in excess 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:

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1. 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;
 2. 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).
- L. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lot 3, Block 1. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- M. The County Fire Department/GIS needs to comment on the plat's street names.
- N. 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.
- O. The platator'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.
- P. 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.)
- Q. 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.
- R. 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.
- S. 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.
- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.

- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. 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.
- X. 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 6/13/02)

CASE NUMBER: SUB 2002-47 -- DOVE HAVEN 2ND 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

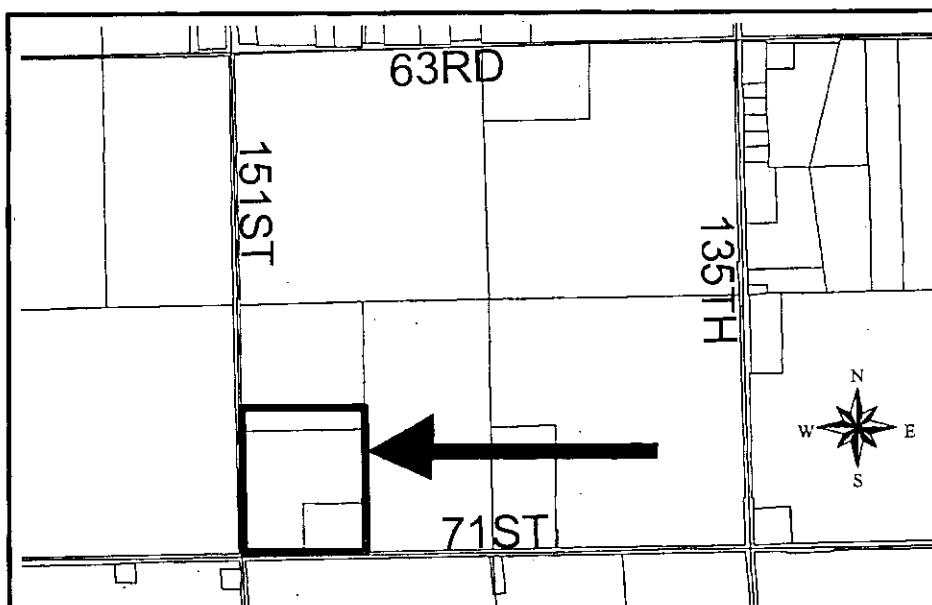
Residential:	21
Office:	
Commercial:	
Industrial:	
Total:	21

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.*
- 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.

SUB 2002-47 -- Final Plat of DOVE HAVEN 2nd ADDITION

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- 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.
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- 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.

North Line of the Southwest Quarter of Section 35, T28S, R2W of the 6th P.M.

589°58'10"E 1295.12'(C)

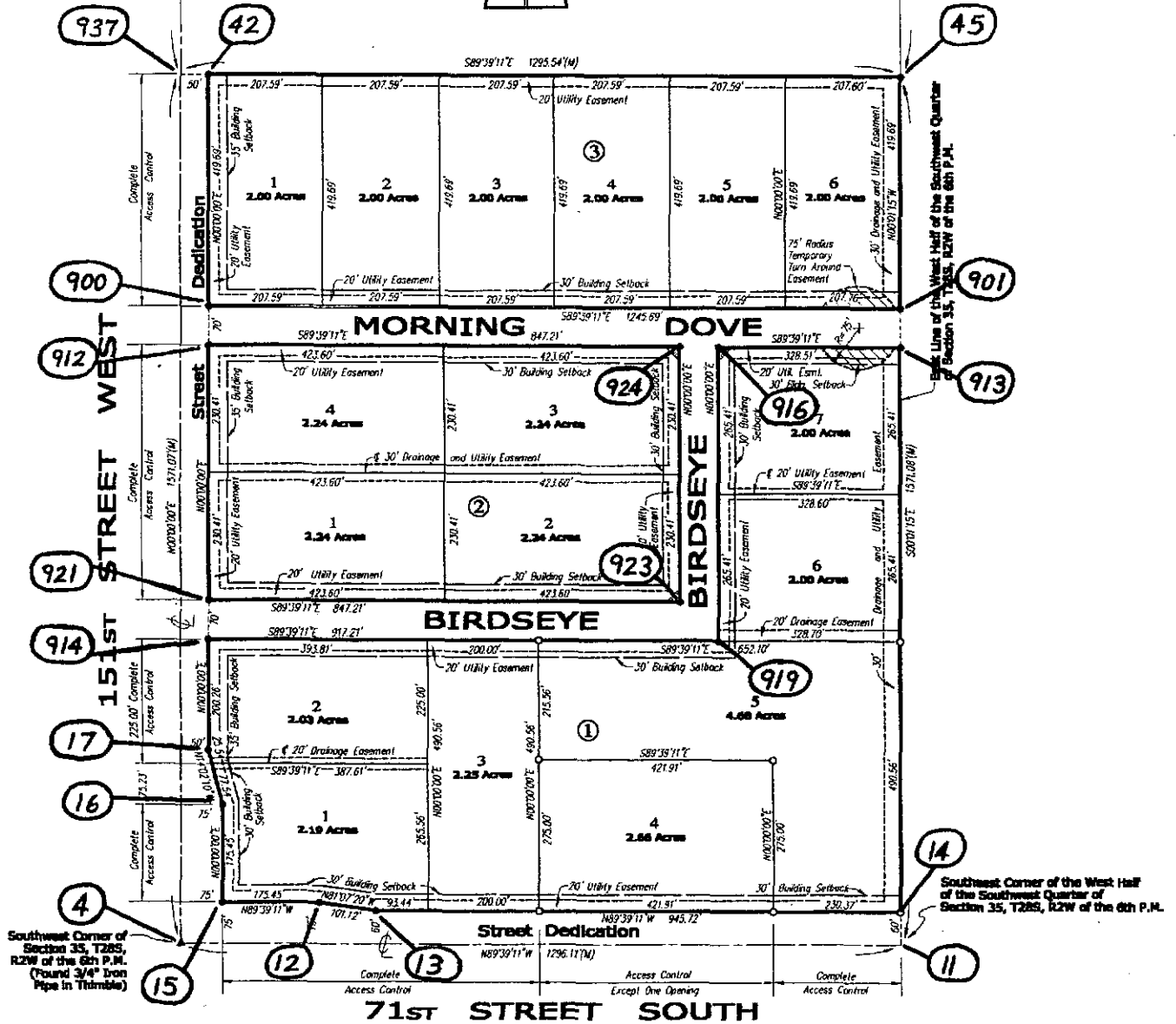
TERRA TECH
LAND SURVEYING INC.

92200 W. 63rd St. 9
V111 & Kansas 67143
(316) 794-2663 / 794-3273
Fax (316) 794-3874

Northeast Corner of the West Half of the Southwest Quarter of Section 35, T28S, R2W of the 6th P.M. (#4 Rebar with I.D. Cap "TITLE CL522" 5.00' West and 5.00' South of True Corner)

Northeast Corner of the Southwest Quarter of Section 35, T28S, R2W of the 6th P.M. (#4 Rebar Found)

CLOSURE COMPUTATIONS FOR
"DOVE HAVEN
SECOND ADDITION"
SEDGWICK COUNTY, KANSAS
IN THE SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 28 SOUTH, RANGE 2 WEST OF THE 6TH P.M.



Southwest Corner of Section 35, T28S, R2W of the 6th P.M. (Found 3/4" Iron Pipe in Thumb)

Southwest Corner of the West Half of the Southwest Quarter of Section 35, T28S, R2W of the 6th P.M.

Dove Haven 2nd

Job ID : DH2
Job name : Dove Haven 2nd
Description :
Reference :
Projection : None
Date printed: 19/09/02 4:22pm

Initial parcel *PARENT TRACT*

Point	Bearing	Distance
4		
937	N0°00'00"E	1571.072
45	S89°39'11"E	1295.537
11	S0°01'15"E	1571.076
4	N89°39'11"W	1296.110

Area: 46.7354 acres
Lot misclose: no misclose

Initial parcel *BLOCKS 1, 2, AND 3*

Point	Bearing	Distance
15		
16	N0°00'00"E	175.453
17	N14°02'10"W	103.078
42	N0°00'00"E	1220.770
45	S89°39'11"E	1245.536
14	S0°01'15"E	1511.074
13	N89°39'11"W	945.724
12	N81°07'19"W	101.119
15	N89°39'11"W	175.453

Area: 43.0001 acres
Lot misclose: no misclose

Initial parcel *BLOCK 1 ONLY*

Point	Bearing	Distance
15		
16	N0°00'00"E	175.453
17	N14°02'10"W	103.078
914	N0°00'00"E	200.258
919	S89°39'11"E	917.208
916	N0°00'00"E	530.823
913	S89°39'11"E	328.507
14	S0°01'15"E	1021.384
13	N89°39'11"W	945.724
12	N81°07'19"W	101.119
15	N89°39'11"W	175.453

Area: 17.8205 acres
Lot misclose: no misclose

Initial parcel

Dove Haven 2nd

----- *BLOCK 2 ONLY*

Point	Bearing	Distance
921		
912	N0°00'00"E	460.821
924	S89°39'11"E	847.207
923	S0°00'00"E	460.821
921	N89°39'11"W	847.207

Area: 8.9624 acres
Lot misclose: no misclose

Initial parcel *BLOCK 3 ONLY*

Point	Bearing	Distance
900		
42	N0°00'00"E	419.688
45	S89°39'11"E	1245.536
901	S0°01'15"E	419.688
900	N89°39'11"W	1245.689

Area: 12.0009 acres
Lot misclose: no misclose