

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 98-109 - BAY RIDGE ADDITION

OWNER/APPLICANT: Bay Ridge, L.L.C., 7570 W. 21st, Wichita, KS 67205

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

LOCATION: North side of 45th St. North, West side of Ridge Road

SITE SIZE: 90.64 acres

NUMBER OF LOTS

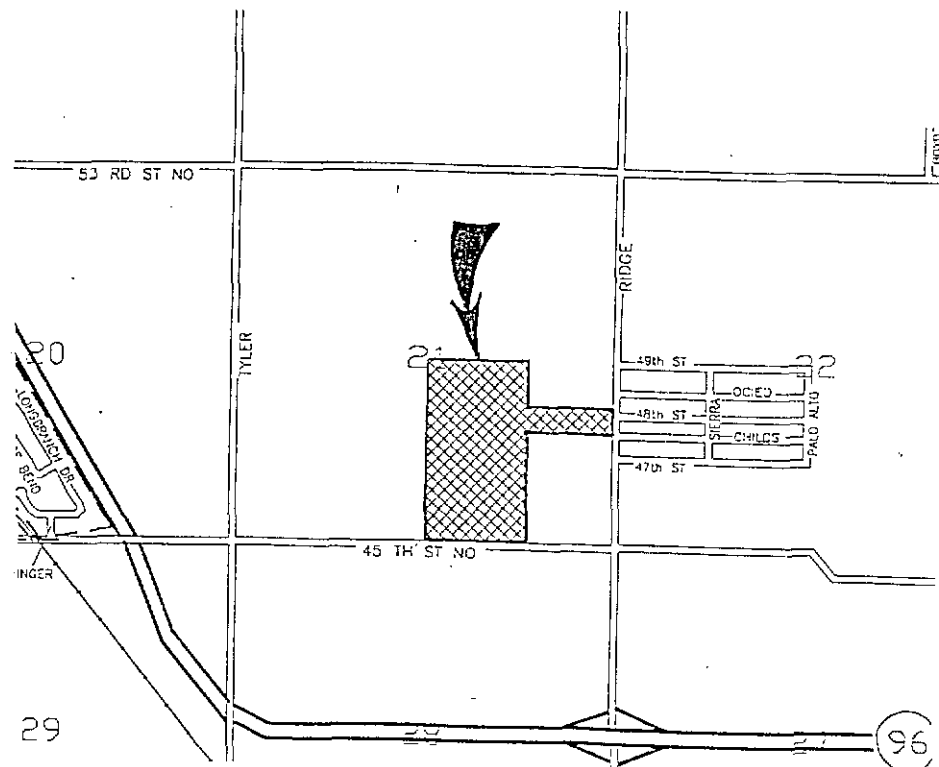
Residential:	7
Office:	
Commercial:	
Industrial:	
Total:	<u>7</u>

MINIMUM LOT AREA: 5.0 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County within three miles of Wichita's City limits. This site is located in the County in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. The site has been approved for a Conditional Use (CU-463) as an Outdoor Recreation and Entertainment Facility.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage concept.
- D. This plat encompasses additional land that was not approved in association with CU-463 and a amendment to the Conditional Use will be required.
- E. County Engineering needs to comment on the access controls. The plat denotes one access opening along Ridge and six openings along 45th St. North. On the final plat, the dedication of access controls shall be referenced in the plat's text.
- F. County Engineering needs to comment on the need for additional right-of-way for Ridge Road - currently a 40-ft half street right-of-way. The Subdivision regulations require a 50-ft minimum for a half-street right-of-way for section line roads.
- G. County Fire shall comment on the acceptability of the access easements. The plat denotes a 2,200-ft access easement from 45th St. North to Lot 4 and a 1,600-ft access easement from 45th St. North to Lot 6. The access easements will need to be established by separate instrument.
- H. The legal description in the platting binder (Parcel 2) does not appear to coincide with the land being platted.
- I. The two tie points at the south line of the plat need to be revised to reference the southwest and southeast corners of the quarter section.
- J. 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.
- K. 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.

- 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. (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.)
- 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- 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. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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.
- T. 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.

STAFF REPORT
(Final Plat, Preliminary Plat Approved 12/31/98)

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SITE SIZE: 88.88 acres

NUMBER OF LOTS

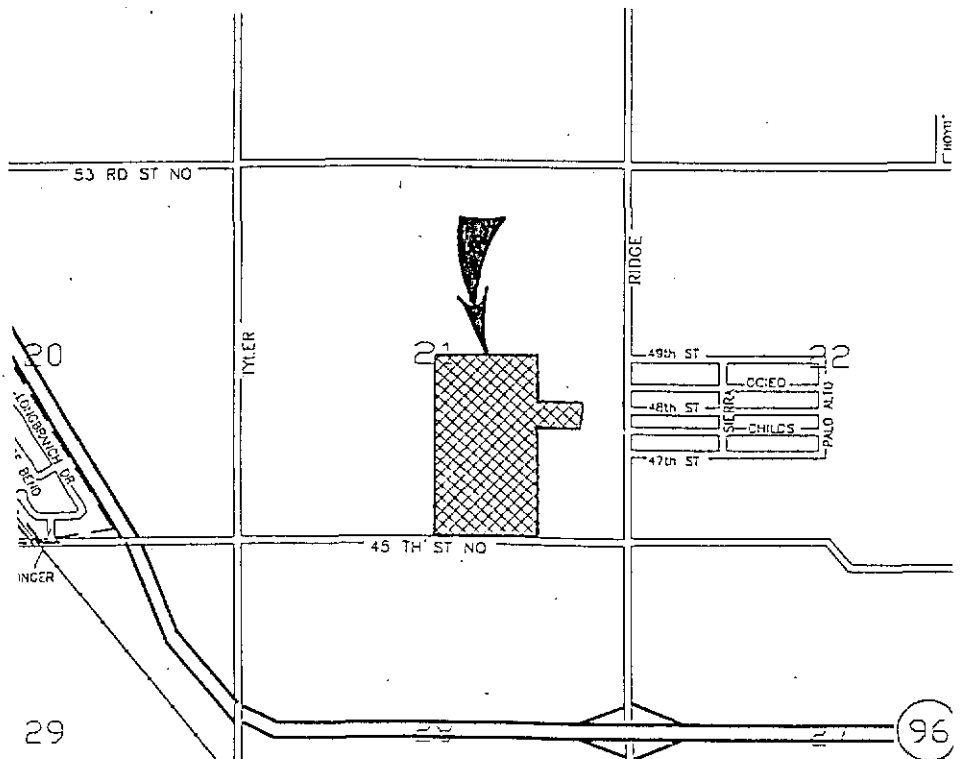
Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	<u>5</u>

MINIMUM LOT AREA: 5.0 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County within three miles of Wichita's City limits. This site is located in the County in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. The site has been approved for a Conditional Use (CU-463) as an Outdoor Recreation and Entertainment Facility.

This final plat has eliminated one lot previously platted to the east adjoining Ridge Road, which had not been included in the associated CUP.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage concept. The drainage concept is approved. Revised minimum pads need to be platted. Floodway reserves need to be platted.
- D. This plat encompasses additional land that was not approved in association with CU-463 and a amendment to the Conditional Use will be required.

This additional land has been eliminated from the final plat.

- E. County Engineering needs to comment on the access controls. The plat denotes one access opening along Ridge and six openings along 45th St. North. On the final plat, the dedication of access controls shall be referenced in the plat's text. County Engineering has approved one opening per lot along 45th St. North.

The final plat denotes two openings for lots 1 and 2.

- F. The Register of Deeds shall be revised to read, "Bill Meek".
- G. County Fire shall comment on the acceptability of the access easements. The plat denotes a 2,200-ft access easement from 45th St. North to Lot 4 and a 1,600-ft access easement from 45th St. North to Lot 6. The access easements will need to be established by separate instrument. County Fire requests turnarounds for each access easement.
- H. In accordance with the Subdivision regulations, the private roads should both be platted as reserves. A modification will need to be granted by the Subdivision Committee for these private streets, as the Subdivision regulations require that the streets be constructed to public street standards. Guarantees will also be required for their construction. A covenant shall be filed setting forth ownership and maintenance of private drive reserves along with future reversionary rights of the reserve to the lots benefitting from the reserve.

- I. On the final tracing, the two tie points at the south line of the plat need to be revised to reference the southwest and southeast corners of the quarter section.
- J. 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.
- K. 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.
- 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. (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.)
- 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.
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- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

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*BAY RIDGE ADDITION --- FINAL PLAT

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AREA BEARINGS 7*BOUNDARY Plat

AREA = 3948301.8995 (ACRES = 90.6405)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
1			1717438.3155	1620126.9697
	N 86 57 13.395 E	1314.3986		
23			1717508.1660	1621439.5110
	S 01 07 46.050 E	662.9281		
26			1716845.3667	1621452.5783
	N 86 54 24.572 E	1274.7384		
40			1716914.1514	1622725.4595
	S 01 13 45.617 E	372.0271		
41			1716542.2099	1622733.4411
	S 87 26 31.245 W	1275.0346		
27			1716485.3045	1621459.6770
	S 01 07 46.055 E	331.2430		
28			1716154.1259	1621466.2063
	S 01 07 20.064 E	1304.6008		
29			1714849.7753	1621491.7576
	S 87 57 21.878 W	1316.7780		
4			1714802.8116	1620175.8174
	N 01 03 42.574 W	2635.9565		
1			1717438.3155	1620126.9697

10*Sec Boundary

AREA = 100309.4350 (ACRES = 2.3028)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
2			1716474.0791	1620144.8413
	N 87 26 31.395 E	60.0205		
42			1716476.7578	1620204.8020
	S 01 03 42.566 E	1672.0931		
7			1714804.9518	1620235.7880
	S 87 57 22.050 W	60.0088		
4			1714802.8116	1620175.8174

2 N 01 03 42.576 W 1671.5545
1716474.0791 1620144.8413

8*RESERVE A

AREA = 1210978.1658 (ACRES = 27.8002)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
10			1715470.8211	1620388.4748
	N 01 03 42.551 W	125.0001		
9			1715595.7997	1620386.1584
	N 28 22 14.346 E	656.4029		
12			1716173.3634	1620698.0637
	N 34 56 48.342 W	385.0000		
11			1716488.9420	1620477.5299
	S 87 26 31.238 W	232.9864		
8			1716478.5437	1620244.7757
	N 01 03 42.574 W	539.9999		
6			1717018.4509	1620234.7688
	N 86 57 13.399 E	557.1394		
14			1717048.0587	1620791.1209
	S 58 49 13.007 E	422.7917		
17			1716829.1692	1621152.8393
	S 01 07 46.074 E	357.3275		
18			1716471.9111	1621159.8828
	S 24 15 33.599 E	356.4002		
19			1716146.9828	1621306.3160
	S 01 07 46.074 E	643.0780		
20			1715504.0297	1621318.9921
	S 87 57 21.878 W	931.1097		
10			1715470.8211	1620388.4748

9*RESERVE B

AREA = 218772.2014 (ACRES = 5.0223)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
18			1716471.9111	1621159.8828
	N 87 26 31.178 E	300.0932		
27			1716485.3045	1621459.6770
	S 01 07 46.055 E	331.2430		
28			1716154.1259	1621466.2063
	S 01 07 20.064 E	1304.6008		
29			1714849.7753	1621491.7576
	S 87 57 21.927 W	60.0078		

22			1714847.6351	1621431.7880
	N 01 07 20.057 W	660.0854		
21			1715507.5939	1621418.8599
	S 87 57 21.701 W	99.9314		
20			1715504.0297	1621318.9921
	N 01 07 46.074 W	643.0780		
19			1716146.9828	1621306.3160
	N 24 15 33.599 W	356.4002		
18			1716471.9111	1621159.8828

10*RESERVE C

AREA = 100309.4350 (ACRES = 2.3028)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
2			1716474.0791	1620144.8413
	N 87 26 31.395 E	60.0205		
42			1716476.7578	1620204.8020
	S 01 03 42.566 E	1672.0931		
7			1714804.9518	1620235.7880
	S 87 57 22.050 W	60.0088		
4			1714802.8116	1620175.8174
	N 01 03 42.576 W	1671.5545		
2			1716474.0791	1620144.8413

1*LOT 1

AREA = 394931.5926 (ACRES = 9.0664)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
15			1715486.2646	1620821.2072
	N 87 57 21.851 E	598.0332		
21			1715507.5939	1621418.8599
	S 01 07 20.057 E	660.0854		
22			1714847.6351	1621431.7880
	S 87 57 21.860 W	598.7292		
16			1714826.2810	1620833.4397
	N 01 03 42.588 W	660.0970		
15			1715486.2646	1620821.2072

2*LOT 2

AREA = 394701.1959 (ACRES = 9.0611)

POINT	BEARING	DISTANCE	NORTH	EAST
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			COORDINATE	COORDINATE
5			1715464.9354	1620223.5556
	N 87 57 21.872 E	598.0321		
15			1715486.2646	1620821.2072
	S 01 03 42.588 E	660.0970		
16			1714826.2810	1620833.4397
	S 87 57 21.873 W	598.0322		
7			1714804.9518	1620235.7880
	N 01 03 42.557 W	660.0970		
5			1715464.9354	1620223.5556

3*LOT 3

AREA = 327939.4136 (ACRES = 7.5285)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
42			1716476.7578	1620204.8020
	N 87 26 31.182 E	272.9999		
11			1716488.9420	1620477.5299
	S 34 56 48.342 E	385.0000		
12			1716173.3634	1620698.0637
	S 28 22 14.346 W	656.4029		
9			1715595.7997	1620386.1584
	S 01 03 42.551 E	125.0001		
10			1715470.8211	1620388.4748
	S 87 57 21.865 W	165.0242		
5			1715464.9354	1620223.5556
	N 01 03 42.573 W	1011.9962		
42			1716476.7578	1620204.8020

4*LOT 4

AREA = 333267.0529 (ACRES = 7.6508)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
1			1717438.3155	1620126.9697
	N 86 57 13.412 E	657.1994		
13			1717473.2407	1620783.2404
	S 01 03 42.560 E	425.2550		
14			1717048.0587	1620791.1209
	S 86 57 13.399 W	557.1394		
6			1717018.4509	1620234.7688
	S 01 03 42.574 E	539.9999		
8			1716478.5437	1620244.7757

2	S 87 26 31.180 W	100.0341	1716474.0791	1620144.8413
1	N 01 03 42.569 W	964.4020	1717438.3155	1620126.9697

5*LOT 5

AREA = 732284.0460 (ACRES = 16.8109)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
13			1717473.2407	1620783.2404
	N 86 57 13.379 E	657.1993		
23			1717508.1660	1621439.5110
	S 01 07 46.050 E	662.9281		
26			1716845.3667	1621452.5783
	N 86 54 24.563 E	637.6272		
31			1716879.7730	1622089.2765
	S 01 07 46.064 E	366.0898		
32			1716513.7543	1622096.4927
	S 87 26 31.209 W	937.5441		
18			1716471.9111	1621159.8828
	N 01 07 46.074 W	357.3275		
17			1716829.1692	1621152.8393
	N 58 49 13.007 W	422.7917		
14			1717048.0587	1620791.1209
	N 01 03 42.560 W	425.2550		
13			1717473.2407	1620783.2404

6*LOT 6

AREA = 227820.9145 (ACRES = 5.2300)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
31			1716879.7730	1622089.2765
	N 86 54 24.598 E	617.6161		
38			1716913.0994	1622705.9928
	S 01 11 14.135 E	371.8513		
39			1716541.3279	1622713.6976
	S 87 26 31.253 W	617.8205		
32			1716513.7543	1622096.4927
	N 01 07 46.064 W	366.0898		
31			1716879.7730	1622089.2765

PRINTER