

STAFF REPORT
(Preliminary Plat).

CASE NUMBER: SUB 2004-65-- LAKE VISTA SECOND ADDITION

OWNER/APPLICANT: Bob Schneider, 22801 W. 21st St. N., Goddard, KS.67052; Matt Eck Real Estate, Inc., Attn: Harry Simon, 9915 W. 21st, Suite A, Wichita, KS 67205

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

LOCATION: West of 215th St. West, South side of 21st St. North

SITE SIZE: 21.54 Acres

NUMBER OF LOTS

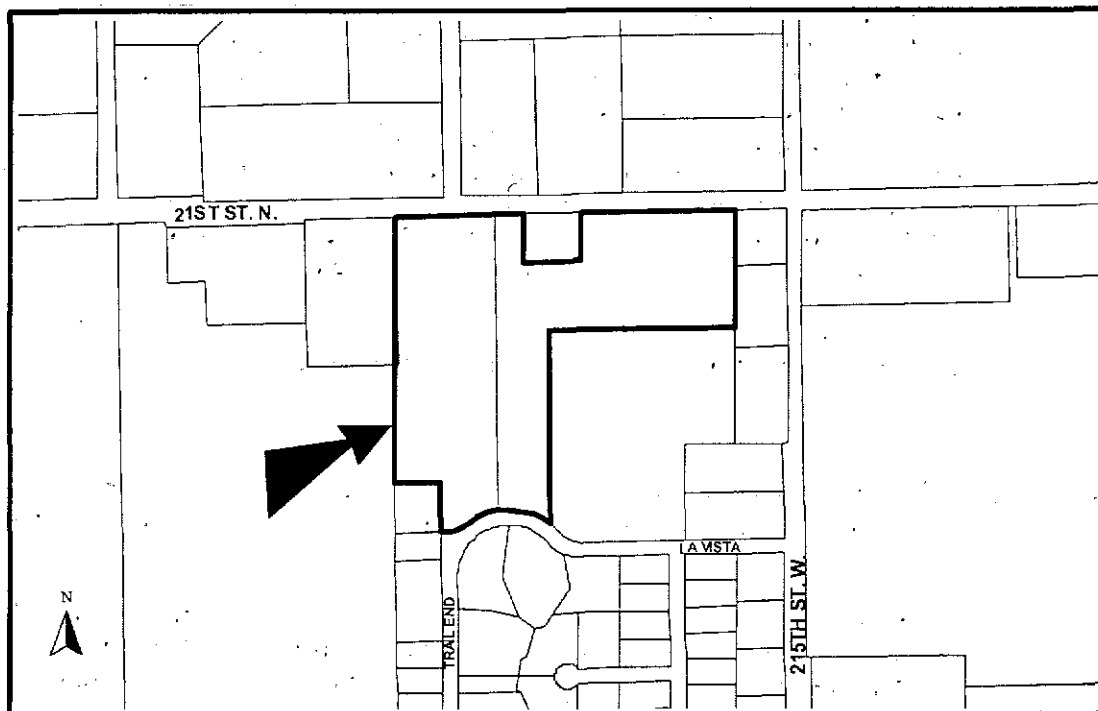
Residential:	17
Office:	
Commercial:	
Industrial:	
Total:	17

MINIMUM LOT AREA: 1 Acre

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. The Applicant proposes a zone change from RR, Rural Residential to SF-20, Single-Family Residential.

STAFF COMMENTS:

- A. 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 shall be obtained specifying approval.
- B. The site is currently located within the Sedgwick County Rural Water District No. 4. If service is available, *feasible and* the property is eligible for service, County Code Enforcement recommends connection.
- 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. *A drainage plan is requested. Additional drainage easements may be needed based on applicant's drainage plan.*
- E. County Engineering needs to comment on the access controls. The plat denotes complete access control along the 21st St. frontage.
- F. In accordance with Access Management Regulations for County plats, complete access control is required for arterials intersecting with local streets. Complete access control of 75 feet is needed along Trail End Drive from 21st St. North.
- G. Per Sedgwick County Fire Department, access drives to any structure 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: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, 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).
- H. The applicant shall guarantee the installation of the proposed streets.
- I. GIS has requested a street name be designated.
- J. 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.
- K. 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.

SUB 2004-65 -- One-Step Final Plat of LAKE VISTA SECOND ADDITION

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- L. 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.)
- M. 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.
- N. 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.
- O. 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.
- P. 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 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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.
- T. 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.

STAFF REPORT
(Final Plat, Preliminary Plat Approved 6/17/04)

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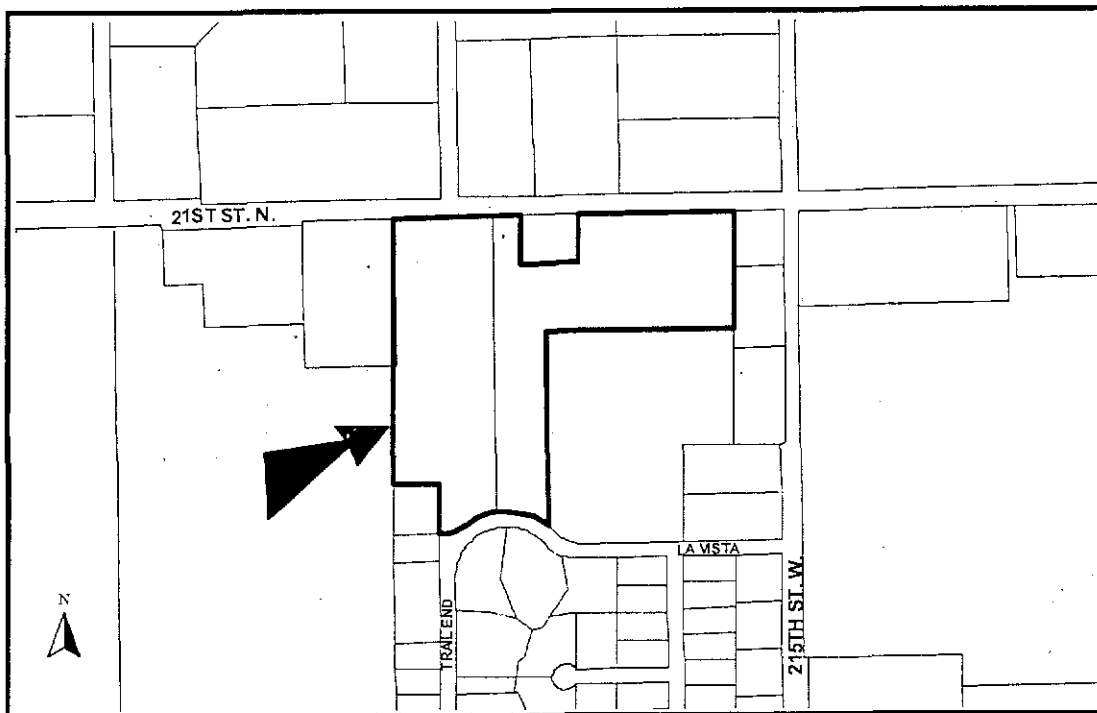
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Total:	17

MINIMUM LOT AREA: 1 Acre

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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. The Applicant proposes a zone change from RR, Rural Residential to SF-20, Single-Family Residential to allow for the lot sizes being platted.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a 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 shall be obtained specifying approval. *A memorandum shall be obtained specifying approval of the proposed individual alternative sewer system from County Code Enforcement along with a maintenance agreement.*
- C. The site is currently located within the Sedgwick County Rural Water District No. 4. If service is available, feasible and the property is eligible for service, **County Code Enforcement** recommends connection.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. **County Engineering** needs to comment on the status of the applicant's drainage plan. *A drainage plan is requested. Additional drainage easements may be needed based on applicant's drainage plan.*
- F. The plat denotes complete access control along the 21st St. frontage. *Access controls are approved.*
- G. In accordance with Access Management Regulations for County plats, complete access control is required for arterials intersecting with local streets. Complete access control of 75 feet is needed along Cornelison from 21st St. North.
- H. Per **Sedgwick County Fire Department**, access drives to any structure 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: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, 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).
- I. The applicant shall guarantee the installation of the proposed streets.
- J. **GIS** has requested the street be denoted as "Trail End Dr".

- K. The platlor'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.
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CLOSURE

CLOSURE - LAKE VISTA 2ND ADDITION

PT 01 North: 13994.7630 East : 15658.2283
 Line Course: S 00-00-00 W Length: 486.18
 PT 02 North: 13508.5830 East : 15658.2283
 Line Course: S 89-37-43 W Length: 725.00
 PT 03 North: 13503.8836 East : 14933.2435
 Line Course: S 00-00-00 W Length: 759.77
 PT 04 North: 12744.1136 East : 14933.2435
 Curve Length: 354.82 Radius: 260.00
 Delta: 78-11-26 Tangent: 211.26
 Chord: 327.92 Course: N 89-15-18 W
 Course In: S 39-50-25 W Course Out: N 38-21-01 W
 RP North: 12544.4770 East : 14766.6746
 PT 05 End North: 12748.3773 East : 14605.3530
 Curve Length: 88.94 Radius: 150.00
 Delta: 33-58-18 Tangent: 45.82
 Chord: 87.64 Course: S 68-38-08 W
 Course In: N 38-21-01 W Course Out: S 04-22-43 E
 RP North: 12866.0122 East : 14512.2829
 PT 06 End North: 12716.4500 East : 14523.7350
 Line Course: N 00-00-00 E Length: 199.63
 PT 07 North: 12916.0800 East : 14523.7350
 Line Course: S 89-39-00 W Length: 190.50
 PT 08 North: 12914.9163 East : 14333.2385
 Line Course: N 00-01-22 E Length: 449.50
 PT 09 North: 13364.4162 East : 14333.4172
 Line Course: N 00-00-20 W Length: 621.75
 PT 10 North: 13986.1662 East : 14333.3569
 Line Course: N 89-37-43 E Length: 500.15
 PT 11 North: 13989.4082 East : 14833.4964
 Line Course: S 00-00-00 W Length: 230.00
 PT 12 North: 13759.4082 East : 14833.4964
 Line Course: N 89-37-43 E Length: 223.15
 PT 13 North: 13760.8546 East : 15056.6417
 Line Course: N 00-00-00 E Length: 230.00
 PT 14 North: 13990.8546 East : 15056.6417
 Line Course: N 89-37-43 E Length: 601.60
 PT 01 North: 13994.7541 East : 15658.2291