

October 9, 1997

**STAFF REPORT**

(Final Plat, Preliminary Plat Approved 9/4/97)

**CASE NUMBER:** S/D 97-65 THE CROSSWINDS (29TH AND RIDGE)

**OWNER/APPLICANT:** Jay W. Russell, 455 N. Maize Rd.,  
Wichita, KS 67212

**SURVEYOR/ENGINEER:** Baughman Company, P.A., Attn.: Phil Meyer,  
315 Ellis, Wichita, KS 67211  
Savoy, Ruggles & Bohm, Attn.: Randy Johnson  
924 N. Main, Wichita, KS 67203

**LOCATION:** NE corner of 29th St. North and Ridge Road

**SITE SIZE:** 148.5 Acres

**NUMBER OF LOTS**

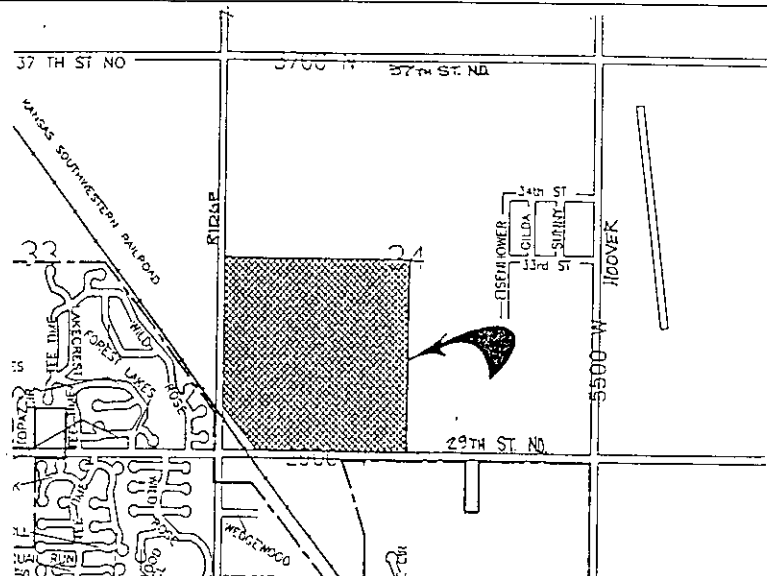
Residential:	181
Office:	
Commercial:	1
Industrial:	
Total:	<u>182</u>

**MINIMUM LOT AREA:** 8,000 Sq. Ft.

**CURRENT ZONING:** LI ( Limited Industrial)

**PROPOSED ZONING:** SF-6 (Single Family), TF-3 (Two-Family) and  
LC (Limited Commercial)

**VICINITY MAP**



STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed.
  - B. Prior to this plat being scheduled for MAPC approval the appropriate zoning shall have been approved by the MAPC.
  - C. The applicant shall guarantee the extension of City water to serve the lots being platted.
  - D. The applicant shall guarantee the extension of sanitary sewer to serve the lots being *platted*. **A letter shall be provided stating the property to the south will allow this location to use some of its sewer capacity.**
  - E. A second point of access needs to be evaluated for the single family housing portion of this property whether it be temporary, permanent or otherwise. Currently, the street stubs to the east and north do not have any connections and this plat needs a second point of access for fire control. The applicant shall guarantee the paving of the proposed interior streets. This paving shall provide for sidewalks on both sides of Northshore Blvd. and Pintail. **Paving shall be guaranteed along 29th Street from Ridge to the entrance of this plat. A second point of access will be provided by this plat to the east, which is going to be submitted soon.**
  - F. The applicant shall guarantee any drainage improvements required by the platting of this property. County Engineering should be prepared to comment on the status of the applicant's drainage concept. A water permit from Kansas Division of Water Resources needs to be obtained per Mike Dealy.
  - G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
  - H. 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.)
  - I. 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
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be printed beneath the notary's signature.

- J. 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.
  - K. 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.
  - L. Perimeter closure computations shall be submitted with the final plat tracing.
  - M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
  - N. 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. Southwestern Bell & KG&E are requesting additional utility easements.
  - O. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
  - P. The representative from the County's Fire Department needs to address if the street names are appropriate.
  - Q. A site plan shall be submitted for the pool, otherwise a conditional use and public hearing will be needed in the future.
  - R. A geoclimatological study and geotechnological testing should be completed prior to the final plat being submitted. This will determine the high water mark and a minimum low opening.
  - S. 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.

- T. Prior to final plat submission, the applicant(s) is requested to meet with Ray Ontiveros of MAPD staff and Wichita Park Department staff to consider possible land dedication for a public park as a part of a public-private partnership, rearrangement of lot pattern to make reserve areas more accessible to future homeowners if open space remains private, and easement for recreation corridor, in accordance with the recently adopted Park Plan.
  - U. The MAPC Chairman signature block should be revised to read Richard Lopez.
  - V. The platting binder indicates ownership of other parties not denoted on the final plat tracing.
  - W. An area for temporary turnaround should be shown for the existing street stubs on the eastern and northern plat lines. The platting text should indicate that the temporary turnaround will automatically vacate upon extension of the street. City Engineering needs to indicate if an on-site or off-site turnaround would be involved.
  - X. 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.
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SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 12

September 4, 1997

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 97-65 THE CROSSWINDS (29TH AND RIDGE)

OWNER/APPLICANT: Jay W. Russell, 455 N. Maize Rd., Wichita, KS

SURVEYOR/ENGINEER: Baughman Co. (Phil Meyer), 315 Ellis, Wichita, KS.  
67211 Randy Johnson (SRB), 924 N. Main,  
Wichita, KS. 67203

LOCATION: Northeast corner of 29th St. North and Ridge Rd.

SITE SIZE: 148.5 Acres

NUMBER OF LOTS

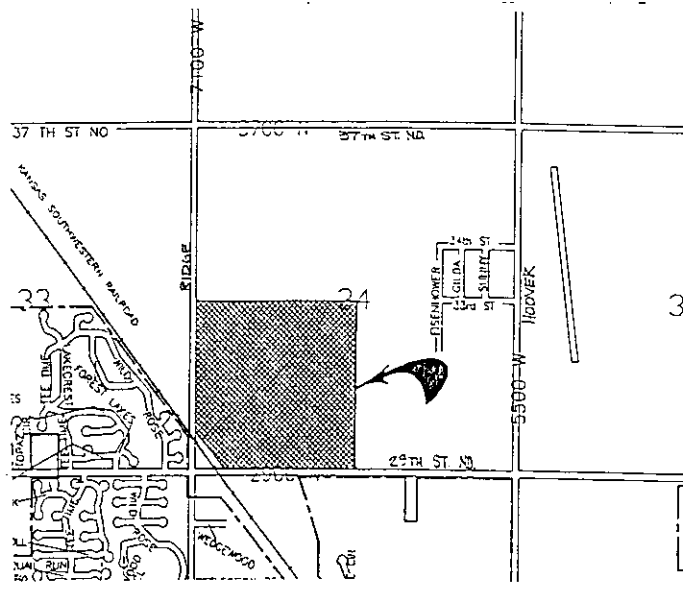
Residential:	196
Office:	
Commercial:	1
Industrial:	
Total:	<u>197</u>

MINIMUM LOT AREA: 8,000 Sq. Ft.

CURRENT ZONING: "SF-20" Single Family

PROPOSED ZONING: "SF-6" (Single Family), "TF-3" (Two Family, and  
"LC" (Limited Commercial)

VICINITY MAP



Note:

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed.
  - B. Prior to this plat being scheduled for MAPC approval the appropriate zoning shall have been submitted and also have been approved by the MAPC.
  - C. The applicant shall guarantee the extension of City water to serve the lots being platted.
  - D. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
  - E. A second point of access needs to be evaluated for the single family housing portion of this property whether it be temporary, permanent or otherwise. Currently, the street stubs to the east and north do not have any connections and this plat needs a second point of access for fire control. The applicant shall guarantee the paving of the proposed interior streets. This paving shall provide for sidewalks on both sides of Mallard, Shadow Lakes, Northshore Blvd. and Pintail.
  - F. The applicant shall guarantee any drainage improvements required by the platting of this property. County Engineering should be prepared to comment on the status of the applicant's drainage concept.
  - G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
  - H. 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.)
-

- I. 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.
  - J. 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.
  - K. 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.
  - L. Perimeter closure computations shall be submitted with the final plat tracing.
  - M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
  - N. 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.
  - O. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
  - P. The representative from the County's Fire Department needs to address if the street names are appropriate.
  - Q. A site plan shall be submitted for the pool otherwise a conditional use and public hearing will be needed in the future.
  - R. A geoclimatological study and geotechnological testing should be completed prior to the final plat being submitted. This will determine the high-water mark and a minimum-low opening.
-

- S. 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.
- T. Prior to final plat submission, the applicant(s) is requested to meet Ray Ontiveros of MAPD staff and Wichita Park Department staff to consider possible land dedication for a public park as a part of a public-private partnership, rearrangement of lot pattern to make reserve areas more accessible to future homeowners if open space remains private, and easement for recreation corridor, in accordance with the recently adopted Park Plan.
- U. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of the binder and may conditions found by such a review.

RECEIVED

AUG 28 1997

CITY - ENGINEERING

# CLOSURE - RIDGE PORT ADD.

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 L001

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1		N	5000.000	E	5000.000	S	0+00
N 89-46'23.0"E	2628.480						
2		N	5010.411	E	7628.459	S	26+28.480
S 00-28'35.0"W	2642.700						
3		N	2367.803	E	7606.487	S	52+71.180
N 89-58'31.0"W	1992.110						
4		N	2368.662	E	5614.377	S	72+63.290
N 39-09'31.0"W	996.030						
5		N	3140.985	E	4985.415	S	82+59.320
N 00-26'58.3"E	1859.073						
1		N	5000.000	E	5000.000	S	101+18.393
LENGTH=	10118.393	AREA=	6683831.085 SF				153.440 ACRES

# THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION  
CITY HALL - SEVENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4501  
FAX (316) 268-4114

LINDEBAK  
FYI  
JA

Wilcat Construction Co., Inc.  
ATTN: Mr. Max Beins  
P.O. Box 4204  
Wichita, KS 67204

November 3, 1998

Project: Lateral 400, S.W.I.S. - Ridge Port Addition  
Project Number: 468-82840  
Index Number: 743534

Dear Max,

Due to high groundwater elevations, Baughman Company, design engineer for the above referenced project, has advised that it will be necessary to add weight to several manholes to keep them from "floating" out of the ground. Baughman and the City recommend adding approximately one cubic yard of concrete around the base section of the following manholes:  
Line 3 - Sta. 3+90.0, Sta. 5+62.2, Sta. 7+82.8, and Sta. 11+62.9.

Please feel free to call me at 268-4044 with any questions or concerns.

Thank you,

Gary Janzen, E.I.  
Project Engineer

cc: Jim Armour, P.E., Construction Engineer  
Larry Schaller, P.E., Area Engineer  
Denise Vaughn, Baughman Company  
File, 468-82840



# Federal Emergency Management Agency

Washington, D.C. 20472

November 19, 1998

Mr. Brian L. Glenn, E.I.  
Baughman Company, P.A.  
315 Ellis  
Wichita, Kansas 67211

IN REPLY REFER TO:  
Case No.: 98-07-931P  
Community: Sedgwick County, Kansas  
Community No.: 200321

316-ACK.FRQ

Dear Mr. Glenn:

This responds to your letter dated October 12, 1998, concerning a September 17, 1998, request that the Federal Emergency Management Agency (FEMA) issue a revision to the Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) for the above-referenced community. Pertinent information about the request is listed below.

Identifier:	Ridge Port Addition
Flooding Source:	Big Slough North
FIRM Panel(s) Affected:	0125 A
FBFM Panel(s) Affected:	0125

We have completed an inventory of the items that you submitted. On October 16, 1998, we received the review and processing fee (\$2,300) for this request. The items identified below, which we requested in our September 28, 1998, letter to you, are also required before we can begin a detailed review of your request.

1. If the project site is located entirely within the City of Wichita, please submit evidence that the City has annexed this area and a revised corporate limit map for the City that shows the revised corporate limit boundary in the vicinity of the project. If part of the project remains in Sedgwick County, please submit either a copy of Application/Certification Form 1, entitled "Revision Requester and Community Official Form," signed by the Chief Executive Officer (CEO) of Sedgwick County or a representative of the CEO, or a letter from an official of Sedgwick County stating concurrence with this revision request.
2. Certification that all fill placed in the currently effective floodplain of the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) and below the proposed base flood elevation is compacted to 95 percent of the maximum density obtainable with the Standard Proctor Test method issued by the American Society for Testing and Materials (ASTM Standard D-698) or an acceptable equivalent method for all areas to be removed from the base floodplain

2

3. A copy of the public notice distributed by the community stating the community's intent to revise the floodway, or a statement by the community that it has notified all affected property owners and affected adjacent jurisdictions
4. A letter stating that the community will adopt and enforce the modified floodway, OR, if the State has jurisdiction over the floodway or its adoption by the community, a copy of your community's letter to the approximate State agency notifying it of the floodway modification and a copy of the letter from that agency stating its approval of the modification
5. An annotated FIRM and FBFM at the scale of the effective FIRM and FBFM showing the revised floodplain boundary delineations of the base flood and the flood having a 0.2-percent chance of being equaled or exceeded in any given year and the revised boundary delineations of the floodway and how they tie into those shown on the effective FIRM and FBFM downstream and upstream of the revision area

If all required items are not submitted within 90 days of September 28 (the date of our first letter requesting these data), we will treat any subsequent request as an original submittal, and it will be subject to all submittal/payment procedures.

If you are unable to meet the 90-day deadline for submittal of required items, and would like FEMA to continue processing your request, you must request an extension of the deadline. This request must be submitted to our Technical Evaluation Contractor in writing and must provide (1) the reason why the data cannot be submitted within the requested timeframe, and (2) a new date for the submittal of the data. We receive a very large volume of requests and cannot maintain inactive requests for an indefinite period of time. Therefore, the fees will be forfeited for any request for which neither the requested data nor a written extension request is received within 90 days.

Please direct all required items and questions concerning your request to our Technical Evaluation Contractor at the following address:

Michael Baker Jr., Inc.  
3601 Eisenhower Avenue, Suite 600  
Alexandria, Virginia 22304

Attention: Mr. Thomas W. Smith, P.E.  
(703) 317-6267

When you write us about your request, you must include the case number referenced above in your letter.

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If you have any questions concerning FEMA policy, or the National Flood Insurance Program in general, please contact Mr. Eugene Zeizel of our staff in Washington, DC, either by telephone at (202) 646-2802 or by facsimile at (202) 646-4596.

Sincerely,

*Matthew B. Miller*

Matthew B. Miller, P.E., Chief  
Hazards Study Branch  
Mitigation Directorate

cc: Mr. Michael E. Lindebak, P.E. ✓  
City Engineer  
City of Wichita

Mr. Robert George  
Floodplain Management Technician  
Bureau of Public Services  
Sedgwick County



# Federal Emergency Management Agency

Washington, D.C. 20472

September 28, 1998

Mr. Brian L. Glenn, E.I.  
Baughman Company, P.A.  
315 Ellis  
Wichita, Kansas 67211

IN REPLY REFER TO:  
Case No.: 98-07-931P  
Community: Sedgwick County, Kansas  
Community No.: 200321

316-ACK.FRQ

Dear Mr. Glenn:

This responds to your request dated September 17, 1998, that the Federal Emergency Management Agency (FEMA) issue a revision to the Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) for the above-referenced community. Pertinent information about the request is listed below.

Identifier:	Ridge Port Addition
Flooding Source:	Big Slough North
FIRM Panel(s) Affected:	200321 0125 A
FBFM Panel(s) Affected:	200321 0125

To minimize the financial burden on the policyholders while maintaining the National Flood Insurance Program (NFIP) as self-sustaining, FEMA implemented a procedure to recover costs associated with reviewing and processing requests for modifications to published flood information and maps. Effective October 1, 1996, FEMA revised the fee schedule, establishing flat review and processing fees for most types of requests. Effective March 10, 1997, FEMA modified the fee schedule that became effective on October 1. A copy of the notice published in the *Federal Register* is enclosed for your information. The fee for your request is \$2,300, and must be submitted before we can continue processing your request. Payment of this fee must be made in the form of a check or money order, made payable in U.S. funds to the National Flood Insurance Program (NFIP), or credit card payment. For identification purposes, the case number referenced above must be included on the check or money order. We will not perform a detailed technical review of your request until payment is received.

Payment must be forwarded to one of the addresses listed below.

Using U.S. Postal Service:  
Federal Emergency Management Agency  
Fee-Collection System Administrator  
P.O. Box 3173  
Merrifield, VA 22116-3173

Using overnight service:  
Fee-Collection System Administrator  
c/o Dewberry & Davis, METS Division  
8401 Arlington Boulevard  
Fairfax, VA 22031

We have completed an inventory of the items that you submitted. The items identified below are required before we can begin a detailed review of your request.

According to the submitted information, the completed project is located entirely within the City of Wichita. However, the effective FIRM and FBFM for the City of Wichita indicate that the project also lies partially within the unincorporated areas of Sedgwick County, Kansas. If the project site is located entirely within the City of Wichita, please submit evidence of the city's annexation of this area and a revised corporate limit map for the City of Wichita, indicating the revised corporate limit boundary in the vicinity of the project. If part of the project remains in Sedgwick County, you must submit either a copy of application/certification Form 1, entitled "Revision Requester and Community Official Form," signed by Sedgwick County, or a letter from Sedgwick County assuring their concurrence with this revision request.

The following three items were requested in the March 24, 1998, CLOMR that was issued for this project:

1. Certification that all fill placed in the currently effective base floodplain and below the proposed base flood elevation is compacted to 95 percent of the maximum density obtainable with the Standard Proctor Test method issued by the American Society for Testing and Materials (ASTM Standard D-698) or an acceptable equivalent method for all areas to be removed from the base floodplain.
2. A copy of the public notice distributed by your community stating your community's intent to revise the floodway, or a statement by your community that it has notified all affected property owners and affected adjacent jurisdictions
3. A letter stating that your community will adopt and enforce the modified floodway, OR, if the State has jurisdiction over the floodway or its adoption by your community, a copy of your community's letter to the approximate State agency notifying it of the floodway modification and a copy of the letter from that agency stating its approval of the modification

These items were not included with your submittal. Please provide this information.

Please provide an annotated FIRM and FBFM at the scale of the effective FIRM and FBFM showing the revised boundaries for the 100- and 500-year floodplain and the 100-year floodway and how they tie into those shown on the effective FIRM and FBFM downstream and upstream of the revisions.

If all required items are not submitted within 90 days of the date of this letter, we will treat any subsequent request as an original submittal, and it will be subject to all submittal/payment procedures.

Please direct all required items (except the required fee) and questions concerning your request to our Technical Evaluation Contractor at the following address:

Michael Baker Jr., Inc.  
3601 Eisenhower Avenue, Suite 600  
Alexandria, Virginia 22304

Attention: Mr. Thomas W. Smith, P.E.  
(703) 317-6267

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When you write us about your request, you must include the case number referenced above in your letter.

If you have any questions concerning FEMA policy, or the NFIP in general, please contact Mr. Eugene Zeisel of our staff in Washington, DC, either by telephone at (202) 646-2802 or by facsimile at (202) 646-4596.

Sincerely,

*Matthew B. Miller*

Matthew B. Miller, P.E., Chief  
Hazards Study Branch  
Mitigation Directorate

Enclosure(s)

cc: Mr. Michael E. Lindebak, P.E. ✓  
City Engineer  
City of Wichita

Mr. Robert George  
Floodplain Management Technician  
Bureau of Public Services  
Sedgwick County

**RECEIVED**  
OCT - 2 1998  
**CITY - ENGINEERING**

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August 23, 1999

Mr. Larry Schaller  
City of Wichita  
1801 S. McLean  
Wichita, KS 67213

REGARDING: Ridge Port Addition  
472-89246 and  
Prairie Woods, 2nd Add.  
472-82934

Dear Mr. Schaller

Last week Ritchie Paving, Inc. submitted "**Requested For Final Measurement**" of the above referenced projects. At this time we are asking for written correspondence of the status of this project regarding "**Acceptance of the Project**" or "**Notification of defects**" to expiate the completion of these two projects.

Please advise our project superintendent of the project status through written correspondence. Thank you for your help in this matter.

Sincerely yours,

Ritchie Paving, Inc.

A handwritten signature in cursive script, appearing to read 'Florence E. Jansen-Olsen'.

Florence E. Jansen-Olsen  
Contract Administrator

CC: Mike Lindebak

RECEIVED

AUG 24 1999

CITY - ENGINEERING



2872 No. Ridge Rd. • Post Office Box 4048  
Wichita, Kansas 67204  
316-722-6521  
FAX 316-721-8232

March 25, 1998

Mike Lindebak, P.E.  
City Engineer  
Department of Engineering  
455 N. Main  
Wichita, KS 67202

RE: Ridge Port Addition

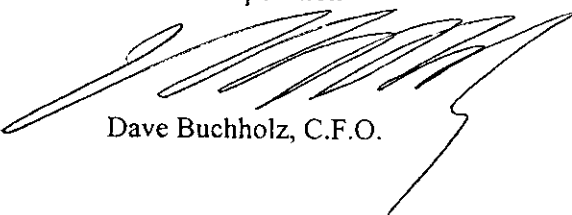
Dear Mr. Lindebak:

Jay Russell has approached us regarding the available sewer service capacity availability within the main located at North Shore Boulevard north of 21st St. North. We have no problem with Jay Russell connecting onto this main to serve his developments to the north of 29th Street No. with the following agreements:

- 1) Baughman Company, P.A. has reviewed the J.W. Russell proposed developments and have rendered to us their opinion that the demand placed on the main by those proposed developments does not restrict the existing capacity in the main which would be required by our current and future use of all of our properties served or to be served by the main in perpetuity.
- 2) Ritchie Corporation is a part of the Benefit District for the proposed Sanitary Sewer Main Extension and is a party to a portion of the main petition allocated cost.

Sincerely,

Ritchie Corporation

  
Dave Buchholz, C.F.O.

**RECEIVED**  
APR 22 1998  
CITY - ENGINEERING