

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2005-54 -- KRUG NORTH 2nd ADDITION

OWNER/APPLICANT: Chestnut Ridge, LLC, Attn: Rob Ramseyer, 8100 E. 22nd St. N., Bldg 1000, Wichita, KS 67226

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

LOCATION: North of 21st St. North, West side of 143rd St. East

SITE SIZE: 60.88 acres

NUMBER OF LOTS

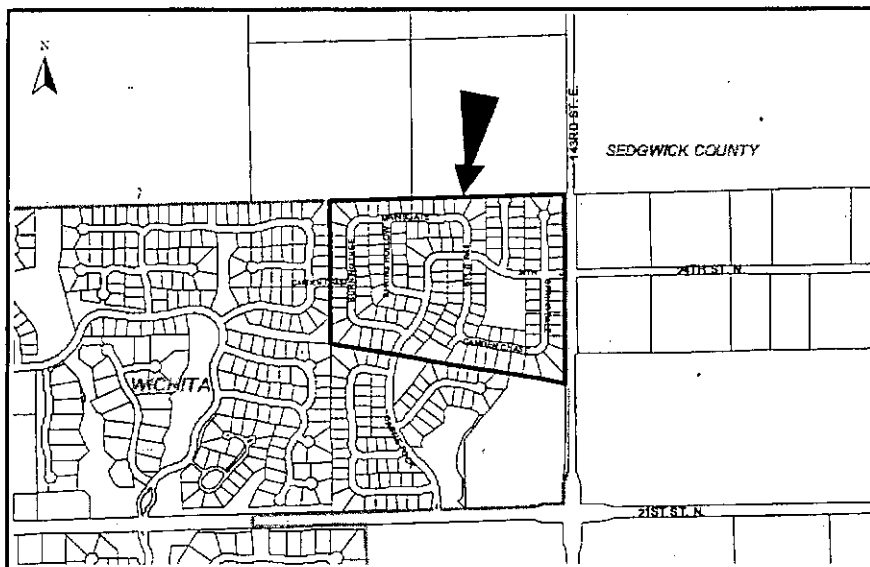
Residential:	141
Office:	
Commercial:	
Industrial:	
Total:	141

MINIMUM LOT AREA: 10,200 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



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NOTE: This is a replat of the northern portion of Krug North Addition. Five new cul-de-sacs are proposed resulting in four fewer lots. The site is located within the 100-year floodplain.

STAFF COMMENTS:

- A. Petitions have been provided with Krug North Addition for sewer, water, drainage and paving improvements. New petitions are needed including sewer (main and lateral), water, drainage and paving improvements.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City/County Engineering needs to comment on the status of the applicant's drainage plan. County Engineering requests a drainage plan.
- D. 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.
- E. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves for that Addition, but not being replatted by this Addition, the above covenants and/or other legal documents shall be provided which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.
- F. County Engineering has requested a guarantee for paving of 143rd St. to the north line of plat.
- G. An onsite benchmark is needed.
- H. Sedgwick County requests annexation of 143rd St. by the City.
- I. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.
- J. 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 the governing body.
- K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling 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.
- L. GIS needs to comment on the plat's street names. Revised street names are needed.
- M. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

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- N. The platting 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.
- O. 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.)
- P. 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.
- Q. 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.
- R. 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.
- S. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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.
- W. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

KRUG2CLO

CLOSURE - KRUG NORTH 2ND ADDITION

PT 01	North: 24931.2246	East : 16978.9232
Line	Course: S 00-24-35 E	Length: 1585.990
PT 02	North: 23345.2751	East : 16990.2645
Line	Course: N 70-09-32 W	Length: 37.610
PT 03	North: 23358.0404	East : 16954.8872
Line	Course: N 78-29-12 W	Length: 210.080
PT 04	North: 23399.9715	East : 16749.0343
Line	Course: N 80-14-29 W	Length: 1537.530
PT 05	North: 23660.5792	East : 15233.7515
Line	Course: N 80-56-41 W	Length: 242.450
PT 06	North: 23698.7378	East : 14994.3231
Line	Course: N 00-31-24 W	Length: 1182.980
PT 07	North: 24881.6684	East : 14983.5181
Line	Course: N 88-34-39 E	Length: 1996.030
PT 01	North: 24931.2194	East : 16978.9329