

STAFF REPORT

(Final Plat, Preliminary Plat Approved 4/26/01)

**CASE NUMBER:** SUB 2001-40 -- SOUTH RIDGE ACRES ADDITION

**OWNER/APPLICANT:** Pearson Excavating, Attn: George Pearson, 821 E. 25th St. North,  
Wichita, KS 67219-4433

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

**LOCATION:** East side of Ridge Road, North of 47th Street South

**SITE SIZE:** 37.98 Acres

**NUMBER OF LOTS**

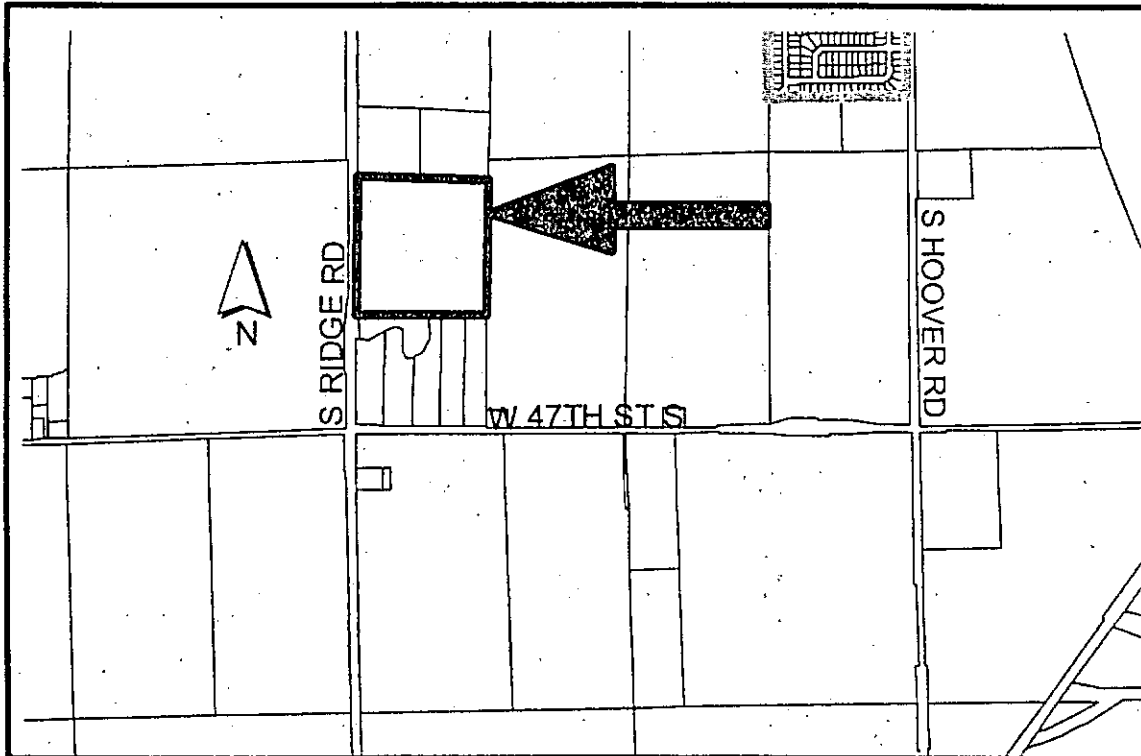
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

**MINIMUM LOT AREA:** 6.86 Acres

**CURRENT ZONING:** SF-20, Single-Family Residential

**PROPOSED ZONING:** Same

VICINITY MAP



**NOTE:** This is unplatted property located in the County within three miles of the City of Wichita. It is in an area designated as "Rural" by the Wichita-Sedgwick County Comprehensive Plan. The site is located within the 100-year floodplain.

**STAFF COMMENTS:**

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. A site plan should be submitted for Lots 1 and 4.
- B. City Water and Sewer Department has required a petition for future extension of City water and sewer services.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage plan. County Engineering has requested a revised flood study. The applicant will need to establish minimum pad or lowest floor elevation. A Floodplain Development Permit is required and possible DWR application pursuant to K.S.A. 24-126. The floodway reserve should be located along the side lot lines.
- E. The plat shall dedicate complete access control along the plat's frontage to Ridge Road.  
  
The requested access controls have been dedicated.
- F. The applicant shall guarantee the installation of the proposed street to the suburban street standard. County Fire Department has required the installation of the street prior to issuance of any building permits.
- G. The street guarantee shall include the installation of a temporary turnaround at the terminus of 44th Street South at the plat's east line. The temporary turnaround shall be established by separate instrument and denoted with a radius on the face of the plat.
- H. The applicant shall provide a 35-ft off-site dedication of street right-of-way abutting the north line of the plat in order to provide a full street right-of-way for 44th Street South.
- I. The applicant is advised that if platted, the building setbacks may be 30 feet to conform with the Zoning setback standard for rural roads.
- J. The applicant has indicated a blanket easement for the area involved in this plat. The applicant shall either obtain a release of this easement or provide proof that the easement has been confined. If confined, any portion of this easement impacting this site shall be denoted on the plat and shall be properly referenced. A recorded copy of the release/confinement of the easement shall be submitted.
- K. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.

- L. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. The waiver has been approved.
- M. The County Fire Department needs to comment on the plat's street names. The street names are acceptable.
- N. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- O. 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.
- P. 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.)
- Q. 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.
- R. 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.
- S. 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.
- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. 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.
- X. 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 AutoCAD. This will be used by the City and County GIS Department.

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(Preliminary Plat)

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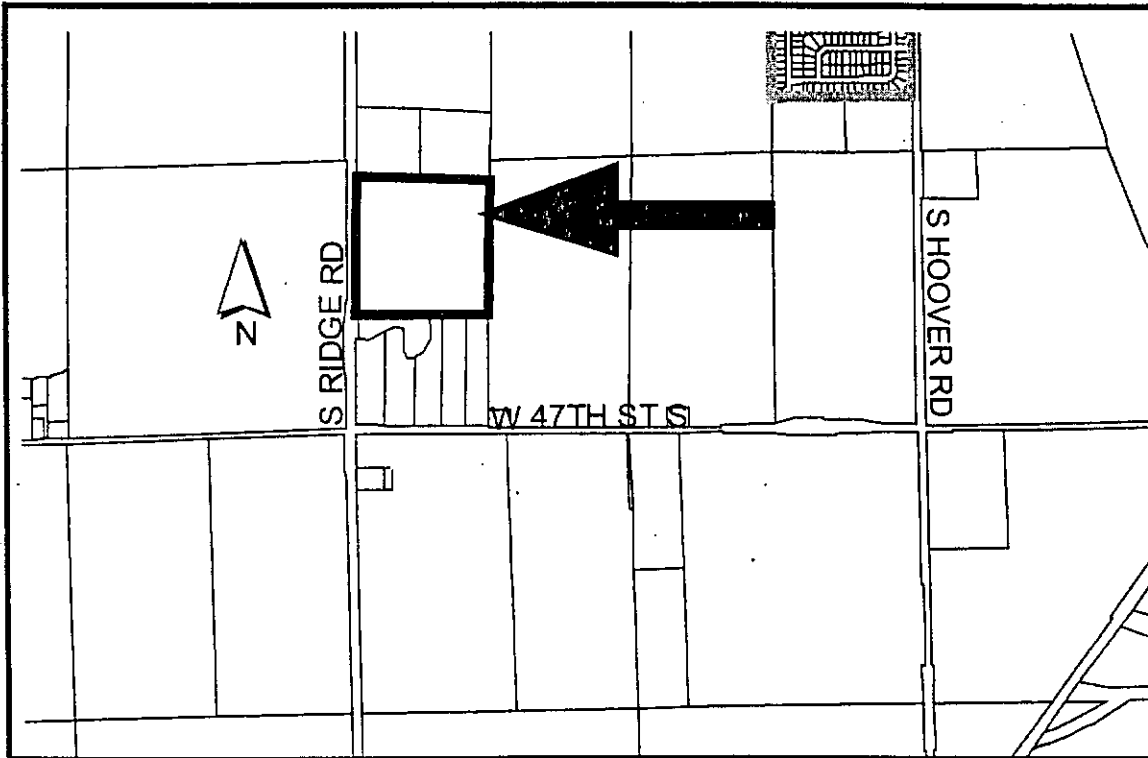
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**Note:** This is unplatted property located in the County within three miles of the City of Wichita. It is in an area designated as "Rural" by the Wichita-Sedgwick County Comprehensive Plan. The site is located within the 100-year floodplain.

**STAFF COMMENTS:**

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. Health Department needs to comment on the topographical and floodplain constraints impacting on buildable area.
- B. City Water and Sewer Department needs to comment on the need for a petition for future extension of City water services.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage concept and the accuracy of the boundaries of the floodway reserve. County Engineering has requested a revised flood study. The applicant will need to establish minimum pad or lowest floor elevation. A Floodplain Development Permit is required and possible DWR application pursuant to K.S.A. 24-126.
- E. The plat's text shall denote the creation of the floodway reserves in addition to including the standard floodway language.
- F. The plat shall dedicate complete access control along the plat's frontage to Ridge Road. The final plat shall reference the access controls in the plat's text.
- G. The applicant shall guarantee the installation of the proposed street to the suburban street standard.
- H. The street guarantee shall include the installation of a temporary turnaround at the terminus of 44th Street South at the plat's east line. The temporary turnaround shall be established by separate instrument.
- I. The applicant shall provide a 35-ft off-site dedication of street right-of-way abutting the north line of the plat in order to provide a full street right-of-way for 44th Street South.
- J. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Acting Chair".
- K. The applicant is advised that if platted, the building setbacks may be 30 feet to conform with the Zoning setback standard for rural roads.
- L. The applicant has indicated a blanket easement for the area involved in this plat. The applicant shall either obtain a release of this easement or provide proof that the easement has been confined. If confined, any portion of this easement impacting this site shall be denoted on the plat and shall be properly referenced. A recorded copy of the release/confinement of the easement shall be submitted.

- M. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- N. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- O. The NW and SW section corners need to be revised from "Sec. 5" to "Sec. 15".
- P. The County Fire Department needs to comment on the plat's street names.
- Q. 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.
- R. The plat'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.
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## CLOSURE-SOUTH RIDGE ACRES

1	North: 5397.2829	East : 9433.4112
Line	Course: N 00-00-00 E	Length: 1336.48
2	North: 6733.7629	East : 9433.4112
Line	Course: S 88-34-29 E	Length: 1327.16
3	North: 6700.7522	East : 10760.1605
Line	Course: S 00-10-04 E	Length: 1286.04
4	North: 5414.7177	East : 10763.9264
Line	Course: S 89-14-56 W	Length: 1330.63
1	North: 5397.2745	East : 9433.4108