

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9

September 4, 1997

STAFF REPORT
(One Step Final Plat)

CASE NUMBER: S/D 97-62 ROCKY CREEK 2ND ADDITION

OWNER/APPLICANT: Ritchie Development Corporation, 8100 E. 22nd St. North Bldg. 1000, Wichita, KS 67226

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

LOCATION: On the Northeast corner of 13th St. North, and 127th Street East.

SITE SIZE: 20 Acres

NUMBER OF LOTS

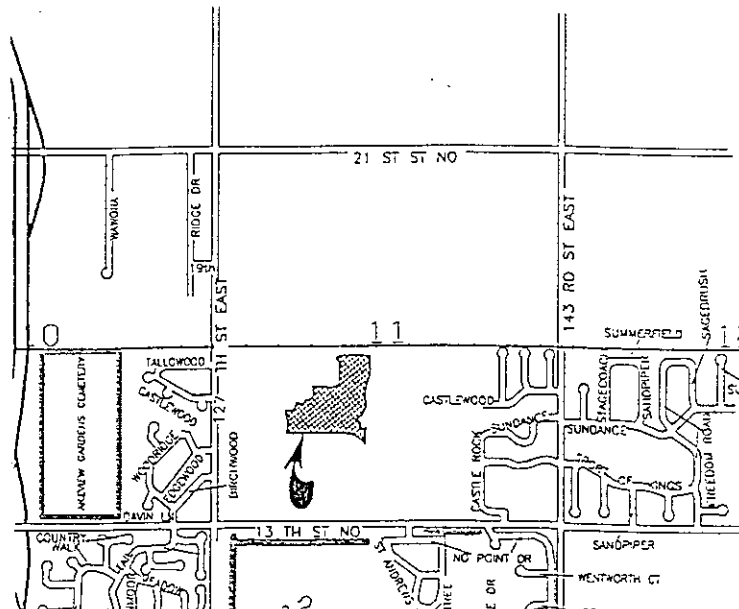
Residential:	59
Office:	
Commercial:	
Industrial:	
Total:	<u>59</u>

MINIMUM LOT AREA: 10,000 Sq. Ft.

CURRENT ZONING: "SF-6" (Single Family)

PROPOSED ZONING: "SF-6" (Single Family)

VICINITY MAP



Note: This is a replat of a portion of Rocky Creek Addition, previously approved in 1996.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitay sewer to serve the lots being platted. The guarantee will be with the County for use of the Four-Mile Creek System.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. Since Wichita water will be used, an Outside-the-City Water Agreement shall be provided.
- C. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks, specifically, along the east side of Rocky Creek Parkway.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property. County Engineering should be ready to comment on the applicant's drainage plan.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. 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 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 provide for maintaining the island located between Lot 1, Block 2 and Block 3. This island shall be identified on the plat drawing as Reserve A.
- 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. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per swelling 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. 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.
- L. The applicant's agent is reminded a plat binder shall be submitted prior to the final tracing being scheduled for City Council and County Commission approval.
- M. Due to this plat being within three miles of the City and also requiring an outside-the-City water agreement, the City Council must approve the plat. Therefore, the applicant's agent is required to place the Mayor and City Clerk's signature block on the plat.
- N. The Chair Pro Tem signature block should be modified to read Paul W. Hancock.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.

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*ROCKY CREEK SECOND ADDITION --- FINAL PLAT

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AREA BEARINGS 300*BOUNDARY

AREA = 863690.9373 (ACRES = 19.8276)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
480			1695992.3691	1692452.6090
	N 88 38 53.704 E	60.0000		
551			1695993.7845	1692512.5923
	N 28 24 38.475 E	123.9396		
578			1696102.7969	1692571.5613
	N 28 24 38.475 E	50.0000 (RADIAL)		
408		CURVE CENTER	1696146.7749	1692595.3508
	S 55 54 04.342 E	50.0000 (RADIAL)		
577			1696118.7438	1692636.7544
	N 88 38 53.704 E	74.2692		
575			1696120.4958	1692711.0029
	N 01 21 06.296 W	129.0000 (RADIAL)		
388		CURVE CENTER	1696249.4599	1692707.9597
	S 39 53 32.897 E	129.0000 (RADIAL)		
573			1696150.4847	1692790.6937
	N 38 35 35.662 E	58.0000		
1111			1696195.8172	1692826.8734
	N 38 35 35.439 E	71.0000 (RADIAL)		
385		CURVE CENTER	1696251.3104	1692871.1622
	S 88 38 53.704 W	71.0000 (RADIAL)		
384			1696249.6355	1692800.1820
	N 01 21 06.296 W	60.0000		
353			1696309.6188	1692798.7666
	N 88 38 53.704 E	330.0000		
345			1696317.4036	1693128.6747
	N 53 38 53.704 E	110.0000		
339			1696382.6051	1693217.2680
	N 01 21 06.296 W	284.9066		
329			1696667.4324	1693210.5470
	N 47 20 15.536 W	92.9055		
326			1696730.3923	1693142.2280
	S 31 30 32.685 E	188.0000 (RADIAL)		
405		CURVE CENTER	1696570.1115	1693240.4831
	N 01 21 06.296 W	188.0000 (RADIAL)		
404			1696758.0592	1693236.0481
	N 88 38 53.704 E	473.5666		

426				1696769.2308	1693709.4829
	S 01 21 06.296 E	138.0000			
429				1696631.2692	1693712.7384
	S 88 38 53.704 W	138.0000 (RADIAL)			
419		CURVE CENTER	1696628.0137	1693574.7768	
	S 76 51 11.289 E	138.0000 (RADIAL)			
435			1696596.6259	1693709.1599	
	S 13 08 48.711 W	169.4153			
467			1696431.6510	1693670.6267	
	S 76 51 11.289 E	432.0000 (RADIAL)			
422		CURVE CENTER	1696333.3935	1694091.3041	
	S 87 38 53.704 W	432.0000 (RADIAL)			
446			1696315.6667	1693659.6680	
	S 02 21 06.296 E	86.6225			
451			1696229.1171	1693663.2225	
	S 87 38 53.704 W	162.6366 (RADIAL)			
472		CURVE CENTER	1696222.4434	1693500.7229	
	S 42 21 06.296 E	162.6366 (RADIAL)			
945			1696102.2513	1693610.2879	
	S 47 38 53.704 W	207.2174			
1085			1695962.6530	1693457.1495	
	S 42 21 06.296 E	64.0000			
522			1695915.3555	1693500.2650	
	S 42 21 06.296 E	62.3948			
604			1695869.2444	1693542.2992	
	S 64 41 07.553 E	50.0000 (RADIAL)			
593		CURVE CENTER	1695847.8650	1693587.4979	
	S 05 48 38.342 E	50.0000 (RADIAL)			
602			1695798.1219	1693592.5599	
	S 05 48 38.342 E	180.0135			
606			1695619.0333	1693610.7847	
	N 63 07 15.815 W	165.0000			
519			1695693.6310	1693463.6107	
	S 82 15 39.151 W	228.5399			
516			1695662.8551	1693237.1524	
	S 88 52 44.205 W	700.0000			
494			1695649.1597	1692537.2864	
	S 86 11 39.328 W	432.0000 (RADIAL)			
52		CURVE CENTER	1695620.4862	1692106.2390	
	N 74 44 52.412 E	432.0000 (RADIAL)			
968			1695734.1310	1692523.0230	
	N 15 15 07.588 W	267.6659			
480			1695992.3691	1692452.6090	

CIRCULAR CURVE 578 408 577 L
 CENTRAL ANGLE = 84 18 42.817
 CHORD DIRECTION = N 76 15 17.067 E
 RADIUS = 50.0000
 LENGTH = 73.5760

TANGENT = 45.2672
 CHORD = 67.1151
 EXTERNAL = 17.4472
 MIDDLE ORDINATE = 12.9340

CIRCULAR CURVE 575 388 573 L
 CENTRAL ANGLE = 38 32 26.601
 CHORD DIRECTION = N 69 22 40.404 E
 RADIUS = 129.0000
 LENGTH = 86.7735
 TANGENT = 45.1003
 CHORD = 85.1467
 EXTERNAL = 7.6566
 MIDDLE ORDINATE = 7.2276

CIRCULAR CURVE 1111 385 384 R
 CENTRAL ANGLE = 50 03 18.265
 CHORD DIRECTION = N 26 22 45.483 W
 RADIUS = 71.0000
 LENGTH = 62.0274
 TANGENT = 33.1494
 CHORD = 60.0736
 EXTERNAL = 7.3574
 MIDDLE ORDINATE = 6.6666

CIRCULAR CURVE 326 405 404 R
 CENTRAL ANGLE = 30 09 26.389
 CHORD DIRECTION = N 73 34 10.510 E
 RADIUS = 188.0000
 LENGTH = 98.9528
 TANGENT = 50.6512
 CHORD = 97.8145
 EXTERNAL = 6.7037
 MIDDLE ORDINATE = 6.4729

CIRCULAR CURVE 429 419 435 R
 CENTRAL ANGLE = 14 29 55.006
 CHORD DIRECTION = S 05 53 51.208 W
 RADIUS = 138.0000
 LENGTH = 34.9207
 TANGENT = 17.5541
 CHORD = 34.8276
 EXTERNAL = 1.1120
 MIDDLE ORDINATE = 1.1031

CIRCULAR CURVE 467 422 446 L
 CENTRAL ANGLE = 15 29 55.006
 CHORD DIRECTION = S 05 23 51.208 W
 RADIUS = 432.0000

LENGTH = 116.8568
TANGENT = 58.7873
CHORD = 116.5008
EXTERNAL = 3.9816
MIDDLE ORDINATE = 3.9452

CIRCULAR CURVE 451 472 945 R
CENTRAL ANGLE = 50 00 00.000
CHORD DIRECTION = S 22 38 53.704 W
RADIUS = 162.6366
LENGTH = 141.9272
TANGENT = 75.8387
CHORD = 137.4664
EXTERNAL = 16.8130
MIDDLE ORDINATE = 15.2378

CIRCULAR CURVE 604 593 602 L
CENTRAL ANGLE = 121 07 30.789
CHORD DIRECTION = S 35 14 52.948 E
RADIUS = 50.0000
LENGTH = 105.7017
TANGENT = 88.6005
CHORD = 87.0893
EXTERNAL = 51.7352
MIDDLE ORDINATE = 25.4264

CIRCULAR CURVE 494 52 968 L
CENTRAL ANGLE = 11 26 46.916
CHORD DIRECTION = N 09 31 44.130 W
RADIUS = 432.0000
LENGTH = 86.3036
TANGENT = 43.2959
CHORD = 86.1601
EXTERNAL = 2.1642
MIDDLE ORDINATE = 2.1534