

HAYSVILLE PLANNING COMMISSION
Agenda
July 13, 2017
7:00 p.m., Municipal Building, 200 W. Grand

- I. Call to Order
- II. Roll Call
- III. Presentation and Approval of Minutes
 - A. Minutes of June 8, 2017
- IV. New Business
 - A. Case #: VAC 2017-01 Vacate Access Controls – LOT 1 BLOCK 1 CAMPUS COMPLEX
ADD. EXEMPT NO. 5047-0
 - B. Case #: REPLAT 2017-01 of Southampton Estates Addition to Southampton Estates 3rd
Addition.
- V. Old Business
None
- VI. Correspondence and Informational Reading
None
- VII. Committee Updates
None
- VIII. Off Agenda
None
- IX. Adjournment

Haysville Planning Commission
Minutes
June 8, 2017

The regular Planning Commission Meeting was called to order by Chairperson Tim Aziere at 7:00 p.m. in the Council Chambers, located in the Haysville Municipal Building, 200 W. Grand Avenue.

Those members present were: Tim Aziere, Bob Wethington, Richard Meyer, Debbie Coleman, Clay Randel, Samantha Dillon, Amber Chatwell, Penny Rosendale, Joe Holub, Steve Burden, Dawn Stock, and Rose Corby, Planning Commission Secretary.

Chairperson Aziere presented for approval the Minutes of April 27, 2017.

Motion by Randel - Second by Dillon

Move to approve the minutes.

Aziere abstain, Wethington yea, Meyer yea, Coleman yea, Randel yea, Dillon yea, Chatwell abstain, Rosendale yea, Holub yea, Burden abstain, Stock yea.

Motion declared, carried.

Under New Business:

IV. A. Chairperson Aziere opened Case #: ZON2017-02 Zone Change Request for THAT PART RESERVA A BEG 15 FT W OF SE COR TH N 140 FT W 128.31 FT M-L TO W LI SWLY 142.20 FT M-L TO SW COR E 153.05 FT TO BEG RIGGS ADD. from 'D' Light Commercial to 'BB' One & Two Family Residential for public hearing.

Chairperson Aziere if any planning commissioners had outside contact concerning this case. Wethington stated that he saw the applicant at a restaurant and that the applicant stated he would be here for the hearing.

Chairperson Aziere asked if any commissioners had a conflict of interest with this case and to please disqualify themselves. No one had a conflict.

Chairperson Aziere asked the planning secretary if she received any electronic correspondence or communications concerning this case. There were none.

Chairperson Aziere asked the planning secretary to present the case.

Rose gave a brief description of the case and stated that this property is part of Reserve A, was split in 1994, re-zoned and has been for sale for 23+ years.

Chairperson Aziere stated that we are just talking about the front part so that it is clear. It is currently Commercial going to 'BB' One & Two Family.

Chairperson Aziere asked if the applicant or agent was present to please step forward and state their name. Applicant or agent was not present.

Chairperson Aziere opened for public comment. There were none.

Chairperson Aziere closed the public comment forum.

Chairperson Aziere opened for planning commission discussion

Dillon asked if they are requesting it to be zoned 'BB' for possible building of a duplex or are they just doing it to increase the property value. Rose stated that she believes the applicant feels that since the property has sat vacant for 23 years and he has exhausted all possibilities, he believes that re-zoning the property to 'BB' One & Two Family would make it more desirable to potential buyers. Discussion followed including the determining what the property was originally in which Rose stated that the property was originally commercial. Holub asked what the plan was for the house that is on site. Rose stated that property is the second re-zone public hearing we are doing tonight. Dillon asked if the properties was going to be marketed one & two family or was he planning on building the duplexes himself. Rose stated she believe he plans to sell the property as one & two family and that from the cities standpoint this could be a viable option she also stated that she believes he is willing to do anything to get it sold. Chatwell asked if with the re-zone, does he intend to build on it. Rose stated that he intends to sell it. Aziere stated that it is worth noting that with how this was platted as a Reserve, there is no setback. For whatever reason he was allowed to build on this Reserve. Dillon asked if they could require a minimum setback requirement and if they could require a re-plat be done on the Reserve. Rose stated the zoning code does have a minimum setback requirement. Aziere also mentioned that there are is no separate curb cut for this property. Dillon stated there is nothing on the plat that would require him to have a curb cut. Aziere stated that in 1994 he was specifically asked whether this would have a separate curb cut and he said no, they would share the drive. Coleman asked if the house was finished. Rose said no. Dillon asked if it had water and sewer. Rose said no. Aziere asked how the city could allow this house to remain this way. Rose stated that she does not know. Chatwell asked if the city would be interested in buying the property. Rose stated that she cannot answer for the city. Holub stated that he has a concern with what happens to the existing house and access to it. Dillon stated that there is no curb cut so technically there is no drivable access to it and the way the lots are there is a small area to the east. Dillon stated there are a lot of questions. Aziere said they will have to go with the information they have and clarified this re-zone is for the front half of Reserve A.

Motion by Coleman – second by Dillon

Move to approve the zone change request for THAT PART RESERVA A BEG 15 FT W OF SE COR TH N 140 FT W 128.31 FT M-L TO W LI SWLY 142.20 FT M-L TO SW COR E 153.05 FT TO BEG RIGGS ADD. from 'D' Light Commercial to 'BB' One & Two Family.

Aziere yea, Wethington yea, Meyer yea, Coleman yea, Randel yea, Dillon yea, Chatwell yea, Rosendale yea, Holub nay, Burden yea, Stock nay.

Motion declared, carried.

IV. B. Chairperson Aziere opened Case #: ZON2017-03 Zone Change request for RESERVE A EXC BEG 15 FT W OF SE COR TH N 140 FT W 128.31 FT M-L SWLY 142.20 FT M-L TO SW COR E 153.05 FT TO BEG RIGGS ADD more commonly known as 510 W. Grand Ave. from 'A' Single Family to 'BB' One & Two Family.

Chairperson Aziere if any planning commissioners had outside contact concerning this case. There were none.

Chairperson Aziere asked if any commissioners had a conflict of interest with this case and to please disqualify themselves. No one had a conflict.

Chairperson Aziere asked the planning secretary if she received any electronic correspondence or communications concerning this case. There were none.

Chairperson Aziere asked the planning secretary to present the case.

Rose gave a brief description of the case and stated that this property is part of Reserve A, was split in 1994, re-zoned and has been for sale for 23+ years.

Dillon asked if there is any possible way for access on the North side of the property. Rose stated that is Riggs park. Burden asked where would parking occur if this was re-zoned. Rose stated the west and north sides would work but access would still need to be addressed

Chairperson Aziere asked if the applicant or agent was present to please step forward and state their name. Applicant or agent was not present.

Chairperson Aziere opened for public comment. There were none.

Chairperson Aziere closed the public comment forum.

Chairperson Aziere opened for planning commission discussion

Dillon asked if we approve this zoning and when they do any building will they have to abide by current zoning. Rose stated no, they would have to abide by any zoning regulations and building codes at the time of building. Atwell if he is planning to build or sell it. Rose stated he is trying to sell it. Atwell asked if he has someone lined up to buy it. Rose stated that she is unaware of any buyers. Aziere stated that the real question for him was can you reasonably turn a 1956 house with a 1994 basement into a duplex and sell it to someone. Discussion followed. Atwell asked if the zone change was approved he could then sell this house as a duplex. Rose stated he would have to obtain the required permits and follow all zoning and building codes. Discussion followed. Coleman asked if the surrounding property owners have been notified. Rose stated yes. Rose noted that she noticed a potential issue pertaining to the drive. With the existing driveway being 140 feet long and only 15' wide there could be a potential problem with fire truck access. She also stated that the nearest fire hydrant was on the western corner of Grand and German. Coleman stated that fire trucks normally do not use a drive. Rose stated it was because the drives would be much shorter. This drive is 140 feet and then there is still the distance of the home potentially preventing fire truck access. Burden stated that the county requires 30' wide for every 20'. Aziere stated that having this property as one & two family would be a great buffer between the commercial property located east and the single family on the west. Aziere asked if there is any other discussion. Dillon stated that she is reluctant to make a motion or even vote on it because there are just so many things that would need to be addressed and if they don't expand water or address fire then....Aziere stated that if we are not comfortable making a motion we need to have a lot more discussion but stopping now and leaving this as single family will not fix any of this. That house will just sit there. Dillon asked if there are any requirements we can put on this. Aziere stated no, and that it seems unfair to force him to replat driveway which has been allowed for 23 years for whatever reason. He stated that his personal feelings are that if we can zone this entire thing to 'BB' and let him sell it to someone who will do something with it, then it would be in the best interest of the city. He also stated that he does not believe that forcing a requirement to re-plate the property to correct the problems is what they can do.

Motion by Coleman – second by Dillon

Move to approve the zone change request for RESERVE A EXC BEG 15 FT W OF SE COR TH N 140 FT W 128.31 FT M-L SWLY 142.20 FT M-L TO SW COR E 153.05 FT TO BEG RIGGS ADD more commonly known as 510 W. Grand Ave. from 'A' Single Family to 'BB' One & Two Family.

Aziere yea, Wethington yea, Meyer yea, Coleman yea, Randel yea, Dillon yea, Chatwell yea, Rosendale yea, Holub nay, Burden yea, Stock nay.

Motion declared, carried.

Under Old Business: Chairperson Aziere announced the Haysville Park Plan

Rose presented the Park Plan. She stated that she discovered she was sending the planning commission the wrong file after she made the changes that were required from the last meeting and that the file had actually been saving in a parent file that was unrelated. She believes they all now have the correct She stated she was open for any corrections that still need to be made. Coleman stated that she has a couple of changes: some typographical that she will give to Rose. She stated that she does not believe she has the latest copy but will use the last one she has. On page 7 under planned improvements talks about the sand volleyball improvements with the natatorium which should be removed. Rose noted the removal. Talks about the volleyball court water fountain needed to be changed and evaluated in 2017 and will depend on the natatorium. Rose stated the natatorium has been taken out. On page 13 Coleman said under planned improvements the first bullet says concrete pads may have been already taken care of and needs to be removed. On page 15 Coleman asked to include the library and tractor. Coleman said on page 20 the first paragraph the last sentence L.W. Roberts Park is destined to be Is it supposed to be destined or designated? Rose said she would check if it was supposed to be designated. On page 21 Coleman said that Curtis Hampton's daughter's name should be mentioned. On page 22 Coleman said that under USD 261 facilities says that while we do have six elementary schools two of them are not in the city limits which are Oatville and Ruth Clark. She also stated that the soccer fields were removed. Rose stated that she will include Randal L. Dorner Park and see where they are at in completion of the fields. On page 25 Coleman said in the second column it talks about hike and bike path along Meridian and would like that changed. She also stated that in the following paragraph it talks about future soccer fields being adjacent to the future Haysville Lake and that she think they are either completed or nearing completion. Aziere asked if anyone else had comments. Meyer asked if Rose had taken out the Merry-Go-Round and Rose stated yes, but that she was unaware they had replaced the merry-go-round they removed two years ago. It will be added back into the document. Atwell asked if the water fountain was supposed to be a drinking water fountain. Aziere stated that he thought they were talking about a fountain similar to the one in Pride Park and that it is confusing and probably should be changed. Aziere asked if the Park Board had approved of the plan. Rose stated that this is what was sent to her. Aziere stated that it seems it is getting to the point of where the planning commission is "proofing the document and that the intent of it is to look at the things they are going to do in the future and approve that." He said that he doesn't know of a better way to do it than what they are doing now. He said he thinks that has gotten lost and has been this way for the last few years. Aziere stated that he hopes the next time they do this it will be more like when they update other documents and that these are the changes we are approving. Atwell asked if there was an opportunity to have this document read better because it reads like a book. It should read like an executive level summary.

Motion by Coleman – second by Rosendale

Move to approve the Park Plan with the requested changes.

Aziere yea, Wethington yea, Meyer yea, Coleman yea, Randel yea, Dillon yea, Chatwell yea, Rosendale yea, Holub yea, Burden yea, Stock yea.

Motion declared, carried.

Committee Updates:

Aziere asked if there were any positions that are unfilled on any of the boards. Rose stated that she will look into it and get back with them.

Coleman stated that Haysville Forward is working on the Haysville Showcase where developers and realtors are being invited to tour the city with a luncheon. Rose added that it was June 22 at 8:00 AM at 523 Sarah Lane.

Off Agenda Items: There were none.

Adjournment:

Motion by Coleman - Second by Atwell

Move to adjourn.

Aziere yea, Wethington yea, Meyer yea, Coleman yea, Randel yea, Dillon yea,
Chatwell yea, Rosendale yea, Holub yea, Burden yea, Stock yea.

Motion declared, carried.

The meeting of the Haysville Planning Commission adjourned at 7:47 pm.



STAFF REPORT

Haysville, Kansas Planning Commission
July 13, 2017

CASE NUMBER: VAC2017-01

APPLICANT/AGENT: USD 261 (owner/applicant)

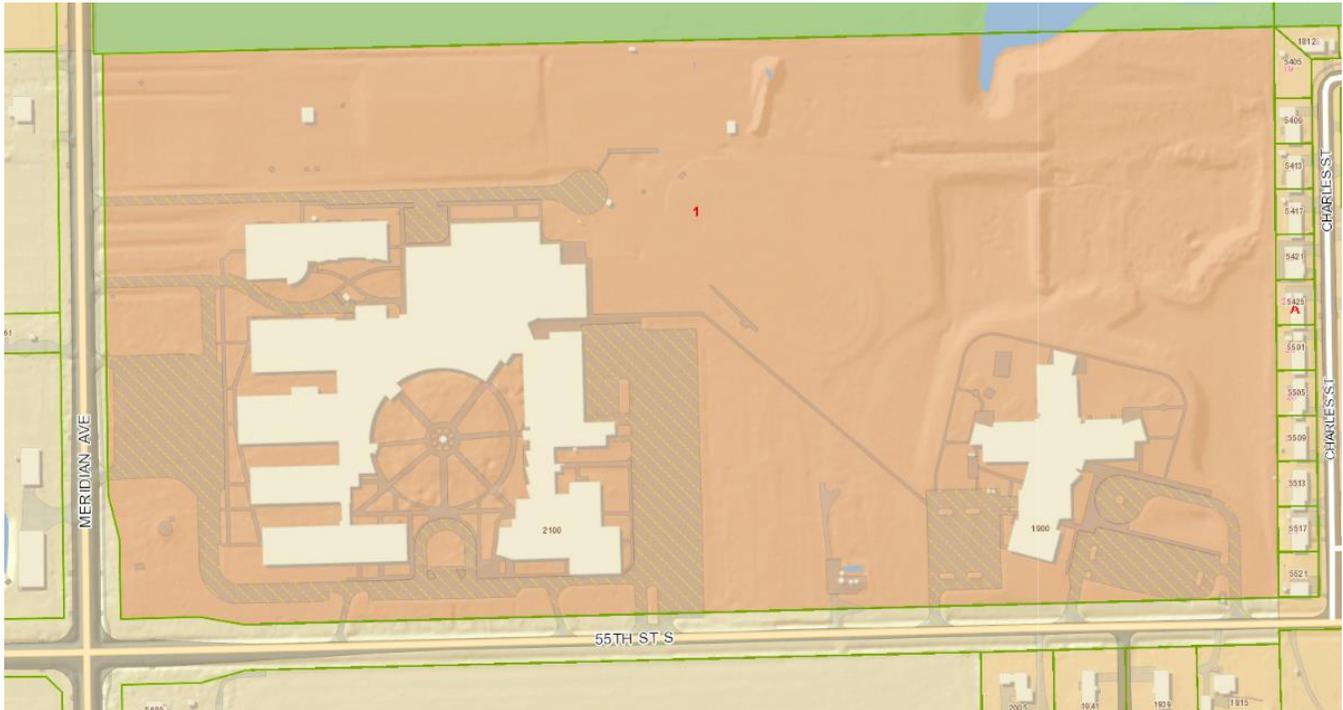
REQUEST: Vacate Access Controls

CURRENT ZONING: 'AA' Single Family

SITE SIZE: 74.36 acres

LOCATION: Northeast corner of 55th St. S. and S. Meridian Ave.

PROPOSED USE: Educational Facility & School Sports Complex



BACKGROUND: The applicant requests to vacate Access Controls except 6 (six) openings along the south line (55th St. S.) with a rededication of Access Controls except 8 (eight) opening along the south line (55th St. S.). This property houses both Campus High School and Ruth Clark Elementary. USD 261 is building a natatorium on the property, increasing parking, and expanding the tennis courts. The additional parking will far exceed the required parking spaces and an additional access may be necessary.

CASE HISTORY: Campus Complex Addition was first platted in April 1997.

ADJACENT ZONING AND LAND USE: All neighboring properties lie within the City of Wichita.

NORTH:	‘RR’	Rural Residential
SOUTH:	‘LC’	Limited Commercial
	‘SF-20’	Single Family
	‘SF-5’	Single Family
EAST:	‘SF-5’	Single Family
WEST:	‘LC’	Limited Commercial
	‘SF-20’	Single Family

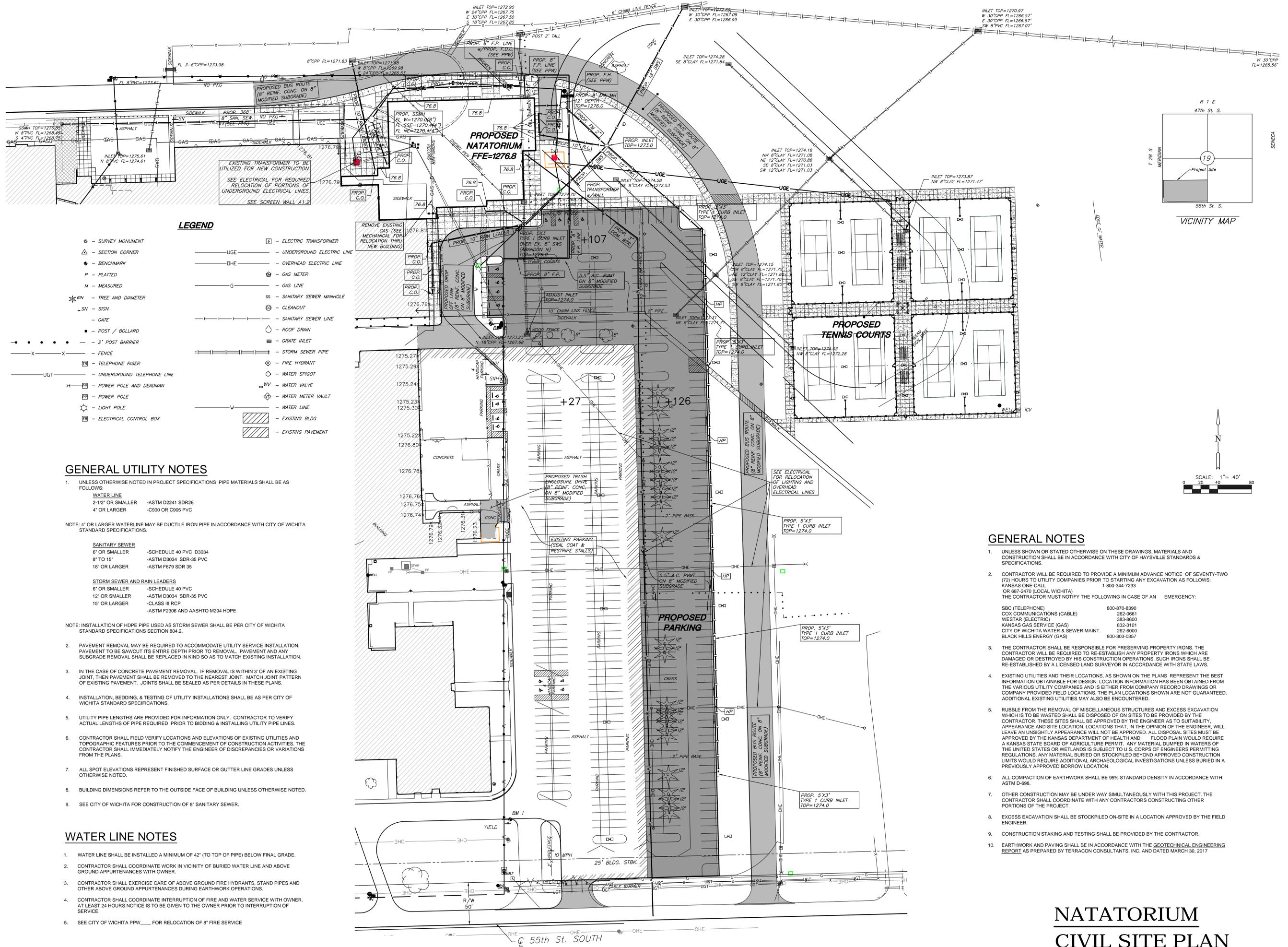
PUBLIC SERVICES: 55th St. S. is a two-lane paved road with travel in both directions. S. Meridian is a four-lane road with travel in both directions. The site has city of Wichita water and sewer. There are four fire hydrants located in the public right of way on 55th St. S.

CONFORMANCE TO PLANS/POLICIES: The adopted Haysville Comprehensive Plan identifies the site as being located within the City of Haysville.

RECOMMENDATION: Based upon information available prior to the public hearings, planning and zoning staff recommends that the request be **APPROVED**.

This recommendation is based on the following findings:

- (1) **Impact of the proposed development on community facilities:** Traffic on 55th St. S. becomes congested when school is in session. An additional access control should help to alleviate this congestion and it will support any additional parking.
- (2) **Impact to surrounding properties:** Most properties within the area are exceptionally large. However, east and southeast areas have denser residential lots and the additional access should reduce traffic congestion for the residences.



LEGEND

● - SURVEY MONUMENT	△ - SECTION CORNER	○ - BENCHMARK	P - PLATTED	M - MEASURED	✱ 6IN - TREE AND DIAMETER	- SN - SIGN	- GATE	■ - POST / BOLLARD	- 2' POST BARRIER	- FENCE	TR - TELEPHONE RISER	UGT - UNDERGROUND TELEPHONE LINE	✱ - POWER POLE AND DEADMAN	PP - POWER POLE	☆ - LIGHT POLE	EB - ELECTRICAL CONTROL BOX	□ - ELECTRIC TRANSFORMER	UHE - UNDERGROUND ELECTRIC LINE	OHE - OVERHEAD ELECTRIC LINE	⊕ - GAS METER	G - GAS LINE	SS - SANITARY SEWER MANHOLE	SS - SANITARY SEWER LINE	○ - ROOF DRAIN	■ - GRATE INLET	— - STORM SEWER PIPE	⊕ - FIRE HYDRANT	○ - WATER SPIGOT	WV - WATER VALVE	⊕ - WATER METER VAULT	— - WATER LINE	▨ - EXISTING BLDG	▨ - EXISTING PAVEMENT
---------------------	--------------------	---------------	-------------	--------------	---------------------------	-------------	--------	--------------------	-------------------	---------	----------------------	----------------------------------	----------------------------	-----------------	----------------	-----------------------------	--------------------------	---------------------------------	------------------------------	---------------	--------------	-----------------------------	--------------------------	----------------	-----------------	----------------------	------------------	------------------	------------------	-----------------------	----------------	-------------------	-----------------------

GENERAL UTILITY NOTES

- UNLESS OTHERWISE NOTED IN PROJECT SPECIFICATIONS PIPE MATERIALS SHALL BE AS FOLLOWS:

WATER LINE	
2-1/2" OR SMALLER	-ASTM D2241 SDR26
4" OR LARGER	-C900 OR C905 PVC
- NOTE: 4" OR LARGER WATERLINE MAY BE DUCTILE IRON PIPE IN ACCORDANCE WITH CITY OF WICHITA STANDARD SPECIFICATIONS.
- SANITARY SEWER**

6" OR SMALLER	-SCHEDULE 40 PVC D3034
8" TO 15"	-ASTM D3034 SDR-35 PVC
18" OR LARGER	-ASTM F679 SDR 35
- STORM SEWER AND RAIN LEADERS**

6" OR SMALLER	-SCHEDULE 40 PVC
12" OR SMALLER	-ASTM D3034 SDR-35 PVC
15" OR LARGER	-CLASS III RCP
	-ASTM F2306 AND AASHTO M294 HDPE

- NOTE: INSTALLATION OF HDPE PIPE USED AS STORM SEWER SHALL BE PER CITY OF WICHITA STANDARD SPECIFICATIONS SECTION 604.2.
- PAVEMENT REMOVAL MAY BE REQUIRED TO ACCOMMODATE UTILITY SERVICE INSTALLATION. PAVEMENT TO BE SAWCUT ITS ENTIRE DEPTH PRIOR TO REMOVAL. PAVEMENT AND ANY SUBGRADE REMOVAL SHALL BE REPLACED IN KIND SO AS TO MATCH EXISTING INSTALLATION.
 - IN THE CASE OF CONCRETE PAVEMENT REMOVAL, IF REMOVAL IS WITHIN 3' OF AN EXISTING JOINT, THEN PAVEMENT SHALL BE REMOVED TO THE NEAREST JOINT. MATCH JOINT PATTERN OF EXISTING PAVEMENT. JOINTS SHALL BE SEALED AS PER DETAILS IN THESE PLANS.
 - INSTALLATION, BEDDING, & TESTING OF UTILITY INSTALLATIONS SHALL BE AS PER CITY OF WICHITA STANDARD SPECIFICATIONS.
 - UTILITY PIPE LENGTHS ARE PROVIDED FOR INFORMATION ONLY. CONTRACTOR TO VERIFY ACTUAL LENGTHS OF PIPE REQUIRED PRIOR TO BIDDING & INSTALLING UTILITY PIPE LINES.
 - CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
 - ALL SPOT ELEVATIONS REPRESENT FINISHED SURFACE OR GUTTER LINE GRADES UNLESS OTHERWISE NOTED.
 - BUILDING DIMENSIONS REFER TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - SEE CITY OF WICHITA FOR CONSTRUCTION OF 8" SANITARY SEWER.

WATER LINE NOTES

- WATER LINE SHALL BE INSTALLED A MINIMUM OF 42" (TO TOP OF PIPE) BELOW FINAL GRADE.
- CONTRACTOR SHALL COORDINATE WORK IN VICINITY OF BURIED WATER LINE AND ABOVE GROUND APPURTENANCES WITH OWNER.
- CONTRACTOR SHALL EXERCISE CARE OF ABOVE GROUND FIRE HYDRANTS, STAND PIPES AND OTHER ABOVE GROUND APPURTENANCES DURING EARTHWORK OPERATIONS.
- CONTRACTOR SHALL COORDINATE INTERRUPTION OF FIRE AND WATER SERVICE WITH OWNER. AT LEAST 24 HOURS NOTICE IS TO BE GIVEN TO THE OWNER PRIOR TO INTERRUPTION OF SERVICE.
- SEE CITY OF WICHITA PPW___ FOR RELOCATION OF 8" FIRE SERVICE

GENERAL NOTES

- UNLESS SHOWN OR STATED OTHERWISE ON THESE DRAWINGS, MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF HAYSVILLE STANDARDS & SPECIFICATIONS.
- CONTRACTOR WILL BE REQUIRED TO PROVIDE A MINIMUM ADVANCE NOTICE OF SEVENTY-TWO (72) HOURS TO UTILITY COMPANIES PRIOR TO STARTING ANY EXCAVATION AS FOLLOWS:

KANSAS ONE-CALL	1-800-344-7233
OR 687-2470 (LOCAL WICHITA)	

 THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF AN EMERGENCY:

SBC (TELEPHONE)	800-870-8300
COX COMMUNICATIONS (CABLE)	262-0661
WESTAR (ELECTRIC)	383-8600
KANSAS GAS SERVICE (GAS)	832-3101
CITY OF WICHITA WATER & SEWER MAINT.	262-6000
BLACK HILLS ENERGY (GAS)	800-303-0357
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE CONTRACTOR WILL BE REQUIRED TO RE-ESTABLISH ANY PROPERTY IRONS WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH IRONS SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH STATE LAWS.
- EXISTING UTILITIES AND THEIR LOCATIONS, AS SHOWN ON THE PLANS REPRESENT THE BEST INFORMATION OBTAINABLE FOR DESIGN. LOCATION INFORMATION HAS BEEN OBTAINED FROM THE VARIOUS UTILITY COMPANIES AND IS EITHER FROM COMPANY RECORD DRAWINGS OR COMPANY PROVIDED FIELD LOCATIONS. THE PLAN LOCATIONS SHOWN ARE NOT GUARANTEED. ADDITIONAL EXISTING UTILITIES MAY ALSO BE ENCOUNTERED.
- RUBBLE FROM THE REMOVAL OF MISCELLANEOUS STRUCTURES AND EXCESS EXCAVATION WHICH IS TO BE WASTED SHALL BE DISPOSED OF ON SITES TO BE PROVIDED BY THE CONTRACTOR. THESE SITES SHALL BE APPROVED BY THE ENGINEER AS TO SUITABILITY, APPEARANCE AND SITE LOCATION. LOCATIONS THAT, IN THE OPINION OF THE ENGINEER, WILL LEAVE AN UNSIGHTLY APPEARANCE WILL NOT BE APPROVED. ALL DISPOSAL SITES MUST BE APPROVED BY THE KANSAS DEPARTMENT OF HEALTH AND FLOOD PLAIN WOULD REQUIRE A KANSAS STATE BOARD OF AGRICULTURE PERMIT. ANY MATERIAL DUMPED IN WATERS OF THE UNITED STATES OR WETLANDS IS SUBJECT TO U.S. CORPS OF ENGINEERS PERMITTING REGULATIONS. ANY MATERIAL BURIED OR STOCKPILED BEYOND APPROVED CONSTRUCTION LIMITS WOULD REQUIRE ADDITIONAL ARCHAEOLOGICAL INVESTIGATIONS UNLESS BURIED IN A PREVIOUSLY APPROVED BORROW LOCATION.
- ALL COMPACTION OF EARTHWORK SHALL BE 95% STANDARD DENSITY IN ACCORDANCE WITH ASTM D-698.
- OTHER CONSTRUCTION MAY BE UNDER WAY SIMULTANEOUSLY WITH THIS PROJECT. THE CONTRACTOR SHALL COORDINATE WITH ANY CONTRACTORS CONSTRUCTING OTHER PORTIONS OF THE PROJECT.
- EXCESS EXCAVATION SHALL BE STOCKPILED ON-SITE IN A LOCATION APPROVED BY THE FIELD ENGINEER.
- CONSTRUCTION STAKING AND TESTING SHALL BE PROVIDED BY THE CONTRACTOR.
- EARTHWORK AND PAVING SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT AS PREPARED BY TERRACON CONSULTANTS, INC. AND DATED MARCH 30, 2017.

**NATATORIUM
CIVIL SITE PLAN**

DATE:
50% Construction Documents
04.13.2017



alloy architecture.com
3500 N. ROCK RD, BLDG. 500
WICHITA, KS 67224
P: 316.634.1111
F: 316.634.1016

PROJECT NUMBER
16137

The drawing and all information herein is the exclusive property of Alloy Architecture and is not to be copied or used in any way without the express written consent of Alloy Architecture. All drawings, specifications, ideas, designs and arrangements appearing herein constitute the original and unpublished work of the architect.

Copyright © 2017
Alloy Architecture

USD 261
HAYSVILLE SCHOOLS
USD 261 CAMPUS NATATORIUM
2100 W. 55th Street South
Haysville Kansas

SHEET

CS1.1

OF

J:\PROJECTS\2017\1701010189_BJH_HAYSVILLE NATATORIUM_170189 CAD\SITE\606_CIVILSITE\17159 SITE PLAN CS1.1.DWG



STAFF REPORT

Haysville, Kansas Planning Commission
July 13, 2017

CASE NUMBER: REPLAT2017-01

APPLICANT/AGENT: David Kahmann (owner/applicant)

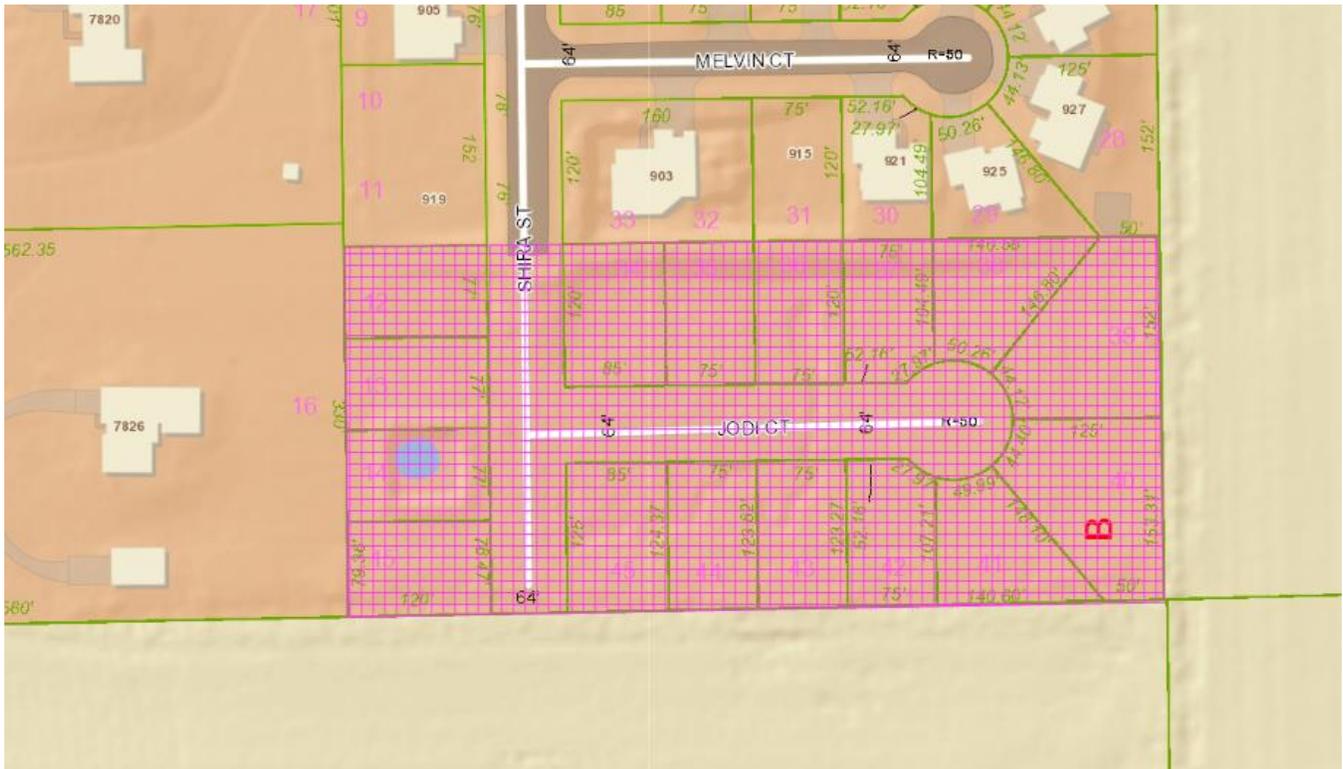
REQUEST: Re-Plat Southampton Estates Add. to Southampton Estates 3rd Add.

CURRENT ZONING: 'A' Single Family

SITE SIZE: 210,520±100 square feet

LOCATION: All of Jodi Ct. and south end of Shira St.

PROPOSED USE: 'A' Single - Family



BACKGROUND: The applicant requests to re-plat Southampton Estates Addition to Southampton Estates 3rd Addition reducing the existing 16 lots to 6 larger lots. The largest proposed lot will have a pond to be owned and maintained by the applicant. These lots have not been sold since it was first platted.

CASE HISTORY: Southampton Estates Addition was first platted on December 20, 1997.

ADJACENT ZONING AND LAND USE:

NORTH:	‘A’	Single Family
SOUTH:	‘SF-20’	Limited Commercial
EAST:	‘A’	Single Family
WEST:	‘A’	Single Family

PUBLIC SERVICES: This site will be serviced by the City of Haysville and fire will be serviced by Sedgwick County Fire Department.

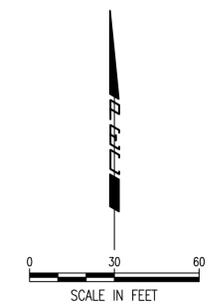
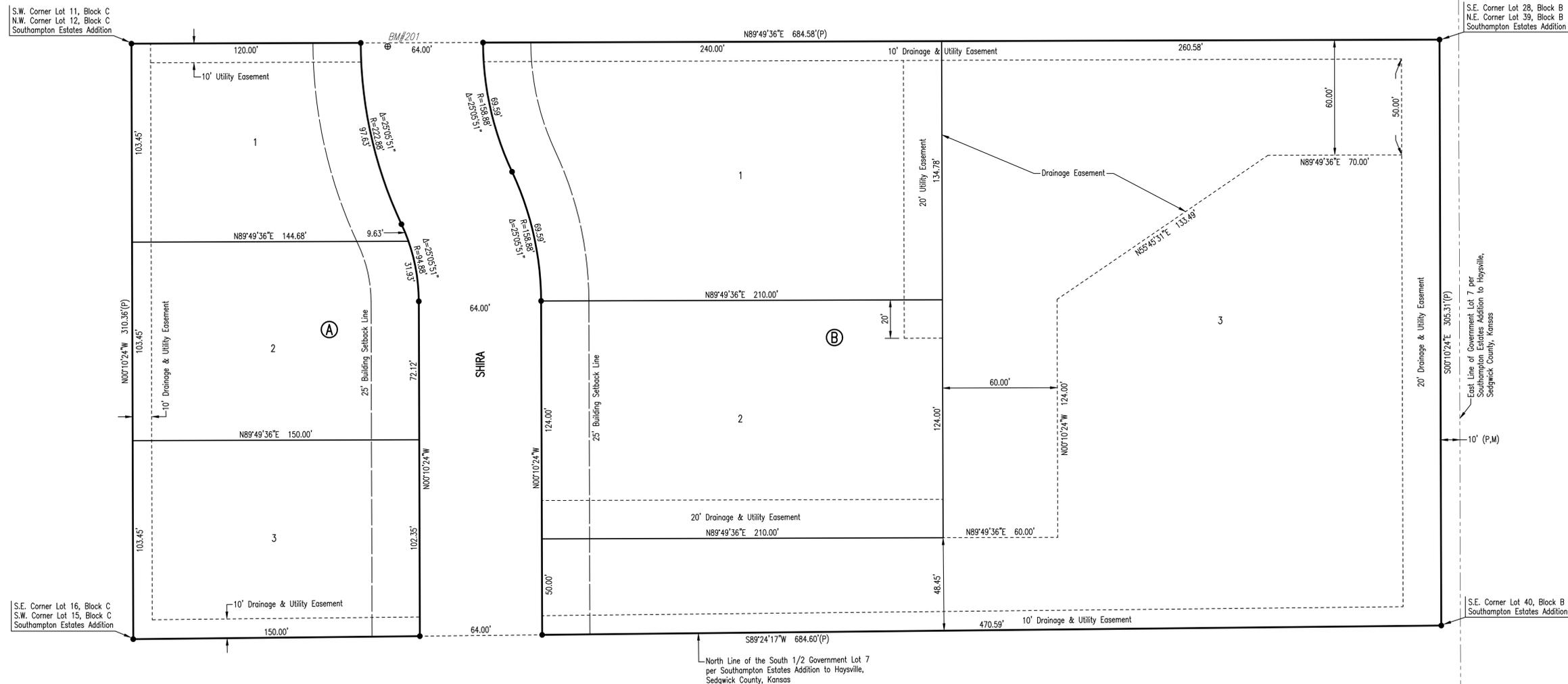
CONFORMANCE TO PLANS/POLICIES: The adopted Haysville Comprehensive Plan identifies the site as being located within the City of Haysville.

RECOMMENDATION: Based upon information available prior to the public hearings, planning and zoning staff recommends that the request be **APPROVED**.

SOUTHAMPTON ESTATES 3RD ADDITION

TO HAYSVILLE, SEDGWICK COUNTY, KANSAS

FINAL PLAT



BENCH MARK LIST *BM #1*

BM #201 - CHISELED "d" ON TOP OF WEST CURB SHIRA, ADJACENT TO S.E. CORNER LOT 11, BLOCK C, SOUTHAMPTON ESTATES ADDITION. ELEV.=1293.34 (NAVD88)

BM #4-3 - CHISELED "d" ON CENTER FRONT CURB INLET SOUTHWEST SIDE CHelsea STREET, 190± SOUTHEAST OF CHATTA STREET. (NOT SHOWN) ELEV.=1291.12 (NAVD88)

LEGEND

BM#2 Bench Mark/Vertical Control Point

○ Found Monument as noted on drawing

● Set 1/2" Rebar w/PEC Cap

△ Section Corner

(M) Measured

(P) Plat of Southampton Estates Addition

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2017.

TRICIA L. ROBELLO, LS #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY KANSAS

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2017.

_____, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THE _____ DAY OF _____, 2017.

_____, REGISTER OF DEEDS

JUDY J. PAGET, DEPUTY

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 2017, WE HAVE SURVEYED AND PLATTED SOUTHAMPTON ESTATES 3RD ADDITION TO HAYSVILLE, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, AND A STREET; THE SAME BEING DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

LOTS 34 THROUGH 45, BLOCK B AND LOTS 12 THROUGH 15, BLOCK C, AND ADJACENT SHIRA STREET AND ADJACENT SHIRA COURT; ALL IN SOUTHAMPTON ESTATES ADDITION TO HAYSVILLE, SEDGWICK COUNTY, KANSAS.

ALL PUBLIC EASEMENTS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED BY VIRTUE OF K.S.A. 12-512b, AS AMENDED.

UTILITY EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. NO SIGNS, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC EASEMENTS.

DRAINAGE AND UTILITY EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE IMPROVEMENTS ARE HEREBY GRANTED.

DRAINAGE EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE IMPROVEMENTS ARE HEREBY GRANTED.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL ESTABLISHED GRADES SHALL REMAIN UNOBTSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

SHIRA STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

MINIMUM OPENING	ELEVATION (NAVD88)
BLOCK A	
LOTS 1 THROUGH 3	1294.10
BLOCK B	
LOTS 1 THROUGH 3	1294.10

ERNEST CANTU JR., P.S. NO. 1407
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, BLOCKS, AND A STREET; THE SAME TO BE KNOWN AS SOUTHAMPTON ESTATES 3RD ADDITION TO HAYSVILLE, SEDGWICK COUNTY, KANSAS.

OWNERS:
DAVID KAHMANN

DAVID KAHMANN, OWNER

HOLLIS HERNDON

HOLLIS HERNDON, OWNER

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2017, BY DAVID KAHMANN, OWNER OF SUBJECT PROPERTY.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2017, BY HOLLIS HERNDON, OWNER OF SUBJECT PROPERTY.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

THIS PLAT OF SOUTHAMPTON ESTATES 3RD ADDITION TO HAYSVILLE, SEDGWICK COUNTY, KANSAS HAS BEEN SUBMITTED TO AND APPROVED BY THE HAYSVILLE PLANNING COMMISSION, HAYSVILLE, KANSAS, AND IS HEREBY TRANSMITTED TO THE CITY COUNCIL OF THE CITY OF HAYSVILLE, KANSAS, WITH THE RECOMMENDATION THAT SUCH PLAT BE APPROVED AS PROPOSED.

DATED THIS _____ DAY OF _____, 2017.

_____, CHAIRPERSON

ROSEMARIE A. CORBY, SECRETARY

THE TITLE EVIDENCE OF THE LAND INCLUDED IN THIS PLAT HAS BEEN REVIEWED BY ME AND THIS PLAT IS APPROVED THIS _____ DAY OF _____, 2017.

ALISON MCKENNEY-BROWN, CITY ATTORNEY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED BY THE CITY COUNCIL OF HAYSVILLE, KANSAS, THIS _____ DAY OF _____, 2017.

BRUCE ARMSTRONG, MAYOR

JANIE COX, CITY CLERK

Saved: 08-16-2017 14:33:31 PM by JIS
 Plot Scale: 1" = 60'-0" (1:720)
 2:Mechanics-2017\170023\000\Main Drawings\170023-00 One-Step-Final-Plat