



SUB2025-00039 – Plat of RUSTY ROOTS ADDITION  
AUGUST 21, 2025

Note: This is a One-Step Final Plat for a 3-Lot Residential Subdivision on un-platted property located in Unincorporated Sedgwick County within the City of Wichita 3-mile ring. It is designated as “Residential Growth Area” by the Community Investments Plan 2015-2035.

Complete Access Controls are shown along West 45<sup>th</sup> Street North with (1) opening. Lots will be accessed off West 45<sup>th</sup> Street North via a private drive within a reserve. 30-ft Building Setbacks are platted along West 45<sup>th</sup> Street North, West 47<sup>th</sup> Street North, and along the proposed reserve.

**WAIVERS:**

- 1) The applicant requests a MODIFICATION/WAIVER of the lot depth-to-width ratio of the Subdivision Regulations for Lots 1-3. The Subdivision Regulations Section 7-204(D) states that the maximum depth of all residential lots shall not exceed 2.5 times the width.

The Subdivision Committee may recommend a MODIFICATION/WAIVER of the design criteria in Article 7 of the Subdivision Regulations only if it finds that the strict application of the design criteria will create an unwarranted hardship, the proposed MODIFICATION/WAIVER is in harmony with the intended purpose of the Subdivision Regulations and the public safety and welfare will be protected.

**STAFF COMMENTS:**

A. Metropolitan Area Building and Construction Department

1. Since neither sanitary sewer nor municipal water is available to serve this property, the applicant shall contact Metropolitan Area Building and Construction Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval.

B. City of Wichita Public Works and Utilities

1. All lots are required to extend public water, a petition is required.
2. Advises that the waterline will need to be extended from W 45<sup>th</sup> St to W 47<sup>th</sup> St.
3. All lots are required to extend public sewer, a petition is required.
4. Water transmission and sanitary sewer main (acquisition) fees are due for all lots.
5. Requests an additional 10’ of utility easement along existing tree rows; along the west side of lots 1& 2, and along the east side of lot 3.
6. Requests a 30’ utility easement running east and west on the north side of plat.

Note: 6425 W 47<sup>th</sup> St N has been trying to connect to water and sanitary sewer but cannot due to Reserve “E”

C. County Stormwater Management

1. A subdivision drainage plan is approved, subject to a revise note or plan that limits Lot 3’s runoff from being directed to the home shown on the plan, which is directly east of Lot 3.

D. City Stormwater Management

1. Drainage Plan submitted on 8/5/25.

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E. Sedgwick County Fire

1. Advises the plat will need to comply with the Sedgwick County Service Drive Code as well as the 2024 IFC and Amendments.

F. County Public Works

1. States access controls along 45<sup>th</sup> St are approved.
2. Approves of right-of-way.

G. Planning

1. Plator's text shall state: "No sign, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage."
2. Revise "RIDGEPORT STREET" to "NORTH RIDGE PORT STREET"
3. Revise "PAUL LEEKER, CITY CLERK" to "SHINITA RICE, DEPUTY CITY CLERK"
4. The plator's text shall reference the platting of Reserve A for private drive purposes and state Reserve A shall provide access to Lots 1, 2 and 3. A restrictive covenant shall be submitted regarding the reserve, which sets forth ownership and maintenance responsibilities of the private drive.
5. The plator's text shall include language that "This property is within a zone identified by the Sedgwick County Public Works Department as likely to have groundwater at some or all times within ten 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 Sedgwick County Public Works Department."

H. County Surveying

1. States "Paul Leeker" needs changed to "Shinita Rice", Deputy City Clerk.
2. States "Tonya Buckingham" needs changed to "Tonya E. Buckingham"

I. Evergy

1. Evergy has reviewed this plat and will not need to request additional easements at this time. Brandon Chadd, Area Design Representative, will be the contact for this plat and any project associated with it. He can be contacted at (785) 508-2700. Any relocation or removal of existing service or equipment due to this plat will need to be discussed and will be at the applicant's expense. There are no transmission noted in the area.

**ITEMS NEEDED ALONG WITH MYLAR:**

- 1) If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- 2) A Private Drive Construction Certificate is needed stating the private drive meets Sedgwick County fire vehicle access requirements.
- 3) Private Drive Restrictive Covenants.

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- 4) 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 restrictive 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.
- 5) For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body 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.
- 6) 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.
- 7) Perimeter closure computations shall be submitted with the final plat tracing.
- 8) County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to [tricia.robello@sedgwick.gov](mailto:tricia.robello@sedgwick.gov) and [gshearon@wichita.gov](mailto:gshearon@wichita.gov).

**REMINDERS:**

- 1) The applicant shall install or guarantee the installation of all utilities and facilities that are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants, if applicable, required by Article 8 for fire protection shall be as per the direction and approval of the Fire Code Official).
- 2) The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- 3) Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: (316) 946-4595) in order to receive mail delivery without delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.
- 4) The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Route 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.
- 5) The applicant should check City or County GIS mapping to determine whether the location of any taxing district boundaries (e.g. school districts) crosses their property and plan accordingly to avoid unnecessary splitting of lots between taxing districts.
- 6) The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one acre or more of ground cover requires a Federal/State National Pollutant Discharge Elimination System Stormwater 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.
- 7) A PDF of the recorded plat should be sent to [jmeinecke@wichita.gov](mailto:jmeinecke@wichita.gov). Please provide AutoCAD detailing the final plat in digital format via email to City GIS staff ([ARosas@wichita.gov](mailto:ARosas@wichita.gov)) and County GIS staff ([Jack.Joseph@sedgwick.gov](mailto:Jack.Joseph@sedgwick.gov)).