

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10  
December 10, 1998

**STAFF REPORT**  
(Preliminary Plat)

**CASE NUMBER:** S/D 98-115 - HUNTERS RIDGE ADDITION

**OWNER/APPLICANT:** Greystone Construction, Inc., Attn: Quentin J. Moeder, 4700 W. Irving, Wichita, KS 67209

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

**LOCATION:** North side of Pawnee, East of 119th St. West

**SITE SIZE:** 15.95 acres

**NUMBER OF LOTS**

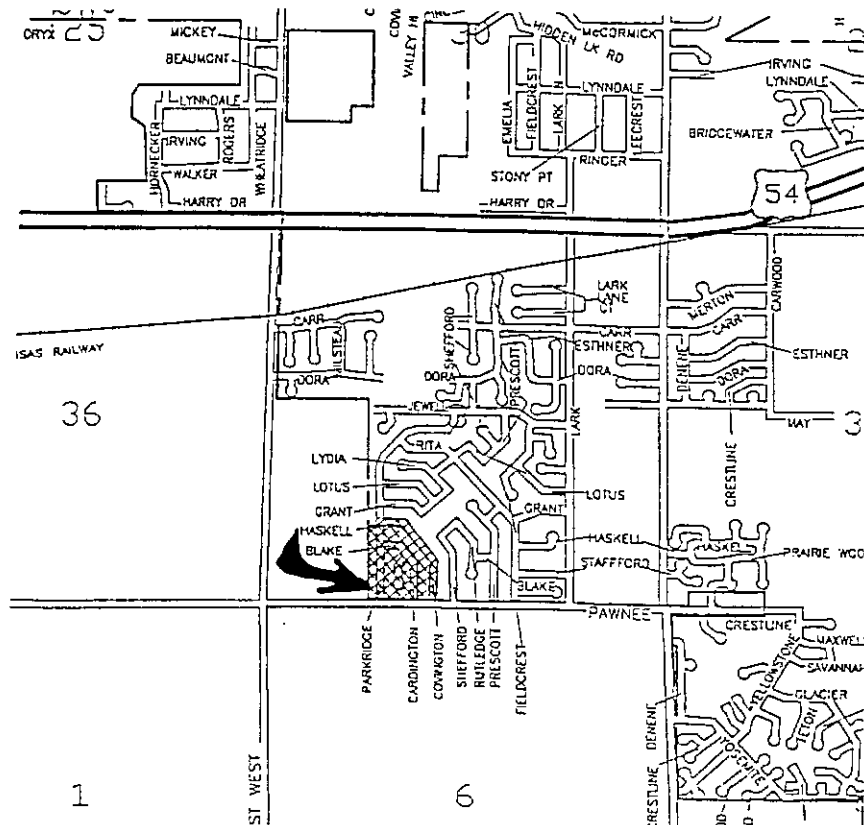
Residential:	51
Office:	
Commercial:	
Industrial:	
Total:	<u>51</u>

**MINIMUM LOT AREA:** 7,500 sq. ft.

**CURRENT ZONING:** SF-6, Single-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



Note: This is a replat of the Pawnee Mesa Addition. This replat reduces the number of lots from 25 to 13 lots in Block 2, and eliminates a cul-de-sac from the inner loop street.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots. City Engineering needs to comment on the need for other guarantees or easements.
- 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 concept.
- D. The applicant shall guarantee the paving of the proposed interior streets. This paving guarantee shall also provide for sidewalks on one side of the 64-ft streets and on both sides of Parkridge, which is platted as a 66-ft collector.
- E. The access controls shall be referenced in the plat's text on the final plat.
- F. Traffic Engineering needs to comment on the need for improvements to Pawnee.
- G. 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.)
- H. 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.
- I. 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.

- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. 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.
- O. 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.



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The final plat has not denoted requested easements along the rear line of lots 1 through 5, Block B; and between lots 7 and 8, Block A.

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# CLOSURE- HUNTERS RIDGE ADD,

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1			N	5000.000	E	5000.000	S	0+00
2	NORTH	787.630	N	5787.630	E	5000.000	S	7+87.630
3	EAST	166.000	N	5787.630	E	5166.000	S	9+53.630
4	NORTH	27.000	N	5814.630	E	5166.000	S	9+80.630
	EAST	315.350	N	5814.630	E	5481.350	S	12+95.980
PC1								
	R =	112.850	L =	88.632	DEL = +	45-00'00.0"		
	T =	46.744	LC =	86.372	S	67-30'00.0"E		
PT1			N	5781.577	E	5561.147	S	13+84.612
	S	45-00'00.0"E						423.970
PC2			N	5481.785	E	5860.939	S	18+08.582
	R =	112.850	L =	88.632	DEL = +	45-00'00.0"		
	T =	46.744	LC =	86.372	S	22-30'00.0"E		
PT2			N	5401.988	E	5893.992	S	18+97.214
	SOUTH	388.040						
11			N	5013.948	E	5893.992	S	22+85.254
	S	89-06'22.1"W						894.101
1			N	5000.000	E	5000.000	S	31+79.355
LENGTH=	3179.355	AREA=		650067.406 SF				14.923 ACRES