



TRANSMITTAL

TO: Vickie Huang	FROM: Trevor Kurth
COMPANY: City of Wichita	DATE: 11/18/04
ADDRESS:	PROJECT: Southern Ridge 3rd
CITY/STATE: Wichita, Kansas	PROJECT NUMBER: 04-10-P491

RE:
Drainage & Grading Plan

VIA: DELIVERY

We are sending you ATTACHED UNDER SEPARATE COVER

PLANS PRINTS SHOP DRAWINGS SAMPLES SPECS
 COPY OF LETTER CHANGE ORDER DISK OTHER STORMCAD

COPIES	DATE	DESCRIPTION
2	11-18-04	Southern Ridge 3rd Drainage Plan
2	11-18-04	Southern Ridge 3rd Grading Plan

URGENT FOR APPROVAL FOR YOUR INFO FOR REVIEW & COMMENT

APPROVED; AS NOTED REVISE AS NOTED REVISE AND RETURN

AS REQUESTED PLEASE REPLY FOR BIDS DUE

NOTES/ COMMENTS:

SIGNED: Trevor Kurth

Copy:

ENGINEERING
SURVEYING
PLANNING
LANDSCAPE
ARCHITECTURE

B a u g h m a n
C o m p a n y , P . A .
315 Ellis Street
Wichita, Kansas 67203
P 316.262.7271
F 316.262.0149

STAFF REPORT
(Final Portion of Overall Preliminary Plat)

CASE NUMBER: SUB 2004-138 -- SOUTHERN RIDGE THIRD ADDITION

OWNER/APPLICANT: Maize Road, LLC, Attn: Jay Russell, P.O. Box 75337, Wichita, KS 67275-5337

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

LOCATION: South of Pawnee, West side of Maize

SITE SIZE: 63.07 acres

NUMBER OF LOTS

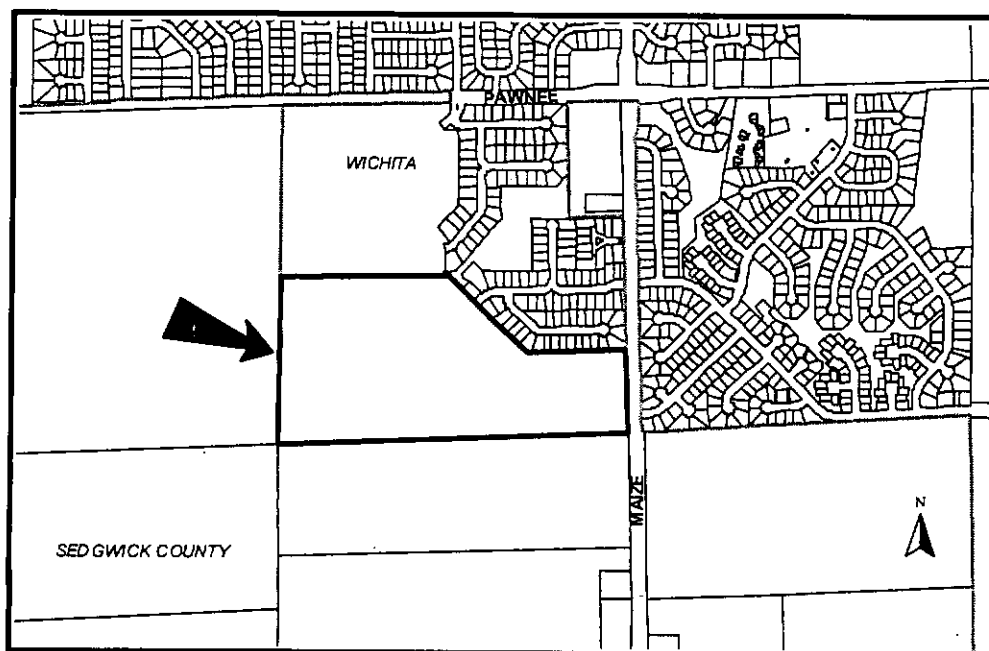
Residential:	188
Office:	
Commercial:	
Industrial:	
Total:	188

MINIMUM LOT AREA: 7,749 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP

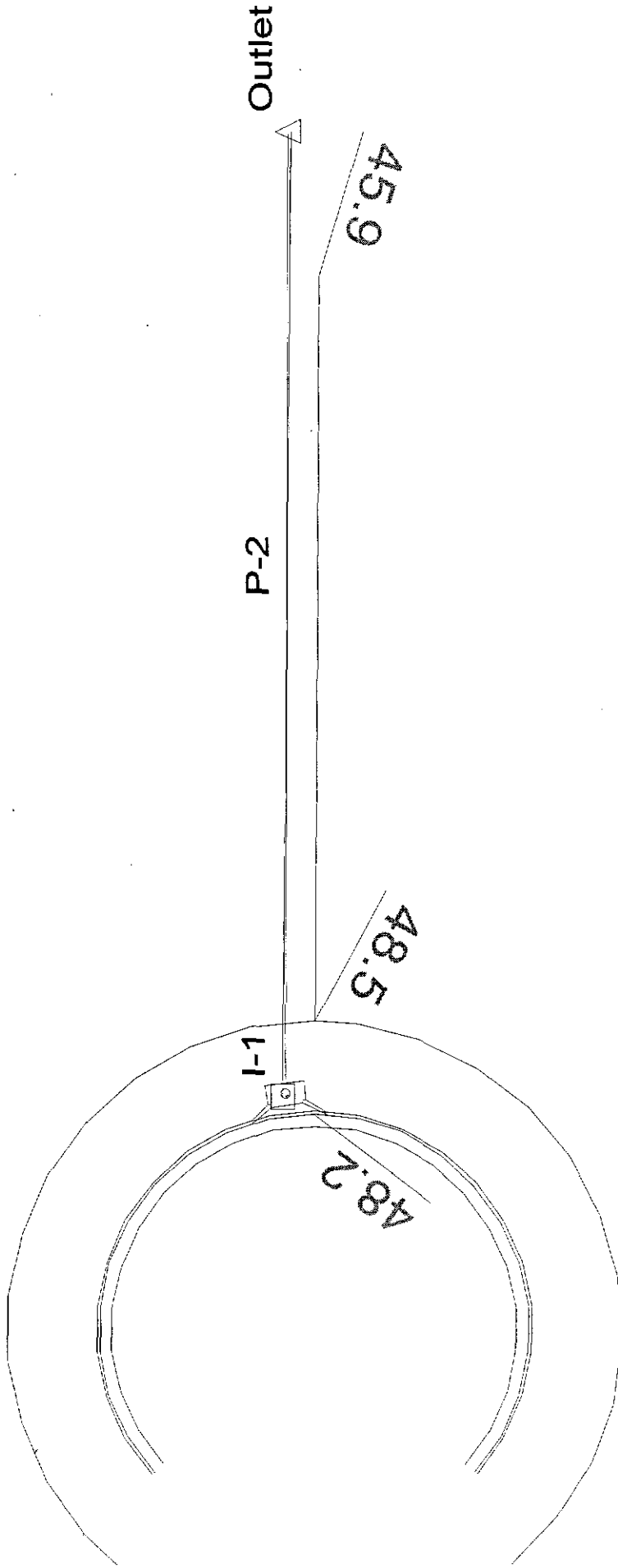


NOTE: An overall preliminary plat was approved for this site in October 2002. This plat consists of the south portion of the overall preliminary plat and represents the third phase of development. This plat is consistent with the overall preliminary plat in regards to street configuration, although several lot widths have increased.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer (main and laterals) and City water to serve the lots being platted.
- 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. 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 (64-ft) streets.
- E. 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.
- F. 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.
- G. 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.
- H. **GIS** needs to comment on the plat's street names. **Street names need to be revised in accordance with those requested on the overall preliminary plat of Southern Ridge Addition.**
- I. The right-of-way width for Dallas St. is incorrectly depicted.
- J. Prescott Ct. should be denoted as a 58' right-of-way.
- 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 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.

- 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. 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.

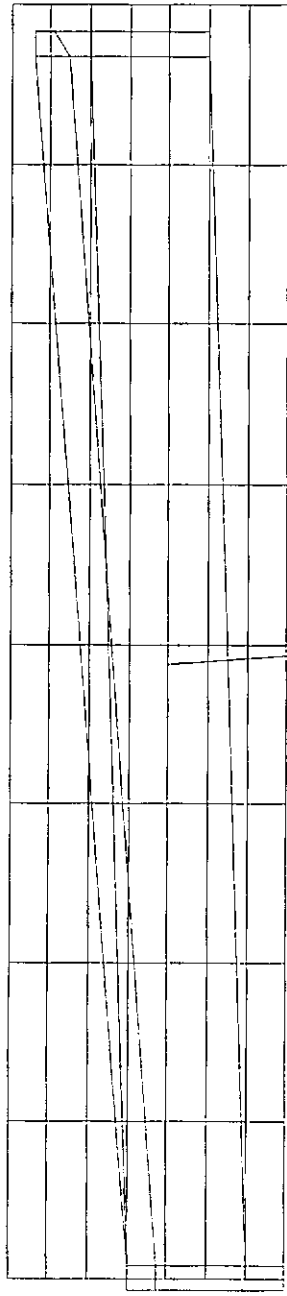


Outlet: Outlet
 Rim: 147.00 ft
 Sump: 145.00 ft

Inlet: I-1
 Rim: 148.20 ft
 Sump: 146.00 ft

148.50
 148.00
 147.50
 147.00
 146.50
 146.00
 145.50
 145.00

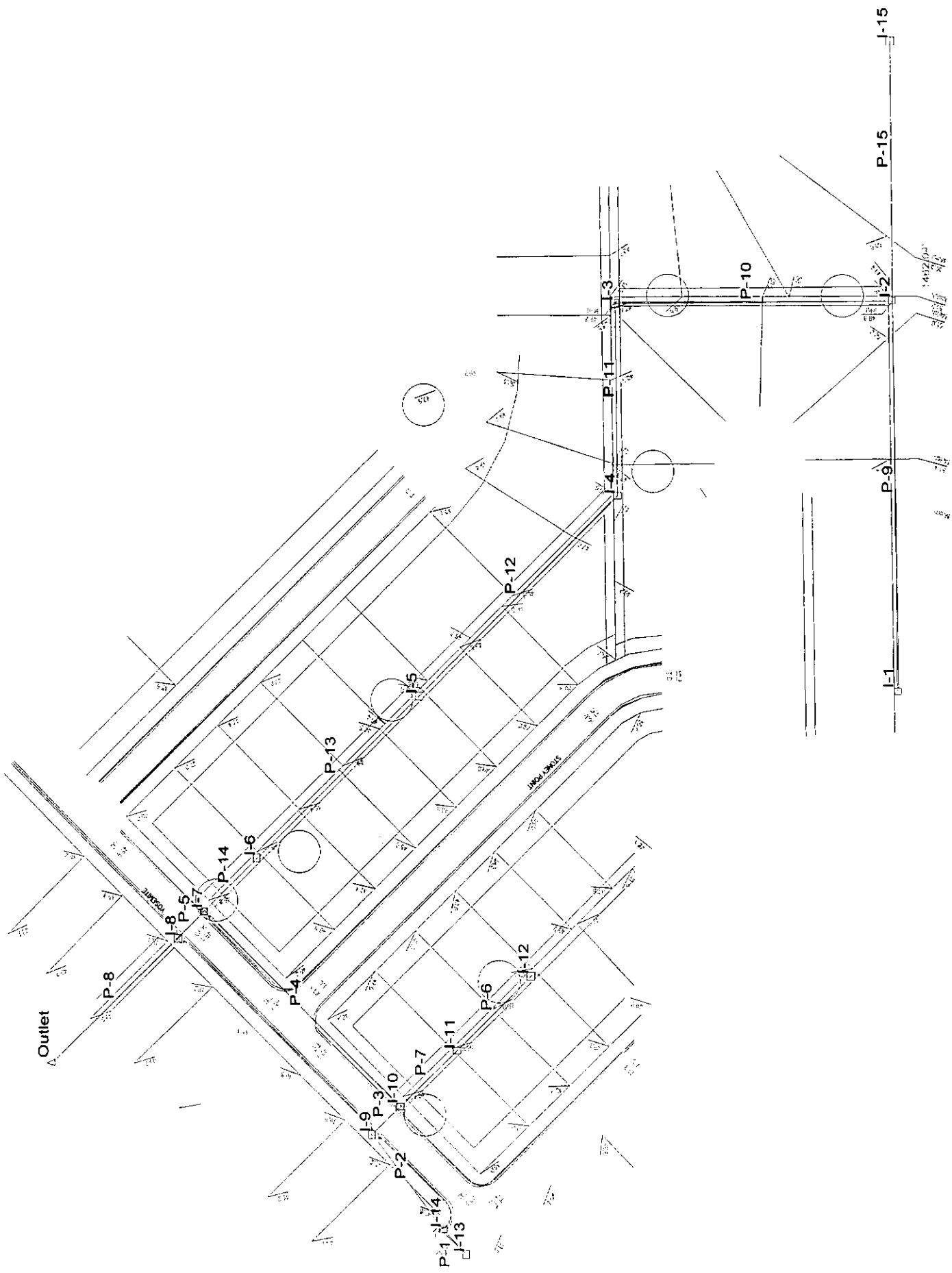
Elevation ft

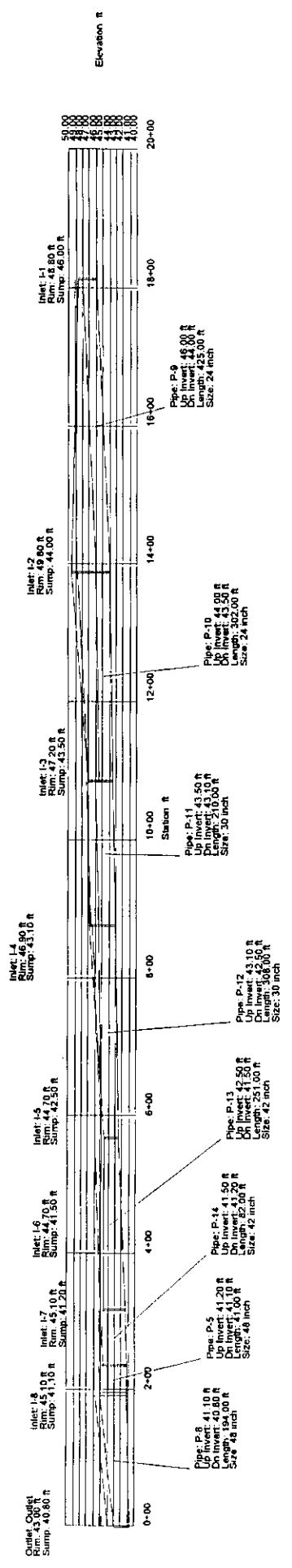


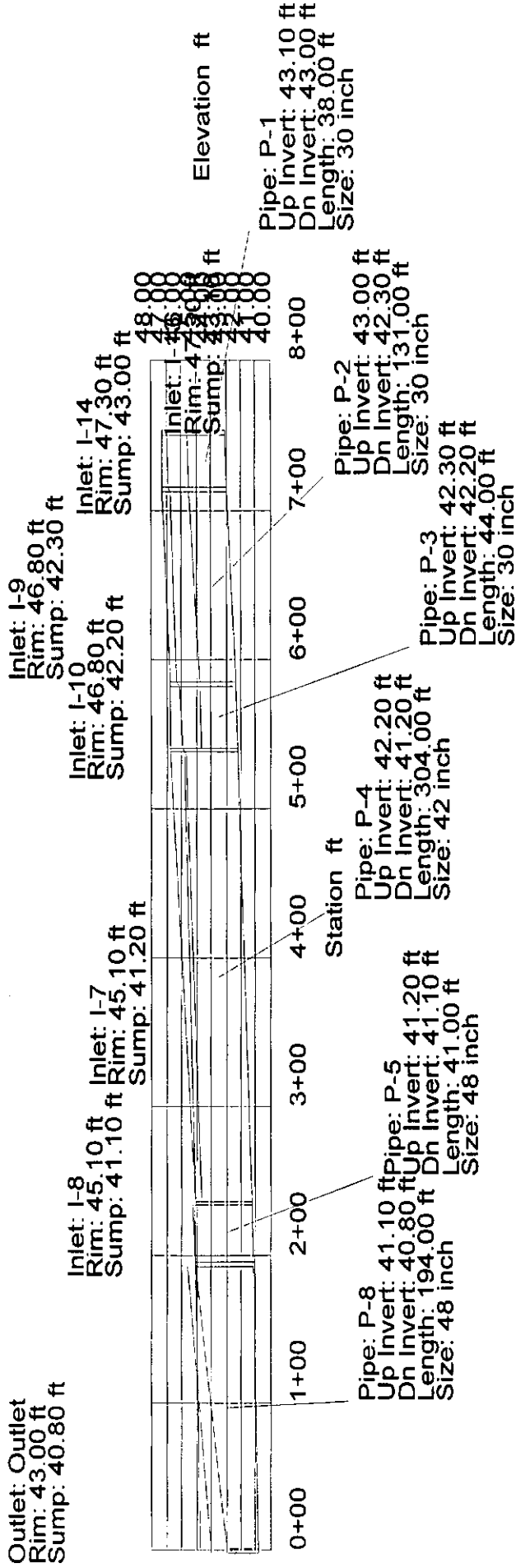
0+00 0+20 0+40 0+60 0+80 1+00 1+20 1+40 1+60

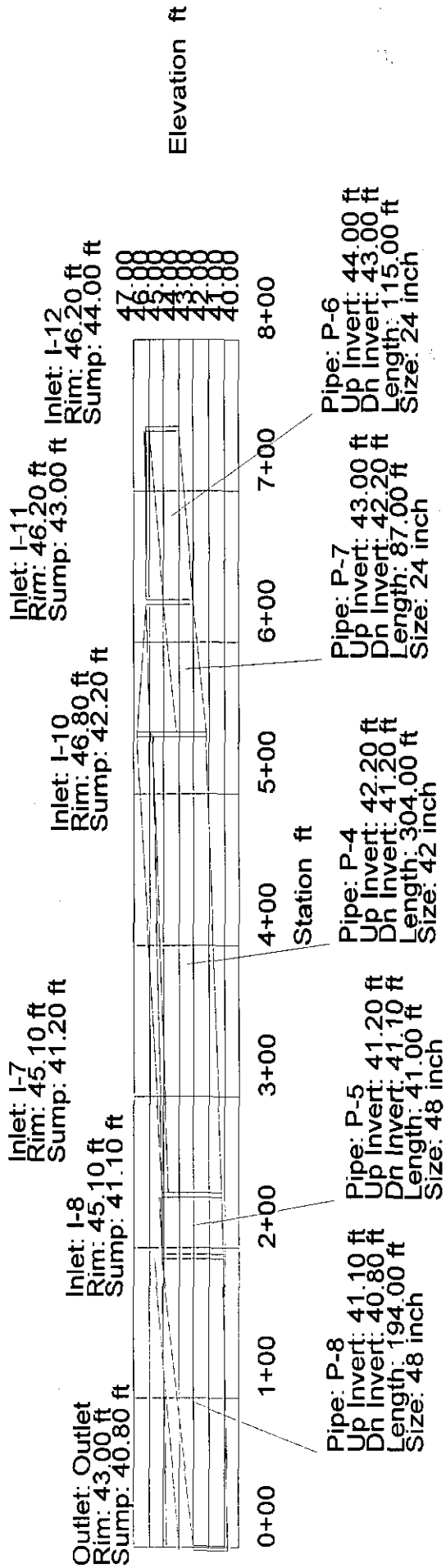
Station ft

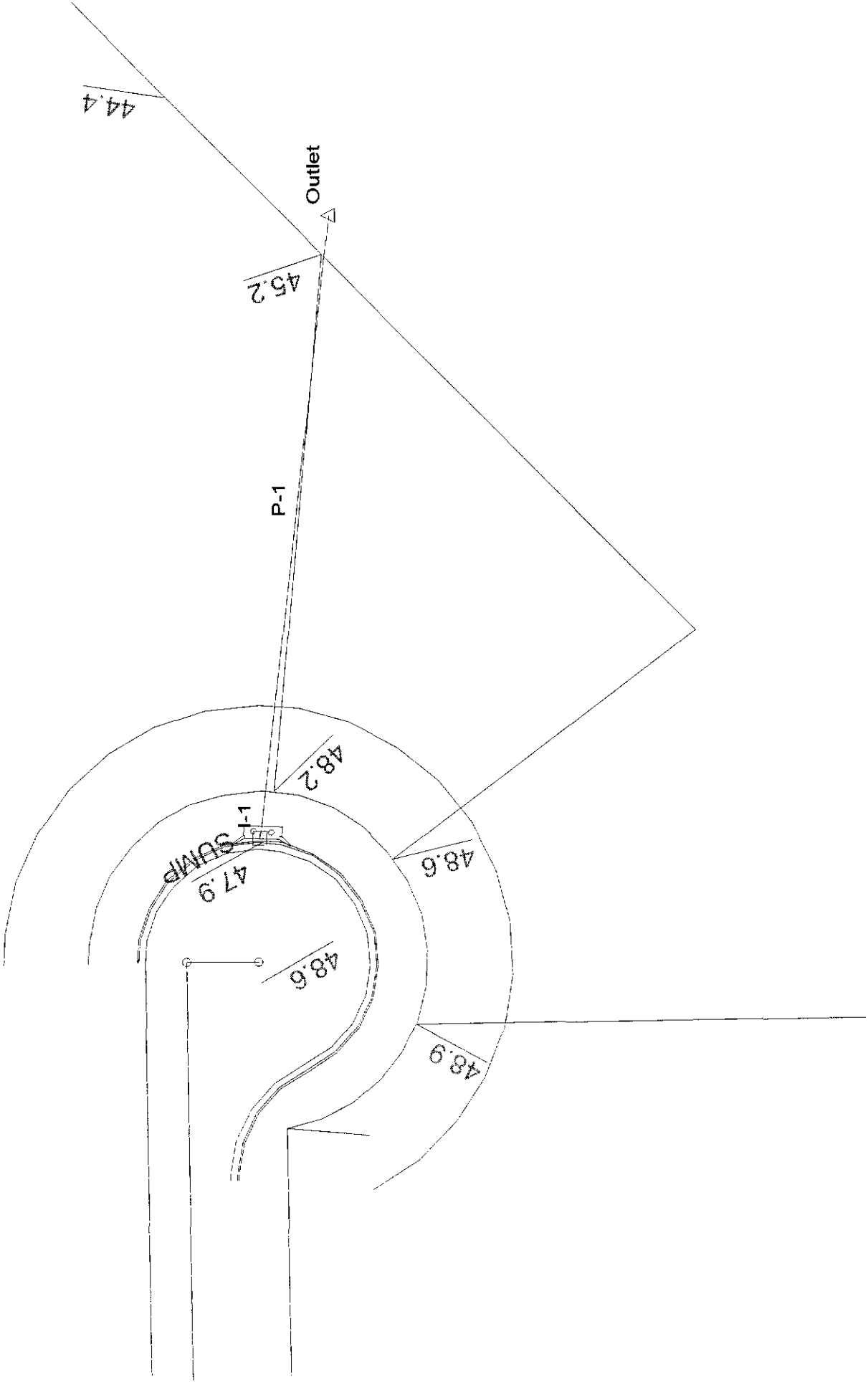
Pipe: P-2
 Up Invert: 146.00 ft
 Dn Invert: 145.50 ft
 Length: 155.00 ft
 Size: 18 inch

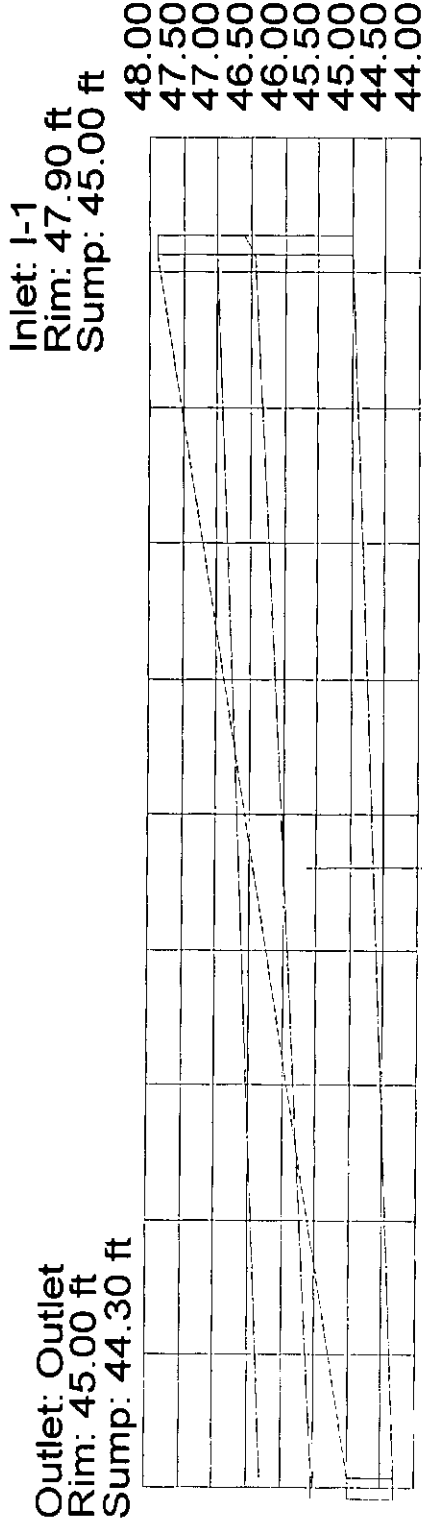






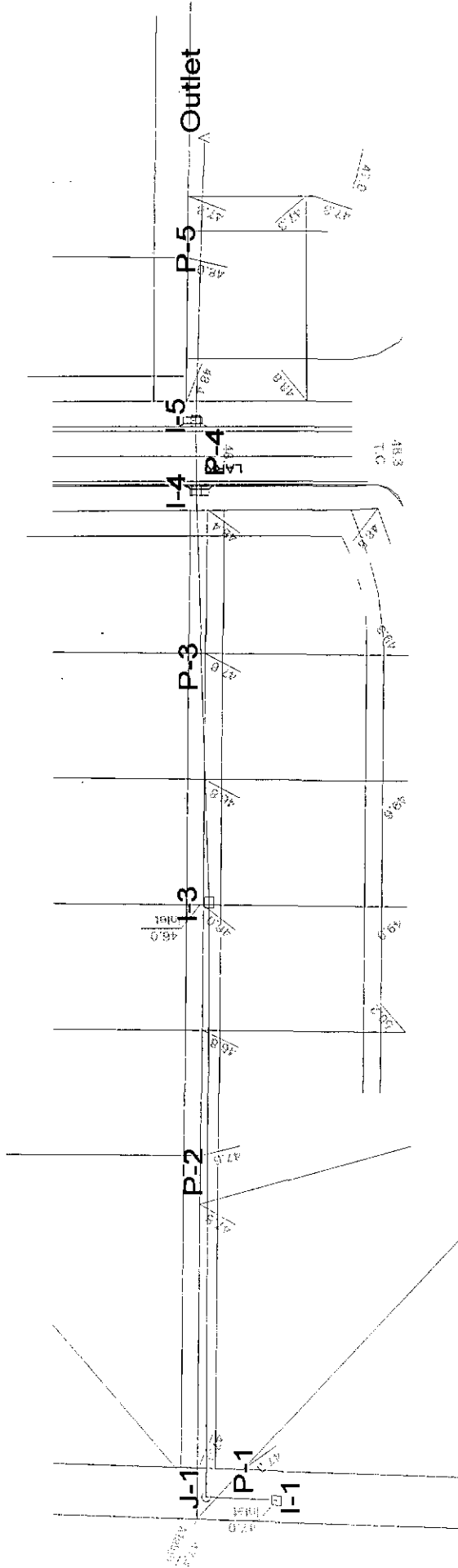


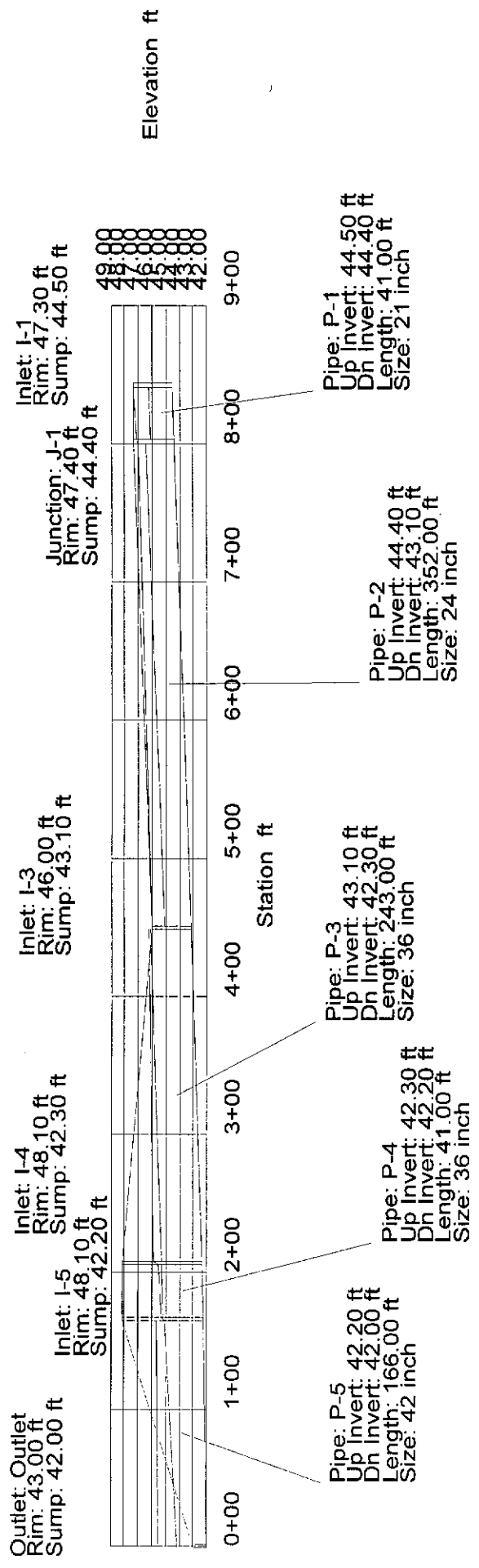


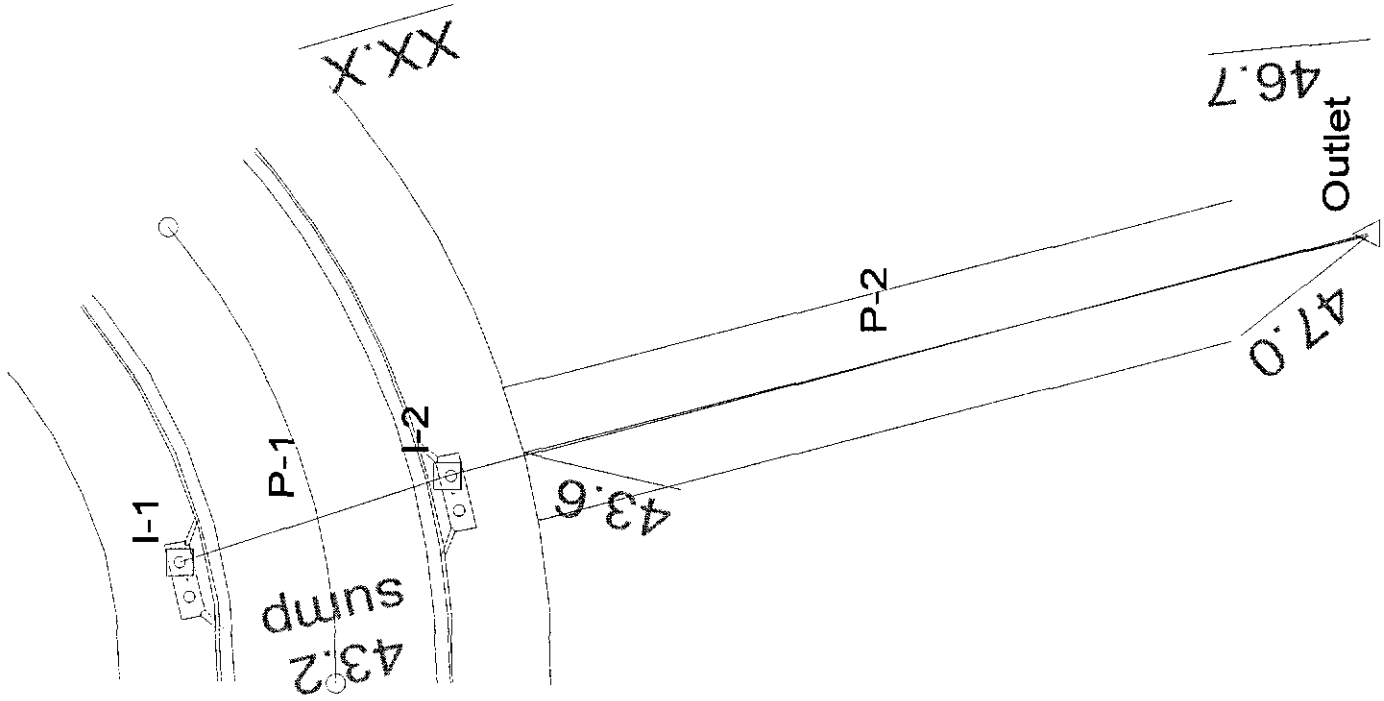


Station ft

Pipe: P-1
Up Invert: 45.00 ft
Dn Invert: 44.30 ft
Length: 184.00 ft
Size: 24 inch



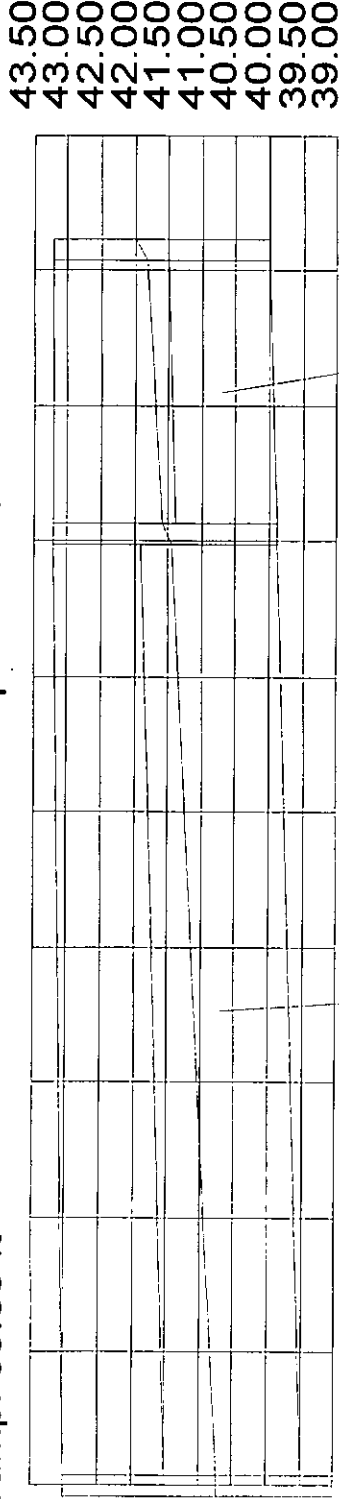




Outlet: Outlet
 Rim: 43.00 ft
 Sump: 39.00 ft

Inlet: I-2
 Rim: 43.20 ft
 Sump: 39.90 ft

Inlet: I-1
 Rim: 43.20 ft
 Sump: 40.00 ft



Elevation ft

0+00 0+20 0+40 0+60 0+80 1+00 1+20 1+40 1+60 1+80 2+00
 Station ft

Pipe: P-2
 Up Invert: 39.90 ft
 Dn Invert: 39.50 ft
 Length: 141.00 ft
 Size: 24 inch

Pipe: P-1
 Up Invert: 40.00 ft
 Dn Invert: 39.90 ft
 Length: 42.00 ft
 Size: 18 inch

CLOSURE

CLOSURE - SOUTHERN RIDGE 3RD ADDITION

PT 01	North: 11719.9900	East :	23148.7077
Line	Course: S 89-24-40 E	Length:	948.1100
PT 02	North: 11710.2454	East :	24096.7676
Line	Course: S 88-35-08 E	Length:	87.5800
PT 03	North: 11708.0836	East :	24184.3209
Line	Course: S 88-22-37 E	Length:	134.2300
PT 04	North: 11704.2817	East :	24318.4971
Line	Course: N 89-57-56 E	Length:	83.4300
PT 05	North: 11704.3318	East :	24401.9271
Line	Course: N 00-02-04 W	Length:	30.0000
PT 06	North: 11734.3318	East :	24401.9090
Line	Course: S 44-28-08 E	Length:	196.9600
PT 07	North: 11593.7751	East :	24539.8838
Line	Course: S 45-02-04 E	Length:	686.3100
PT 08	North: 11108.7724	East :	25025.4699
Line	Course: N 89-41-42 E	Length:	819.5600
PT 09	North: 11113.1351	East :	25845.0183
Line	Course: S 00-18-18 E	Length:	637.0200
PT 10	North: 10476.1242	East :	25848.4093
Line	Course: S 89-04-58 W	Length:	2744.5900
PT 11	North: 10432.1891	East :	23104.1710
Line	Course: N 01-58-51 E	Length:	1288.5700
PT 01	North: 11719.9891	East :	23148.7106