SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3
FEBRUARY 8, 2007

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2007-05 -- MAPLERIDGE ADDITION

OWNER/APPLICANT: Maple and Ridge LLC, P.O. Box 547, Andover, KS 67002

AGENT: Laham Development, 150 N. Market, Wichita, KS 67202

SURVEYOR: K.E. Miller Engineering, P.A., 516 S. Market, Wichita, KS 67202

LOCATION: Southeast corner of Maple and Ridge

SITE SIZE: 1.73 acres

NUMBER OF LOTS

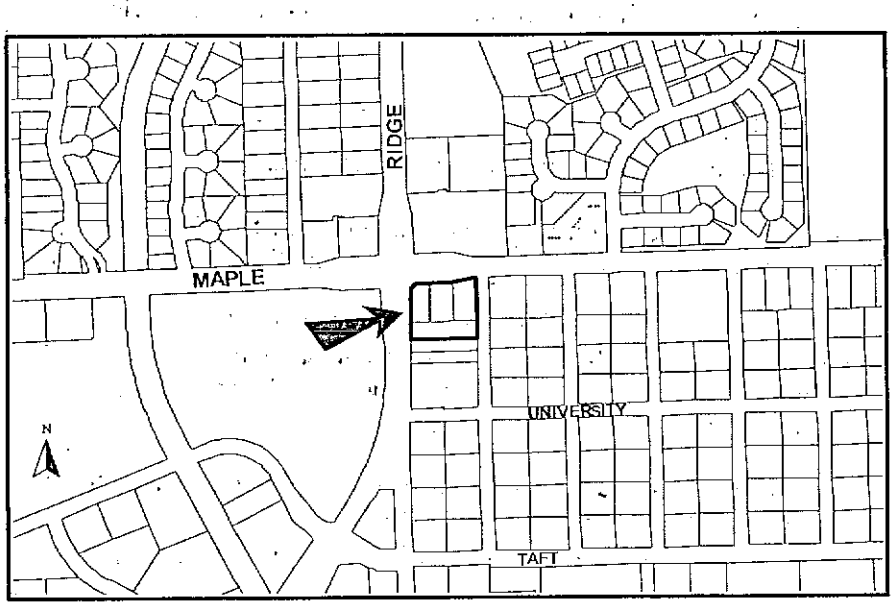
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 1.73 acres

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of the King's Maple Addition, King's Maple 2nd Addition and the King's Maple 3rd Addition. Protective Overlays (P-O#63, 69, 70) were also approved for this site addressing off-site signs, lighting, building height, uses, and screening.

STAFF COMMENTS:

A. Water and sewer services are available (but sewer is only available at a manhole in the extreme southeast corner.)

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. **Traffic Engineering** needs to comment on the access controls. The plat proposes two access openings along both Maple and Ridge. ***One opening is permitted along Maple which shall be located a minimum of 120 feet from the intersection. Two rights-in/out openings are permitted along Ridge, the northernmost opening being a minimum of 75 feet from the intersection.***

E. A block number or letter and lot number shall be denoted on the face of the plat.

F. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlays and their special conditions for development on this property.

G. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

H. On the final plat tracing, the signature line for the City Clerk needs to be revised to reference "Karen Sublett".

I. A legend is needed to include property alignments.

J. **County Surveying** advises that the basis of bearing needs to be defined.

K. 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.

L. 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.

M. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)

N. 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.

O. 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.

P. 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.

Q. 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.

R. Perimeter closure computations shall be submitted with the final plat tracing.

S. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

T. 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.

U. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov. Please include the name of the plat on the disc.