WICHITA – SEDGWICK COUNTY

W.SC

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

January 27, 2000

Baughman Company, P.A.
315 Ellis
Wichita, KS 67203

RE: S/D 00-03 -- One-Step Final Plat of STARWEST ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on January 27, 2000, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of January 21, 2000.

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.

WICHITA — SEDGWICK COUNTY

W SC

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

January 21, 2000

Baughman Company, P.A.
315 Ellis
Wichita, KS 67203

RE: S/D 00-03 -- One-Step Final Plat of STARWEST ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 20, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

A. The site is currently located outside of the Northwest Wichita Sanitary Sewer growth limits. The Applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted. City/County Engineering needs to indicate the need for any other guarantees or easements. *City Engineering has requested a utility easement along the south line of the plat for sanitary sewer. The Applicant shall provide a restrictive covenant prohibiting development until the site can be serviced by sanitary sewer.*

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

C. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved. A guarantee is required.*

D. City Engineering needs to comment on the access controls. The plat proposes three access openings along both Ridge Road and 37th St. North in accordance with the approved CUP. The CUP approval also required that the joint openings between Lots 3 and 4 and between Lots 4 and 5 be limited to right turns only, or a guarantee provided for future construction of a raised median if deemed necessary by Traffic Engineering. The dedication of access controls shall be referenced in the plattor's text.

E. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building

with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

F. The final plat tracing shall state in the plattor's text the purposes of Reserve A as well as who is to own and maintain the reserve.

G. The plattor's text shall include the standard floodway language.

H. The joint access openings shall be established by separate instrument.

I. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

K. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP (referenced as DP-250) and its special conditions for development on this property.

L. The final tracing shall include a note that this plat is subject to the conditions of DP-250.

M. Traffic Engineering should comment on the need for traffic improvements. The CUP required a continuous right-turn decel lane and a left-turn storage lane from the intersection to the major entrance on 37th Street North and the major entrance on Ridge Road. The CUP also required the Applicant to guarantee 12.5% of the cost of signalization of the intersection of 37th St. North and Ridge Road.

N. Traffic Engineering should comment on the need for street improvements. The CUP required a guarantee for paving along the frontage of 37th Street North.

O. In accordance with the CUP, a cross-lot circulation agreement shall be provided which provides at least two points of access from 37th Street North to the property north of the plat.

P. The plattor'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.

Q. 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.)

R. 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.

S. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

T. 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.

U. 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.

V. Perimeter closure computations shall be submitted with the final plat tracing.

W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

X. 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.

Y. 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. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 27, 2000, at 1:30p.m.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-2
January 27, 2000

STAFF REPORT
(One-Step Final Plat Approved 1/20/2000)

CASE NUMBER: S/D 00-03 - STARWEST ADDITION

OWNER/APPLICANT: Ritchie Investment Company, Inc., Attn: Rob Ramseyer, 8100 E. 22nd St. North, Building 100, Wichita, KS 67226

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

LOCATION: Northwest corner of 37th St. North and Ridge Road

SITE SIZE: 28.5 Acres

NUMBER OF LOTS

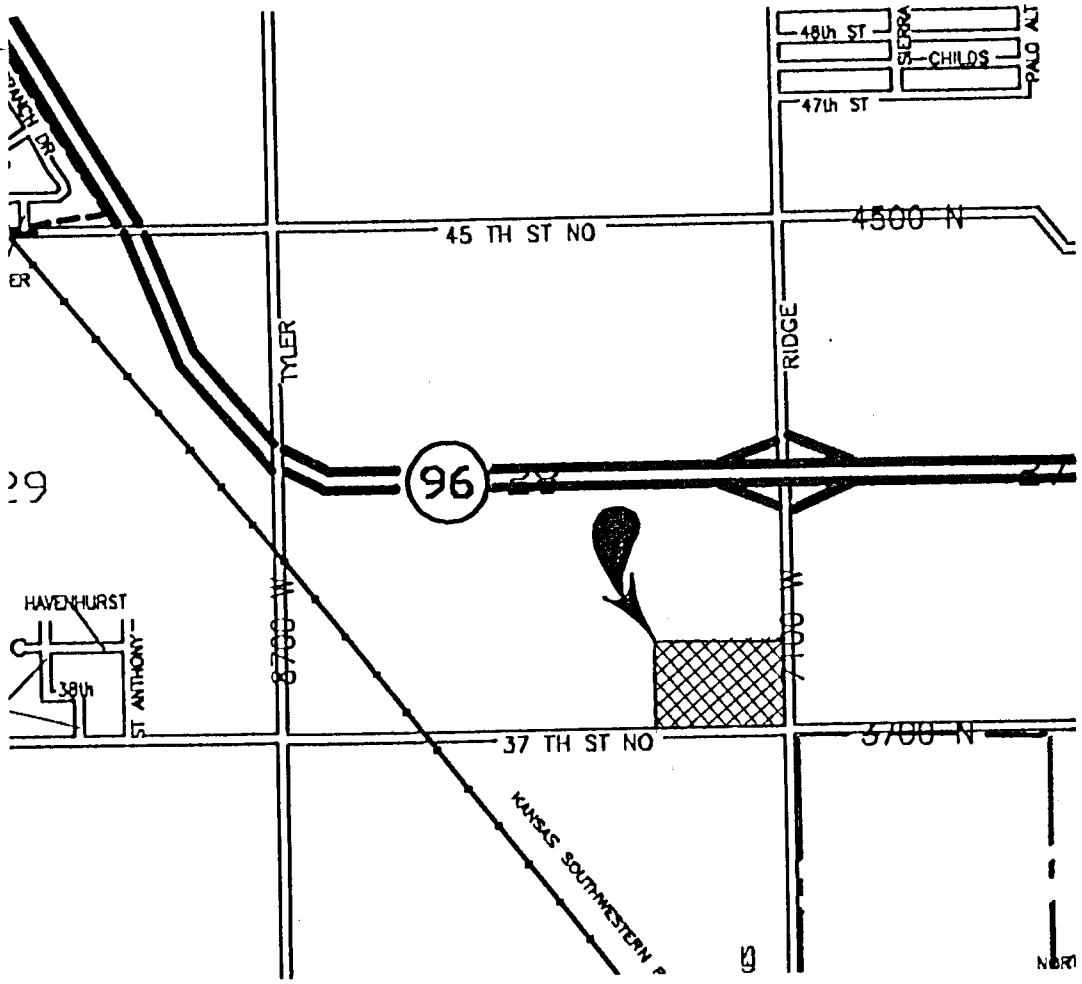
Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	5

MINIMUM LOT AREA: 1.20 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



Note: This site has been approved for a zone change (SCZ-0796) from SF-20, Single-Family Residential to LC, Limited Commercial subject to platting. The site is also subject to the Starwest Commercial Community Unit Plan (DP-250). The plat is located in the County, adjoining Wichita's city limits and the Applicant has requested annexation. The site is located within the 100-year floodplain.

STAFF COMMENTS:

A. The site is currently located outside of the Northwest Wichita Sanitary Sewer growth limits. The Applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted. **City/County Engineering** needs to indicate the need for any other guarantees or easements. ***City Engineering has requested a utility easement along the south line of the plat for sanitary sewer. The Applicant shall provide a restrictive covenant prohibiting development until the site can be serviced by sanitary sewer.***

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

C. **City Engineering** needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved. A guarantee is required.***

D. **City Engineering** needs to comment on the access controls. The plat proposes three access openings along both Ridge Road and 37th St. North in accordance with the approved CUP. The CUP approval also required that the joint openings between Lots 3 and 4 and between Lots 4 and 5 be limited to right turns only, or a guarantee provided for future construction of a raised median if deemed necessary by Traffic Engineering. The dedication of access controls shall be referenced in the plattor's text.

E. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

F. The final plat tracing shall state in the plattor's text the purposes of Reserve A as well as who is to own and maintain the reserve.

G. The plattor's text shall include the standard floodway language.

H. The joint access openings shall be established by separate instrument.

I. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The

covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

K. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP (referenced as DP-250) and its special conditions for development on this property.

L. The final tracing shall include a note that this plat is subject to the conditions of DP-250.

M. **Traffic Engineering** should comment on the need for traffic improvements. The CUP required a continuous right-turn decel lane and a left-turn storage lane from the intersection to the major entrance on 37th Street North and the major entrance on Ridge Road. The CUP also required the Applicant to guarantee 12.5% of the cost of signalization of the intersection of 37th St. North and Ridge Road.

N. **Traffic Engineering** should comment on the need for street improvements. The CUP required a guarantee for paving along the frontage of 37th Street North.

O. In accordance with the CUP, a cross-lot circulation agreement shall be provided which provides at least two points of access from 37th Street North to the property north of the plat.

P. The plattor'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.

Q. 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.)

R. 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.

S. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

T. 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.

U. 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.

V. Perimeter closure computations shall be submitted with the final plat tracing.

W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

X. 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.

Y. 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.