

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2005-13 – SHADY RIDGE SECOND ADDITION

OWNER/APPLICANT: The Crew, a General Partnership, 7328 E. Elm Ct., Wichita, KS 67206

SURVEYOR/ENGINEER: MKEC Engineering Consultants Inc., 411 N. Webb Road, Wichita, KS 67206

LOCATION: South of Central, East of Ridge

SITE SIZE: 3.06 acres

NUMBER OF LOTS

Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

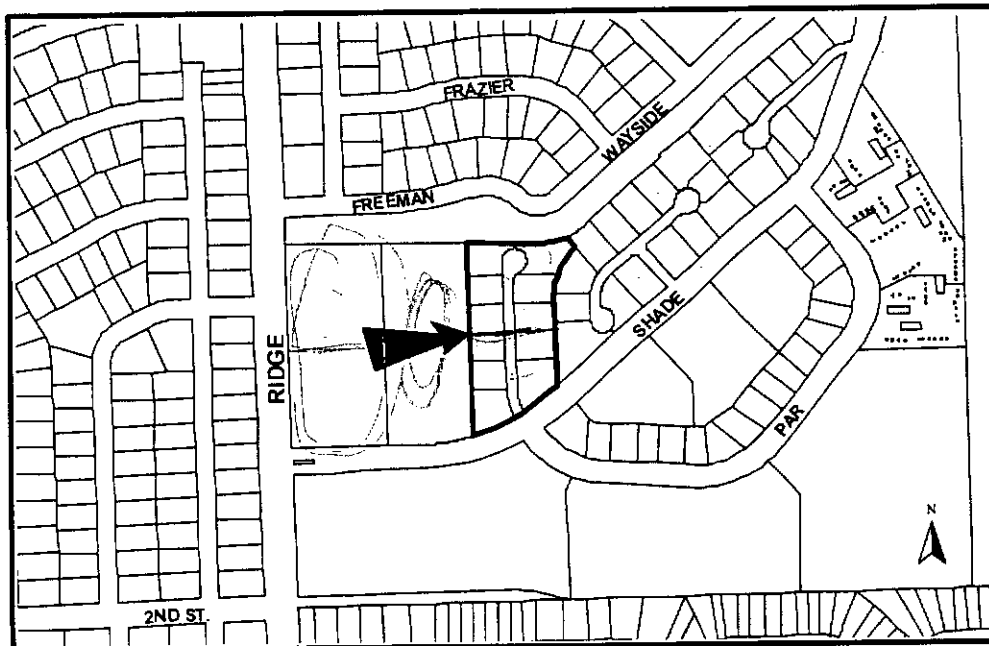
MINIMUM LOT AREA: 1.49 acres

CURRENT ZONING: MF-18, Multi-Family Residential

PROPOSED ZONING: Same

Min Pad

VICINITY MAP



SUB 2005-13 -- One-Step Final Plat of SHADY RIDGE SECOND ADDITION
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NOTE: This is a replat of a portion of the Shady Ridge Addition and is subject to the Farmington Square Community Unit Plan (DP-59).

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve Lot 2.
- 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. A drainage easement is needed along north line of Lot 2.
- E. The applicant should more precisely define boundaries of drainage and utility easements where they intersect with utility easements.
- F. On the final plat the 5' utility easement and location needs to be labeled.
- G. An access easement through Lot 1 is needed for the benefit of Lot 2.
- H. 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.
- I. 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.
- J. The platator'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.
- K. 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.)
- L. 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.
- M. 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.

- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.
- S. 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.

Shady Ridge Second Addition

Parcel Closures

Project: 04071

COGO Revisions: none

Date: Wednesday, March 16, 2005

COGO Project: G:\Civi\04071\cogo\

Parcel name: - Final Plat Boundary

Line Course: S 40-22-40.1 E Length: 38.119 North: 20481.122 East: 20084.870

North: 20452.083 East: 20109.564

Curve Length: 176.060 Radius: 221.000

Delta: 45-38-40.9 Tangent: 93.001

Chord: 171.441 Course: S 22-23-07.4 W

Course In: S 44-47-32.1 E Course Out: S 89-33-47.0 W

RP North: 20295.247 East: 20265.267

End North: 20293.561 East: 20044.273

Line Course: S 00-26-13.0 E Length: 253.195

North: 20040.374 East: 20046.204

Line Course: S 49-34-43.0 W Length: 61.312

North: 20000.619 East: 19999.528

Curve Length: 231.101 Radius: 539.759

Delta: 24-31-53.5 Tangent: 117.349

Chord: 229.340 Course: S 61-50-39.7 W

Course In: N 40-25-17.0 W Course Out: S 15-53-23.5 E

RP North: 20411.535 East: 19649.546

End North: 19892.400 East: 19797.326

Line Course: N 00-26-13.0 W Length: 580.453

North: 20472.836 East: 19792.899

Line Course: S 87-58-32.6 E Length: 209.945

North: 20465.421 East: 20002.713

Curve Length: 84.348 Radius: 188.135

Delta: 25-41-16.4 Tangent: 42.895

Chord: 83.643 Course: N 79-10-49.2 E

Course In: N 02-01-27.4 E Course Out: S 23-39-49.0 E

RP North: 20653.438 East: 20009.359

End North: 20481.122 East: 20084.869

Perimeter: 1634.533 Area: 133,497 sq.ft. 3.06 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: N 54-20-42.4 W

Error North: 0.0003 East: -0.0004

Precision 1: 1,627,448.000

Parcel name: Lot 1, Block 1

North: 20197.391 East: 19794.999

Line Course: S 00-26-13.0 E Length: 305.000

North: 19892.400 East: 19797.325

Curve Length: 231.111

Radius: 538.200

Delta: 24-36-13.3 Tangent: 117.365

Chord: 229.340 Course: N 61-50-39.7 E

Course In: N 15-51-13.6 W Course Out: S 40-27-26.9 E

RP North: 20410.128 East: 19650.298

End North: 20000.619 East: 19999.527

Line Course: N 49-34-43.0 E Length: 61.312

North: 20040.373 East: 20046.204

Line Course: N 00-26-13.0 W Length: 78.234

North: 20118.605 East: 20045.607

Line Course: N 00-26-13.0 W Length: 80.695

North: 20199.298 East: 20044.992

Line Course: S 89-33-47.0 W Length: 250.000

North: 20197.391 East: 19794.999

Perimeter: 1006.353 Area: 61,378 sq.ft. 1.40 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: S 79-22-55.4 W

Error North: -0.0000 East: -0.0002

Precision 1: 1,004,581,000.000

Parcel name: Lot 2, Block 1

Line Course: N 89-33-47.0 E Length: 250.000

North: 20197.391 East: 19794.999

Line Course: N 00-26-13.0 W Length: 4.305

North: 20199.298 East: 20044.992

Line Course: N 00-26-13.0 W Length: 24.961

North: 20203.603 East: 20044.959

Line Course: N 00-26-13.0 W Length: 60.039

North: 20228.563 East: 20044.769

Line Course: N 00-26-13.0 W Length: 4.961

North: 20288.600 East: 20044.311

North: 20293.561 East: 20044.273

Curve Length: 19.023

Radius: 221.000

Delta: 4-55-55.1 Tangent: 9.518

Chord: 19.018 Course: N 02-01-44.5 E

Course In: N 89-33-47.0 E Course Out: N 85-30-17.9 W

RP North: 20295.247 East: 20265.267

End North: 20312.567 East: 20044.947

Curve Length: 157.036

Radius: 221.000

Delta: 40-42-45.8 Tangent: 81.998

Chord: 153.753 Course: N 24-51-05.0 E

Course In: S 85-30-17.9 E Course Out: N 44-47-32.1 W

RP North: 20295.247 East: 20265.267

End North: 20452.083 East: 20109.564

Line Course: N 40-22-40.1 W Length: 38.119 North: 20481.121 East: 20084.869

Curve Length: 84.312 Radius: 193.000
 Delta: 25-01-46.9 Tangent: 42.840
 Chord: 83.643 Course: S 79-10-49.2 W
 Course In: N 23-20-04.3 W Course Out: S 01-41-42.6 W
 RP North: 20658.336 East: 20008.422
 End North: 20465.420 East: 20002.713

Line Course: N 87-58-32.6 W Length: 66.058 North: 20467.754 East: 19936.697

Line Course: N 87-58-32.6 W Length: 143.887 North: 20472.836 East: 19792.899

Line Course: S 00-26-13.0 E Length: 275.453 North: 20197.391 East: 19795.000

Perimeter: 1128.155 Area: 72,131 sq.ft. 1.65 acres

Mapcheck Closure - (Uses listed courses and chords)
 Error Closure: 0.001 Course: S 55-51-14.1 E
 Error North: -0.0003 East: 0.0005
 Precision 1: 1,124,197.000