

**STAFF REPORT**  
(One-Step Final Plat)

**CASE NUMBER:** SUB 2004-35 -- SHADY RIDGE 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:** 14.58 Acres

**NUMBER OF LOTS**

|              |           |
|--------------|-----------|
| Residential: | 36        |
| Office:      |           |
| Commercial:  |           |
| Industrial:  |           |
| Total:       | <u>36</u> |

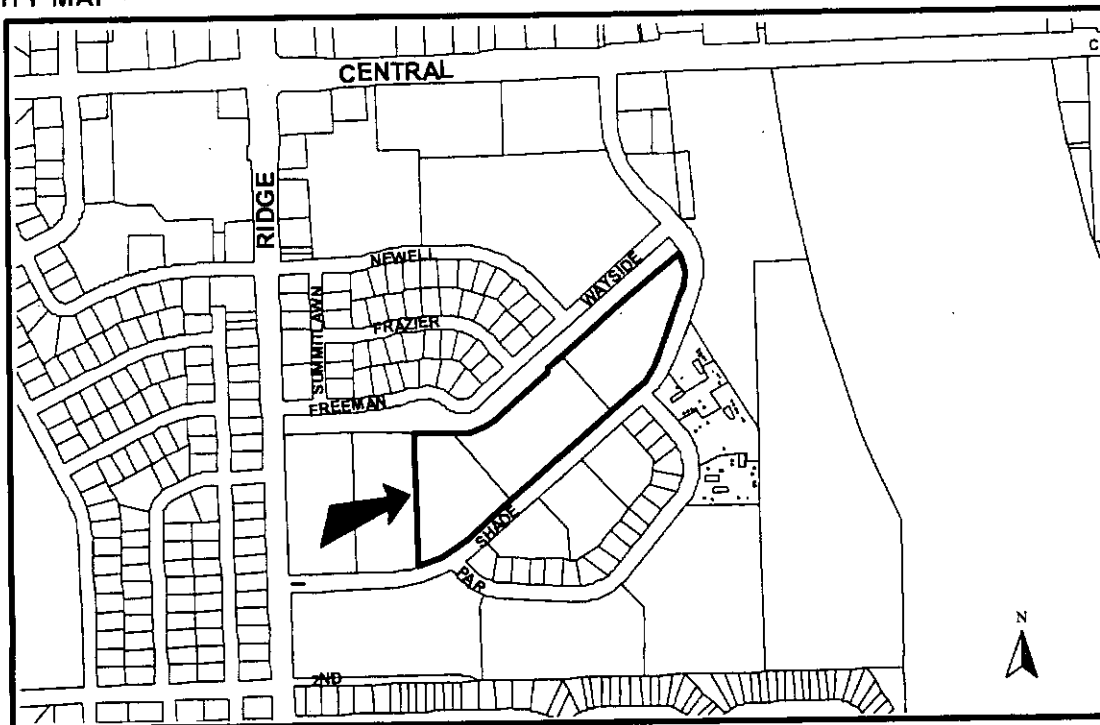
*Min Pad,*

**MINIMUM LOT AREA:** 6,278 Sq. Ft.

**CURRENT ZONING:** MF-18, Multi-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



*71-5007*

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**NOTE:** This is a replat of a portion of the Woodland Heights 2nd Addition and is subject to the Farmington Square Community Unit Plan (DP-59). The applicant is proposing duplexes.

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of sanitary sewer 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.
- E. A CUP adjustment is needed so that the perimeter of the proposed residential block matches the perimeters of the CUP parcel boundaries.
- F. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- 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 32-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 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. **GIS** needs to comment on the plat's street names. *The street names shall all be denoted as "Shade Ct".*
- J. The drainage dedication along the northwesterly line of the subdivision needs to be labeled.
- K. The plattor's text shall include that the "subdivision is in the Northwest Quarter of Section 22, Township 27 South, Range 1 West".
- L. In the plattor's text "Film 23232" needs to be corrected.
- M. In the legal description the word "Block 1" needs to be removed (Woodland Heights 2nd Addition was only platted into Lots).
- N. 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.

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- O. 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.
- 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 316-946-4556) 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 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.
- 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 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](mailto:cholloway@wichita.gov)) . This will be used by the City and County GIS Department.

