

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2004-82 -- SOUTHERN RIDGE SECOND 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 side of Pawnee, West of Maize

SITE SIZE: 38.25 Acres

NUMBER OF LOTS

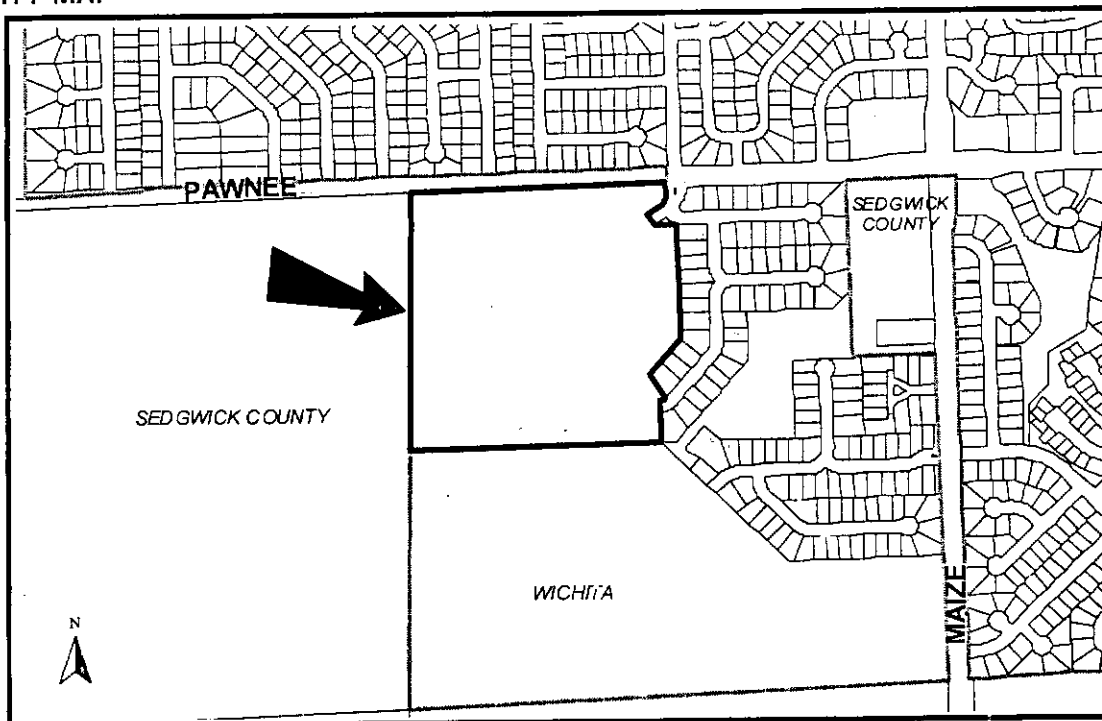
Residential:	109
Office:	
Commercial:	
Industrial:	
Total:	<u>109</u>

MINIMUM LOT AREA: 8,510 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: An overall preliminary plat was approved for the site in October 2002. The street layout has been revised with this 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.
- 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. County Engineering requests a 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. The 25-ft building setback for Lots 12-15, Block A needs to be labeled correctly.
- I. GIS needs to comment on the plat's street names. Revised street names are needed. The west Maxwell Ct should be Prescott Cir. The east Maxwell Ct should be Fieldcrest Cir. Fieldcrest St should continue south around the curve to the Lark intersection. Savannah should be deleted. Lark continues from the north around the curve meeting with Fieldcrest at the intersection. Atlanta should be Atlanta Cir.
- J. 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.
- K. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-ft utility easements be platted in order to allow for the installation of the utilities without damage to such tree rows.

- L. The platlor'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. 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.

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RECEIVED

AUG 19 2004

RECEIVED CITY - ENGINEERING

AUG 19 2004

SANITARY SEWER PETITION

Lat. 44, C15

CITY CLERK OFFICE

To the Mayor and City Council
Wichita, Kansas

Dear Council Members:

1. We, the undersigned owners of record as below designated, of Lots, Parcels, and Tracts of real property described as follows:

SOUTHERN RIDGE 2nd ADDITION

- Lots 1 through 57, Block A
- Lots 1 through 18, Block B 17?
- Lots 1 through 33, Block C
- Lots 1 and 2, Block D

do hereby petition pursuant to the provisions of K.S.A. 12-6a01 et seq., as amended, as follows:

- (a) That there be constructed a lateral sanitary sewer to serve the area described above, according to plans and specifications to be furnished by the City Engineer of the City of Wichita, Kansas.
- (b) That the estimated and probable cost of the foregoing improvements being Four Hundred Twenty-One Thousand Dollars (\$421,000), with 100 percent payable by the improvement district. Said estimated cost as above setforth may be increased to include temporary interest or finance costs incurred during the course of design and construction of the project, and also may be increased at the pro rata rate of 1 percent per month from and after September 1, 2004.
- (c) That the land or area above described be constituted as an improvement district against which shall be assessed 100 percent of the total actual cost of the improvement for which the improvement district is liable.

If this improvement is abandoned, altered and/or constructed privately in part or whole that precludes building this improvement under the authority of this petition, any costs that the City of Wichita incurs shall be assessed to the property described above in accordance with the terms of the petition. In addition, if the improvement is abandoned at any state during the design and/or construction of the improvement or if it is necessary for the City of Wichita to redesign, repair or reconstruct the

468-83893

CLOSURE

CLOSURE - SOUTHERN RIDGE 2ND ADDITION

PT 01 North: 10405.7620 East : 23796.4774
 Line Course: N 89-57-56 E Length: 1270.6300
 PT 02 North: 10406.5259 East : 25067.1072
 Line Course: S 00-18-18 E Length: 85.2900
 PT 03 North: 10321.2371 East : 25067.5612
 Curve Length: 62.6221 Radius: 68.0000
 Delta: 52-45-52 Tangent: 33.7292
 Chord: 60.4326 Course: S 26-04-38 W
 Course In: S 89-41-42 W Course Out: S 37-32-26 E
 RP North: 10320.8751 East : 24999.5622
 PT 04 End North: 10266.9564 East : 25040.9961
 Line Course: S 52-27-34 W Length: 88.1600
 PT 05 North: 10213.2385 East : 24971.0921
 Line Course: S 37-32-26 E Length: 64.0000
 PT 06 North: 10162.4915 East : 25010.0888
 Line Course: N 52-27-34 E Length: 68.0600
 PT 07 North: 10203.9620 East : 25064.0551
 Curve Length: 97.0621 Radius: 105.9409
 Delta: 52-29-38 Tangent: 52.2373
 Chord: 93.7029 Course: S 63-47-15 E
 Course In: N 52-27-34 E Course Out: S 00-02-04 E
 RP North: 10268.5142 East : 25148.0580
 PT 08 End North: 10162.5733 East : 25148.1217
 Line Course: S 89-57-56 W Length: 30.4029
 PT 09 North: 10162.5550 East : 25117.7188
 Line Course: S 00-02-04 E Length: 569.6700
 PT 10 North: 9592.8851 East : 25118.0612
 Line Course: S 42-24-57 W Length: 243.3600
 PT 11 North: 9413.2200 East : 24953.9133
 Line Course: S 34-41-14 E Length: 141.8600
 PT 12 North: 9296.5727 East : 25034.6453
 Curve Length: 37.5007 Radius: 68.0000
 Delta: 31-35-51 Tangent: 19.2405
 Chord: 37.0274 Course: S 71-06-41 W
 Course In: N 34-41-14 W Course Out: S 03-05-23 E
 RP North: 9352.4871 East : 24995.9468
 PT 13 End North: 9284.5859 East : 24999.6120
 Line Course: S 03-05-23 E Length: 64.0000
 PT 14 North: 9220.6790 East : 25003.0615
 Line Course: S 00-02-04 E Length: 176.1100
 PT 15 North: 9044.5690 East : 25003.1674
 Line Course: S 89-57-56 W Length: 83.4300
 PT 16 North: 9044.5188 East : 24919.7374
 Line Course: N 88-22-37 W Length: 134.2300
 PT 17 North: 9048.3207 East : 24785.5613
 Line Course: N 88-35-08 W Length: 87.5800

CLOSURE

PT 18	North: 9050.4826	East : 24698.0080
Line	Course: N 89-24-40 W	Length: 948.1100
PT 19	North: 9060.2271	East : 23749.9481
Line	Course: N 01-58-51 E	Length: 1346.3500
PT 01	North: 10405.7726	East : 23796.4849