

April 3, 1997

**STAFF REPORT**  
(Final Plat, Preliminary Plat Approved 3/6/97)

**CASE NUMBER:** S/D 97-17 - OAK RIDGE 2ND ADDITION

**OWNER/APPLICANT:** Freedom Development, Inc., 1377 N. Clearwater Rd., Clearwater, KS 67026;

**SURVEYOR/ENGINEER:** Mid Kansas Engineering Consultants, Inc., 411 N. Webb Road, Wichita, Ks 67206; 832-0213

**LOCATION:** North of 29TH Street North and East of Tyler.

**SITE SIZE:** 37.8 Acres

**NUMBER OF LOTS**

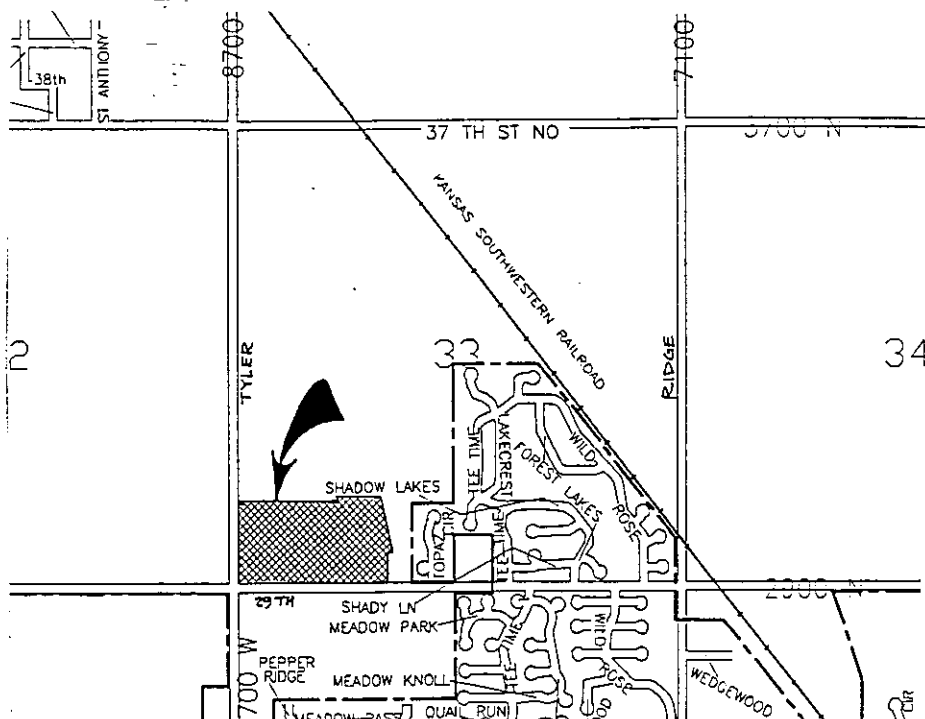
Residential:	90
Office:	
Commercial:	1
Industrial:	==
Total:	91

**MINIMUM LOT AREA:** 9800 square feet

**CURRENT ZONING:** "SF-20" and "LC"

**PROPOSED ZONING:** "SF-6", "LC", and "TF-3"

**VICINITY MAP:**



NOTE: Although under a different ownership, the site to the north of this Addition is also in the process of being platted and was on the same Subdivision Committee meeting date (3/6/97) for review. As was noted for this other Addition (Forest Lakes West), a portion of these two (2) plats appears to be overlapping (Lots 1 through 4, Block 3 of this Plat). Also, this site is in the County and annexation will be required which will allow for the lot sizes being platted. The southwest corner of this plat is presently zoned "LC" and while the intention is to retain some of that zoning for a moderate sized lot immediately at the Tyler and 29th Street North intersection, most of the "LC" area is now being shown as platted for conventional single-family or two-family development.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, this site shall have been annexed to Wichita. Upon annexation, the lot sizes, being platted will be acceptable. (Annexation has been requested and should be completed shortly.)
- B. Also, prior to this plat being scheduled for City Council review, the applicant shall request a zone change to an appropriate residential classification (SF-6, TF-3, etc.) for those residential lots being platted in areas presently involving "LC" zoning (lots adjacent to Oak Ridge Court). If zoning is not changed, street right-of-way, paving, and other improvements would have to be based on "LC" zoning.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall also provide for any needed off-site extensions or related improvements. Also, if necessary, the applicant shall provide off-site easements.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall also provide for any needed off-site extensions or related improvements. Also, if necessary, the applicant shall provide off-site easements.
- E. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks along one side of each non-cul-de-sac street including Pepper Ridge out to 29th Street North and north into the adjacent site (Forest Lakes West plat).
- F. Per policy, paving will need to be provided from Lakeridge to Pepper Ridge along 29th, and from 29th to Oak Ridge Court on Tyler. (The City and County have projects to pave Tyler south of 29th in 1997 or 1998.)
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. 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. This covenant shall also provide for the lot/homeowners' association to maintain the "parking strip" located between this plat's south and west property lines and the driving surfaces for 29th Street North and Tyler.

- I. 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 a method similar to special assessments.
- J. 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.
- K. Prior to this plat being released for recording, proof shall be provided that the site is in the ownership of the party shown on this final plat. The platting binder indicates that the site is presently in another party's ownership.
- L. The platting binder also notes a drainage easement and KG&E easement potentially located on this site. The applicant needs to verify if these easements are located on the site, and consequently, need to be shown on the plat or that they are off-site, have been released or are covered by other appropriate easements now being platted.
- M. On the final plat tracing, the MAPC chairman signature block shall be amended to indicate John C. Frye.
- O. On the final plat tracing, the terminus of Pepper Ridge at the north line of this plat shall be shown as a dashed line rather than a solid line.
- P. On the final plat tracing, the legend shall note that the dot symbol is for "Iron", "Iron Set" or "Iron Placed" rather than just I.P.
- 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property. In particular, KG&E and Southwestern Bell need to verify that it is acceptable that certain easements previously requested are not now being shown in this final plat.
- X. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

March 10, 1998

Ms. Vicky Huang, P.E.  
City of Wichita  
455 N. Main  
7<sup>th</sup> Floor Engineering  
Wichita, Kansas 67202

Re: Oak Ridge Second  
Lot 28, Block 4

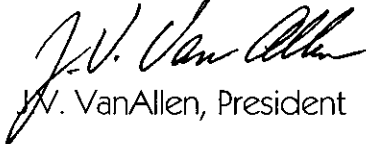
Dear Ms. Huang:

Our development plans for Phase I of the referenced addition includes construction of four (4) model homes. Upon review of the best location for marketing Oak Ridge Second, the models will be constructed on Lot 25 through 28, Block 4. However, Lot 28 does not have streets constructed across the front. This construction is to coincide with Phase 2. It does however have access to all other utilities.

Per your conversation with my engineer, Engineering will support the construction of a model home on Lot 28. This home may be used for showing to the public as a model. In order for the final occupancy permit to be issued, the street in front of and adjacent to Lot 28 shall be installed.

We appreciate your help in this matter.

**FREEDOM DEVELOPMENT, INC.**

  
J.V. VanAllen, President

JW/wb

**RECEIVED**

**MAR 12 1998**

**CITY - ENGINEERING**



**KANSAS**  
**DEPARTMENT OF HEALTH & ENVIRONMENT**  
BILL GRAVES, GOVERNOR  
Gary R. Mitchell, Secretary

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December 29, 1997

Jeff Cartwright  
Mid-Kansas Engineering Consultants  
411 N. Webb Rd.  
Wichita, KS 67206

RE: NPDES general permit for Stormwater Runoff from Construction Activity  
**Oak Ridge 2nd Addition**

Dear Mr. Cartwright;

Enclosed you will find an application which you submitted, on behalf of Freedom Development, Inc., to the Kansas Department of Health and Environment (KDHE) for the subject National Pollutant Discharge Elimination System (NPDES) permit and project. The application is being returned since it is deficient in the areas noted below. These deficiencies were discussed with you on various occasions.

The Notice of Intent did not include a detailed site map(s) indicating the anticipated significant changes in topography (see NOI instructions, page 2, E. Maps).

The "Sequence of Major Activities" does not mention erosion and sediment control measures other than final stabilization of the site. To successfully control erosion and sediment and to protect the water quality of Kansas' Surface Waters erosion and sediment control measures must be employed early and throughout the project development activities. The Sequence of Major Activities should reflect the project owners understanding of this basic erosion and sediment control practice.

The \$60.00 permit fee for coverage under the General Permit must be included with the NOI.

Since a valid application was not received, KDHE presumes the project was never constructed.

Construction activities which disturb five or more acres are required to be covered under the subject NPDES permit. Failure to obtain a permit prior to the initiation of construction, is a violation of Federal and State statutes and regulations. Should it be brought to the attention of KDHE that the subject project is underway or has been completed, KDHE can take enforcement action.

Sincerely,

David G. Freise, P.E.  
Industrial Stormwater Coordinator  
Bureau of Water

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**DEC 31 1997**

**CITY - ENGINEERING**

CC: City of Wichita  
South Central District Office  
Stormwater File  
Freedom Development, Inc.

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