

December 22, 1994

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 94-82 LAKE RIDGE 3RD ADDITION

OWNER/APPLICANT: R.B.R., Inc., Attn: Randy Dean, 1147 Coach House Ct., Wichita, KS 67235

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

LOCATION: North of 21st Street North and east of Ridge Road

SITE SIZE: 2.73 Acres

NUMBER OF LOTS

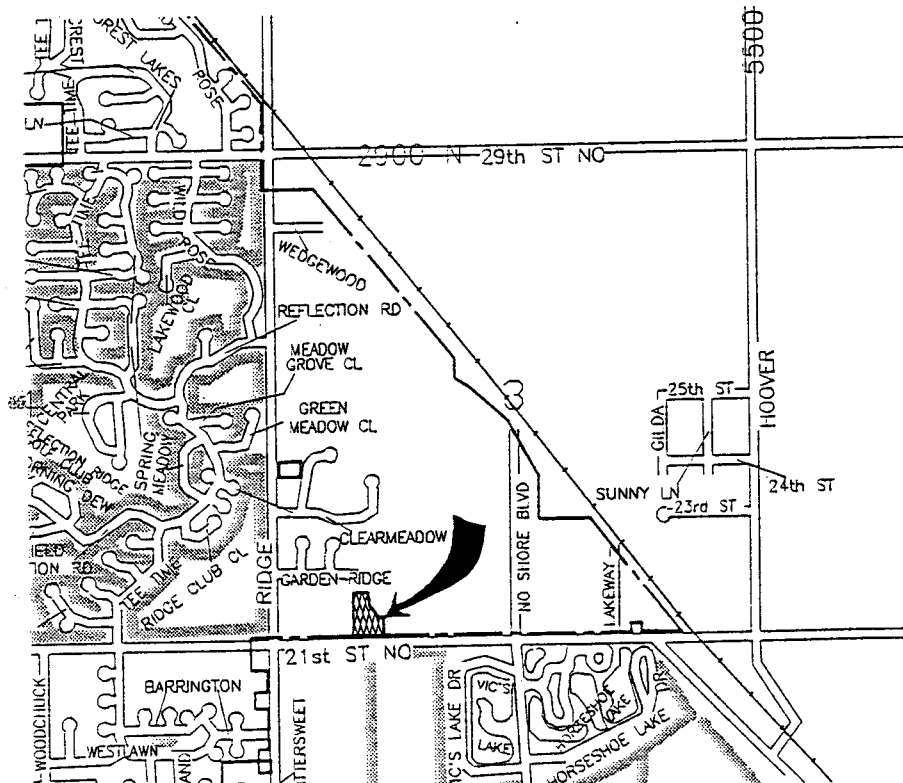
Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	<u>6</u>

MINIMUM LOT AREA: 7,200 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING:

VICINITY MAP:



NOTE: This Addition is a replat of a portion of the recently platted (1/94) Lake Ridge 2nd Addition. Because of problems with installing the street, Garden Ridge Court in the area of the indicated pipeline easement, this replat is being undertaken so as to now locate the street entirely outside of the pipeline easement. As a result, lot configurations, the alignment and extension of certain easements, etc. are also being replatted.

STAFF COMMENTS:

- A. City Engineering needs to indicate if revised petitions for needed improvements should be submitted or if agreements on redistributing existing specials would be sufficient.
- Also, as indicated on the sketch plat various sanitary sewer, stormwater sewer, etc. improvements appear to have already been made. Engineering, therefore, also needs to indicate if any guarantees need to be provided to either relocate or reconstruct any such improvements.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Since Garden Ridge Court is being platted with a reduced right-of-way, the area adjacent or along the western portions of Lots 1 through 6 shown as a utility easement (and building setback) shall be indicated as a "street-drainage-utility" easement (in addition to being a building setback).
- D. Provisions shall be made for ownership and maintenance of the proposed reserve. 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 reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities. This covenant shall also require the homeowners' association to be responsible for the maintenance of the "parking strip" between this site's south property line and the driving surface for 21st Street North.
- E. 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.
- F. Since this is a replat of a portion of a previous Addition, with each having various rights to use and obligations to maintain the Reserves of these additions, the applicant shall either provide proof that such rights and obligations exist between the two Additions or submit for recording legal documents assuring this.
- G. Since this plat proposes the platting of narrow street right-of-way with adjacent "street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any

plantings within the easement shall be reviewed by the City Forestry Division prior to installation.

- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 26-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.
- I. The applicant shall provide proof, by letter from the pipeline company or by copy of the pipeline easement agreements, that the pipeline easement as shown is sufficient and that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- J. Since the plat's text does not now indicate that utilities are being confined to specific easements within Reserve A, uses such as a gazebo or signs would be in conflict with the possible locations of utilities and should therefore not be noted as an allowed use in the plat's text.
- K. On the final plat tracing, the MAPC signature block shall be amended to indicate John W. McKay, Jr. as Chairman.
- L. 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.
- M. 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.
- N. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.
- Q. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- R. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted in final form only.

CLOSURE - LAKE RIDGE 3RD ADD.

L001

1			N	5000.000	E	5000.000	S	0+00
	EAST	166.250						
2			N	5000.000	E	5166.250	S	1+66.250
	S 09-32'34.0"E	120.320						
3			N	4881.345	E	5186.197	S	2+86.570
	S 37-39'18.0"E	179.570						
4			N	4739.179	E	5295.897	S	4+66.140
	S 87-22'30.0"E	50.120						
5			N	4736.883	E	5345.965	S	5+16.260
	S 00-01'11.0"W	181.180						
6			N	4555.703	E	5345.902	S	6+97.440
	S 89-39'36.0"W	345.910						
7			N	4553.651	E	4999.999	S	10+43.350
	N 00-00'00.7"E	446.349						
1			N	5000.000	E	5000.000	S	14+89.699
LENGTH=	1489.699	AREA=		118946.851 SF			2.731 ACRES	