

**STAFF REPORT**  
**(Preliminary Plat)**

**CASE NUMBER:** SUB 2002-65 – SHADOW RIDGE ADDITION

**OWNER/APPLICANT:** Robert Snyder, 3620 E. Sunnybrook, Wichita, KS 67210

**SURVEYOR/ENGINEER:** Savoy Company, P.A., Attn: Mark Savoy, 535 S. Emporia, Suite 104, Wichita, KS 67202

**LOCATION:** East of Hillside, South of Pawnee

**SITE SIZE:** 6.4 acres

**NUMBER OF LOTS**

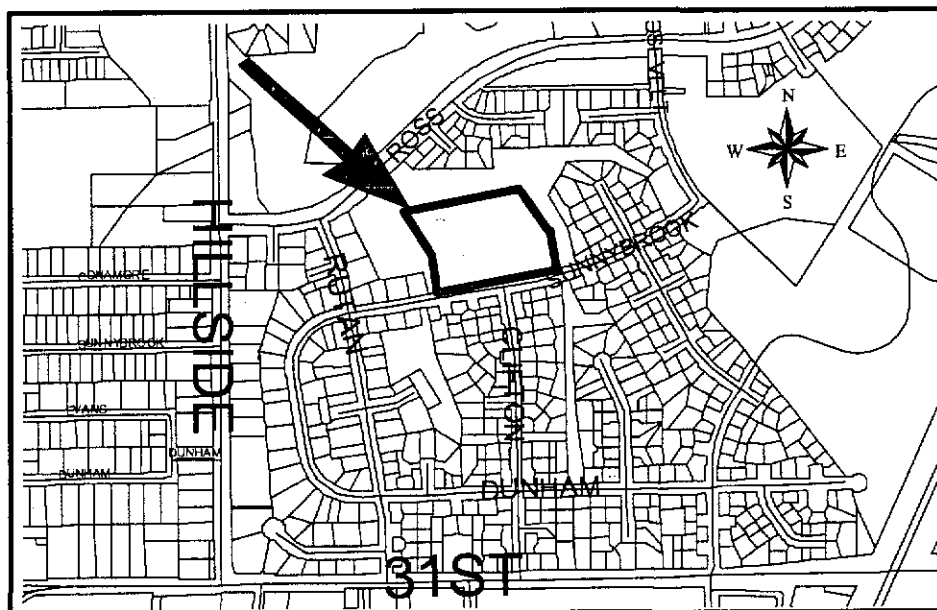
Residential:	24
Office:	
Commercial:	
Industrial:	
Total:	<u>24</u>

**MINIMUM LOT AREA:** 6,900 Sq. Ft.

**CURRENT ZONING:** MF-29, Multi-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



NOTE: This is a replat of Lot 10, Block B, Plainview Subdivision No. 2.

**PLANNING STAFF RECOMMENDS APPROVAL OF THE 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 concept.
- D. The plat's text in the final plat shall note the dedication of the streets to and for the use of the public.
- E. The Subdivision Regulations require street jogs of local streets to be 150 feet or greater between centerlines. **Traffic Engineering has requested that the 80-ft street jog between Sunnybrook Lane and Clifton (extending south of existing Sunnybrook Lane) be increased to 150 feet.**
- F. Due to the 58-ft streets, a zone change to SF-5, Single-Family District is needed. In the alternative, a restrictive covenant is needed limiting the site to single-family development.
- G. The applicant shall guarantee the paving of the proposed interior streets.
- H. The applicant shall revise the legal description to accurately portray the land being platted. The legal description includes the property in the southeast corner which has been excluded from the plat.
- I. As the plat consists of multi-family lots adjacent to a non-arterial street, the Subdivision regulations require a sidewalk along both Sunnybrook Lanes.
- J. Pedestrian access easements containing a right-of-way of not less than 10 feet, should extend from the cul-de-sac bulbs to provide access to the public open space areas to the north. A guarantee shall be provided for the construction of a sidewalk within the easement.
- K. The Applicant has platted 20-ft front building setbacks and 15-ft street side setbacks which represents adjustment of the Zoning Code standard of 25 feet and 20 feet respectively for the MF-29, Multi-family District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- L. The **City Fire Department/GIS** needs to comment on the plat's street names. **"Lane" shall be revised to "Ct".**
- M. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 7 and 24. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.

**SUB 2002-65 -- Preliminary Plat of SHADOW RIDGE ADDITION**  
**July 18, 2002 - Page 3**

- 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.
- 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 316-946-4556) 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 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.

**STAFF REPORT**  
**(FINAL PLAT, PRELIMINARY PLAT APPROVED 7/18/02)**

**CASE NUMBER:** SUB 2002-65 -- SHADOW RIDGE ADDITION

**OWNER/APPLICANT:** Robert Snyder, 3620 E. Sunnybrook, Wichita, KS 67210

**SURVEYOR/ENGINEER:** Savoy Company, P.A., Attn: Mark Savoy, 535 S. Emporia, Suite 104, Wichita, KS 67202

**LOCATION:** East of Hillside, South of Pawnee

**SITE SIZE:** 6.4 Acres

**NUMBER OF LOTS**

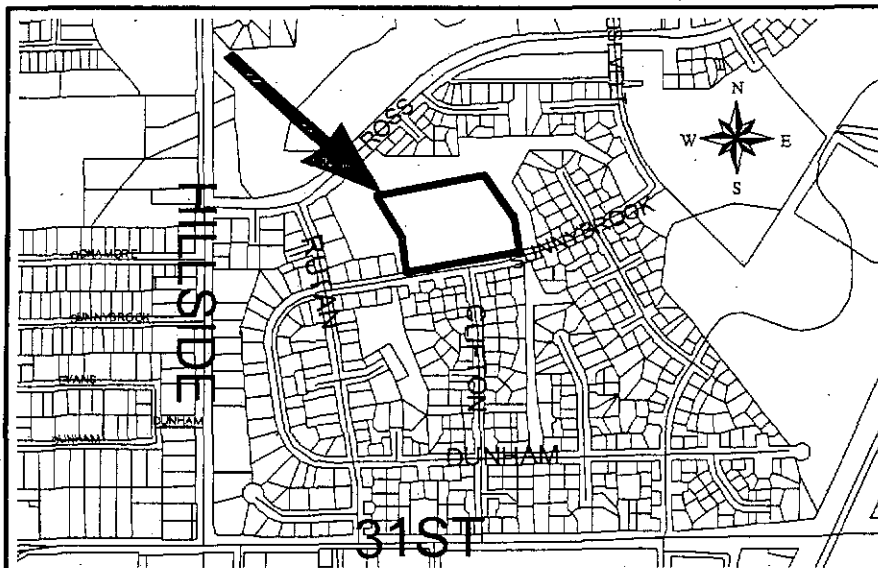
Residential:	24
Office:	
Commercial:	
Industrial:	
Total:	24

**MINIMUM LOT AREA:** 6,900 Sq. Ft.

**CURRENT ZONING:** MF-29, Multi-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



NOTE: This is a replat of Lot 10, Block B, Plainview Subdivision No. 2.

Planning Staff recommends approval of the plat.

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 plat's text in the final plat shall note the dedication of the streets to and for the use of the public.
- E. The Subdivision Regulations require street jogs of local streets to be 150 feet or greater between centerlines. *A modification will need to be approved for the 80-foot street jog between Sunnybrook Lane and Clifton (extending south of Sunnybrook Lane) which is less than the required 150 feet.*
- F. Due to the 58-foot streets, a zone change to SF-5, Single-Family District is needed. In the alternative, a restrictive covenant is needed limiting the site to single-family development. *The applicant intends to provide a restrictive covenant.*
- G. The applicant shall guarantee the paving of the proposed interior streets.
- H. Pedestrian access easements have been extended from the cul-de-sac bulbs to provide access to the public open space areas to the north. A guarantee shall be provided for the construction of a sidewalk within the easement. The plat's text should specify that these easements are granted "to the public".
- I. The Applicant has platted 20-foot front building setbacks and 15-foot street side setbacks which represents adjustment of the Zoning Code standard of 25 feet and 20 feet respectively for the MF-29, Multi-family District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission. *The Subdivision has recommended that a modification be granted.*
- J. The City Fire Department/GIS needs to comment on the plat's street names. *The street names are approved.*
- K. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 7 and 24. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. *The modification has been approved.*
- L. 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.

**SUB 2002-65 -- Final Plat of SHADOW RIDGE ADDITION**

**September 19, 2002 - Page 3**

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

BOUNDARY CLOSURE:  
SHADOW RIDGE ADDITION  
WICHITA, SEDGWICK COUNTY, KANSAS

North: 20134.111 East : 20441.587  
Line Course: N 81-49-50 E Length: 442.95  
Curve North: 20197.055 East : 20880.042  
Length: 15.05 Radius: 1965.00  
Delta: 0-26-20 Tangent: 7.53  
Chord: 15.05 Course: N 81-36-40 E  
Course In: N 08-10-10 W Course Out: S 08-36-30 E  
RP North: 22142.114 East : 20600.814  
End North: 20199.250 East : 20894.931  
Line Course: N 08-10-10 W Length: 229.94  
North: 20426.857 East : 20862.256  
Line Course: N 81-49-50 E Length: 234.74  
North: 20460.214 East : 21094.614  
Line Course: N 09-04-43 W Length: 16.05  
North: 20476.063 East : 21092.082  
Line Course: S 81-05-28 W Length: 11.45  
North: 20474.289 East : 21080.770  
Line Course: N 39-25-32 W Length: 287.14  
North: 20696.091 East : 20898.414  
Line Course: S 80-18-28 W Length: 656.18  
North: 20585.619 East : 20251.601  
Line Course: S 32-16-38 E Length: 289.48  
North: 20340.871 East : 20406.188  
Line Course: S 09-42-54 E Length: 209.78  
North: 20134.100 East : 20441.587

Perimeter: 2392.76 Area: 279,390 sq. ft. 6.41 acres

Mapcheck Closure - (Uses listed courses and chords)  
Error Closure: 0.011 Course: S 01-23-08 E  
Error North: -0.0111 East : 0.0003  
Precision 1: 217,523.64

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>

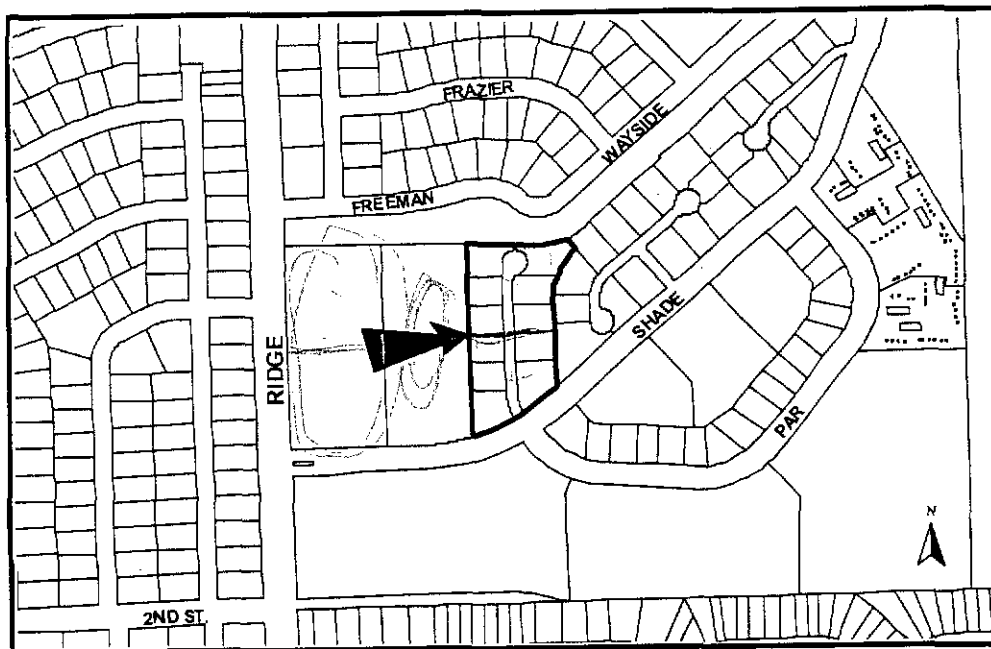
MINIMUM LOT AREA: 1.49 acres

CURRENT ZONING: MF-18, Multi-Family Residential

PROPOSED ZONING: Same

*Min Pad*  
**CANNED**

VICINITY MAP



**SUB 2005-13 -- One-Step Final Plat of SHADY RIDGE SECOND ADDITION**  
**February 17, 2005 - Page 2**

**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.

SCANNED

SUB 2005-13 -- One-Step Final Plat of SHADY RIDGE SECOND ADDITION  
February 17, 2005 - Page 3

- 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](mailto: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\

SCANNED

### Parcel name: - Final Plat Boundary

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

Line Course: S 00-26-13.0 E Length: 253.195 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 49-34-43.0 W Length: 61.312 North: 20040.374 East: 20046.204

Line Course: N 00-26-13.0 W Length: 580.453 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: S 87-58-32.6 E Length: 209.945 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

SCANNED

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

SCANNED