

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 98-121 - RIDGE PORT NORTH ADDITION

OWNER/APPLICANT: Ken-Win Farms, Inc., Attn: Bruce Ott, 2078 S. Fieldcrest, Wichita, KS 67209; Jay W. Russell (Contract Purchaser), 12602 W. 13th, Wichita, KS 67235, Ritchie Associates, Attn :Rob Ramsey (Contract Purchaser), 8100 E. 22nd, Suite 1000, Wichita, KS 67226

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

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

SITE SIZE: 82.97 acres

NUMBER OF LOTS

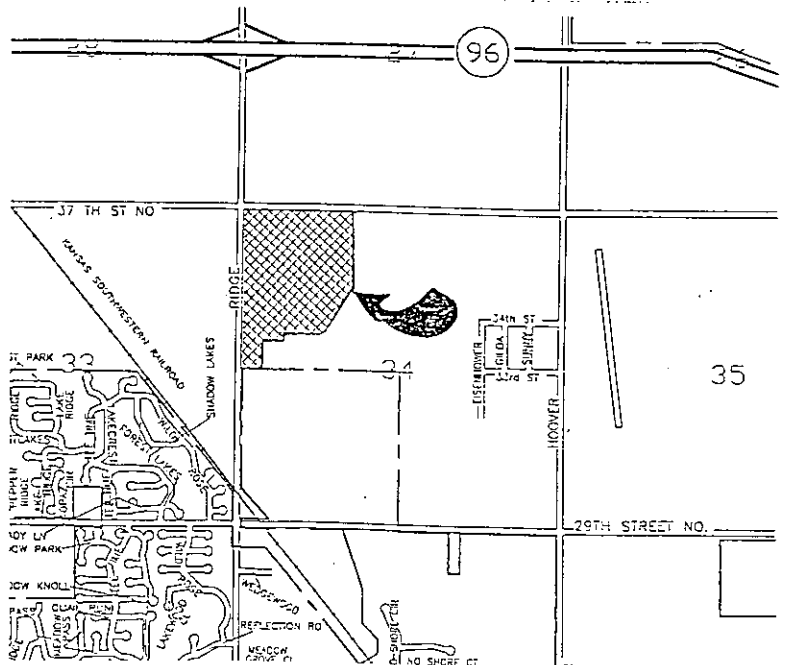
Residential:	
Office:	1
Commercial:	5
Industrial:	=
Total:	6

MINIMUM LOT AREA: 40,100 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial (Lots 2-6)
GO, General Office (Lot 1)

VICINITY MAP



Note: This site is located in the County within three miles of Wichita's City limits. A zone change (SCZ-0777) from SF-20, Single-Family Residential to LC, Limited Commercial has been approved for this site subject to platting. This site is also subject to the Ridge Port North Community Unit Plan (DP-237).

STAFF COMMENTS:

- A. This property is beyond the Northwest service boundary area for sewer services. City Engineering should comment on the feasibility of provision of sanitary sewer services.
- B. The Applicant shall guarantee the extension of City water to serve the lots being platted.
- C. City/County Engineering shall comment on the need for any additional guarantees or easements. The platted off-site utility easements will need to be established by separate instrument.
- 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.
- F. 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.
- G. The applicant shall guarantee the installation of the proposed new street, and improvements to 37th St. North.
- H. The CUP required guarantees for right and left turn decel and storage lanes at the two major accesses to Lot 1. Left turn lanes were required for the southbound and westbound left turns at the intersection of 37th Street and Ridge Road. The applicant will also need to participate in the guarantee for the installation of traffic signals at the intersection. Traffic Engineering needs to verify the need for these or other improvements.
- I. In accordance with the CUP, the plat shall denote a wall easement where the plat adjoins residential uses except where a minimum of 300 feet of reserve area has been platted. The plat's text shall reference the wall easement.
- J. In accordance with the CUP, the plat denotes five access openings along Ridge Road, including two joint openings. The plat denotes four access openings to 37th St. North, including one joint opening. The CUP required two joint access openings along 37th St. North, and the final plat tracing should be revised to reflect the required joint access opening between lots 1 and 2. The joint access easements will need to be established by separate instrument.

- K. In accordance with the CUP, cross lot access agreements are required to assure internal vehicular movement between lots.
- L. 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.
- M. County Fire needs to comment on the acceptability of the street name.
- N. County Fire needs to comment on the need for a temporary turnaround for the interior street.
- O. 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.
- P. For those reserves being platted for drainage purposes, the required covenant which 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 a method similar to special assessments.
- Q. The final plat tracing should indicate that this plat is subject to DP-227.
- R. A CUP Certificate shall be submitted for recording with the Register of Deeds identifying the approved CUP (referenced as DP-227) and its special conditions for development on this property.
- S. 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.)
- T. 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.
- U. 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.
- V. 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.

- W. 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.
- X. Perimeter closure computations shall be submitted with the final plat tracing.
- Y. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Z. 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.
- AA. 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 Release 13 version of Autocad. This will be used by the City and County GIS Department.

CLOSURE - RIDGE PORT NORTH ADD.

1
3
10

L001

1		N	5000.000	E	5000.000	S	0+00
2	EAST		1904.000				
3	S 00-26'22.0"W	N	1431.920	E	6904.000	S	19+04.000
4	S 45-26'22.0"W	N	873.420	E	3568.122	S	33+35.920
5	N 89-33'38.0"W	N	626.340	E	2955.276	S	42+09.340
6	S 00-26'22.0"W	N	84.000	E	2960.080	S	48+35.680
7	N 89-33'38.0"W	N	300.000	E	2876.082	S	49+19.680
8	S 00-26'22.0"W	N	520.050	E	2878.383	S	52+19.680
9	S 89-46'23.0"W	N	360.020	E	2358.348	S	57+39.730
10	N 00-26'21.4"E	N	2643.155	E	2356.922	S	60+99.750
11		N		E	5000.000	S	87+42.905
LENGTH=			8742.905	AREA=	3940960.225 SF		90.472 ACRES