

STAFF REPORT
(ONE-STEP FINAL PLAT)

CASE NUMBER: SUB 2002-31 -- THE FAIRMONT SECOND ADDITION

OWNER/APPLICANT: Ritchie Dev. Corp., Attn: R. Ramseyer, 8100 E. 22nd St. N., Bldg. 1000, Wichita, KS 67226; Jack Ritchie, Kevin Mullen & George Laham, II, 8100 E. 22nd St. N., Bldg 1000, Wichita, KS 67226

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

LOCATION: West side of 127th St. East., North of 21st St. North

SITE SIZE: 13.8 acres

NUMBER OF LOTS

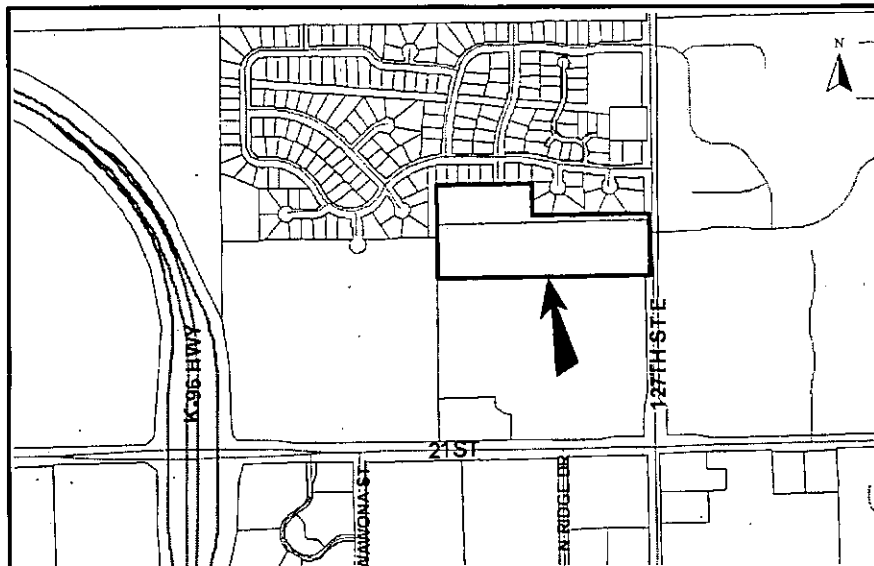
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 13.8 acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: MF-18, Multi-Family Residential

VICINITY MAP



NOTE: This is an unplatted site located within the City. A zone change has been approved (ZON 2002-02) from SF-5, Single-Family Residential to MF-18, Multi-Family Residential subject to platting.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. City Engineering needs to comment on the need for other guarantees or easements. *1/4 offset ^{drainage} easements required*
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. Traffic Engineering needs to comment on the access controls, particularly the need for alignment of the proposed opening with Camden Chase across 127th St. East. The plat proposes one access opening along 127th St. East
- E. The applicant shall guarantee the paving of 127th St. East.
- F. Traffic Engineering requests a guarantee for a left turn lane.
- Approved*
- 1/2 width Woodridge road
const drive
Easement access
through site*
- G. A second point of access from Woodridge to the north is needed by City Fire Department. A dedication of street right-of-way shall be platted for a turnaround and a guarantee shall be submitted for the paving of the turnaround.
- H. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations which state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- I. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- J. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- K. 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.)
- L. 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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- M. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- N. 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.
- O. 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.
- 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.
- S. 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 AutoCAD. This will be used by the City and County GIS Department.

FAIRCLOSE

CLOSURE - THE FAIRMONT 2ND

PT 01	North: 23920.8707	East : 27476.7186
Line	Course: S 00-37-59 E	Length: 380.0000
PT 02	North: 23540.8939	East : 27480.9171
Line	Course: S 89-13-23 W	Length: 1336.2900
PT 03	North: 23522.7741	East : 26144.7500
Line	Course: N 00-35-35 W	Length: 570.0000
PT 04	North: 24092.7436	East : 26138.8502
Line	Course: N 89-13-23 E	Length: 590.8900
PT 05	North: 24100.7559	East : 26729.6858
Line	Course: S 00-37-59 E	Length: 190.0000
PT 06	North: 23910.7675	East : 26731.7851
Line	Course: N 89-13-23 E	Length: 745.0000
PT 01	North: 23920.8696	East : 27476.7166