

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 5
January 21, 1999

STAFF REPORT
(Final Plat, Overall Preliminary Plat Approved 7/3/96)

CASE NUMBER: S/D 99-6 - ROCKY CREEK THIRD ADDITION

OWNER/APPLICANT: Ritchie Associates, Inc., 8100 E. 22nd St. North, Wichita, KS 67226

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

LOCATION: North of 13th St. North, East of 127th St. East

SITE SIZE: 11.1 acres

NUMBER OF LOTS

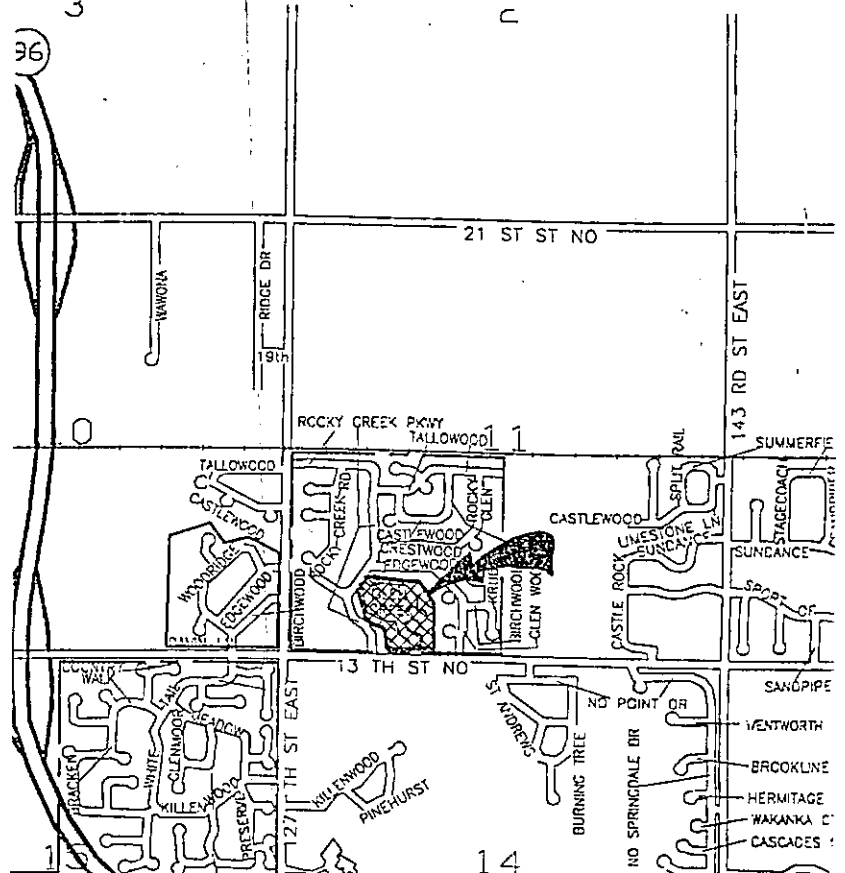
Residential:	29
Office:	
Commercial:	
Industrial:	
Total:	<u>29</u>

MINIMUM LOT AREA: 9,000 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a final plat of a portion of the overall preliminary plat of the Rocky Creek Addition. The street layout and lot configuration are identical to the approved preliminary plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City.
- B. The Applicant shall guarantee the extension of City water to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan.
- E. The applicant shall guarantee the paving of the proposed interior streets. ~~The guarantee shall also provide for sidewalks along Glen Creek.~~
- F. 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.
- G. 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 a method similar to special assessments.
- H. The plat's text should specify that Reserves B and C include utilities confined to easements.
- I. The name of the County Clerk should be revised to read, "James Alford". The name of the Register of Deeds should be revised to read, "Bill Meek".
- J. Tie points to section corners should be identified in addition to their distance to the plat.
- K. 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.
- L. 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.

- M. 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.)
- 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 316-729-0102) 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 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (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 disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of Autocad. This will be used by the City and County GIS Department.

AREA BEARINGS 369
 Rocky Creek 3rd Boundary

AREA = 481735.2796

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
661			1695356.6401	1692450.1795
	S 57 15 07.588 E	142.0386		
660			1695279.8053	1692569.6423
	N 88 52 44.205 E	410.0000		
654			1695287.8268	1692979.5639
	S 30 51 11.289 E	250.0000		
777			1695073.2057	1693107.7737
	S 00 51 11.289 E	630.0000		
114			1694443.2755	1693117.1541
	S 88 52 44.205 W	235.0000		
116			1694438.6778	1692882.1990
	N 41 07 15.795 W	255.0000		
801			1694630.7748	1692714.4977
	N 00 51 11.286 W	100.0000		
1137			1694730.7638	1692713.0088
	S 88 52 44.171 W	120.0000		
1127			1694728.4160	1692593.0318
	N 51 07 15.825 W	290.0000		
275			1694910.4423	1692367.2744
	N 00 51 11.289 W	274.0115		
271			1695184.4234	1692363.1945
	N 32 44 52.476 E	89.6262		
1115			1695259.8043	1692411.6772
	N 51 32 29.161 W	20.0998		
266			1695272.3053	1692395.9379
	N 32 44 52.412 E	100.2722		
661			1695356.	