

STAFF REPORT
(Final Plat, Preliminary Plat Approved 3/1/01)

CASE NUMBER: SUB 2001-20 -- RIDGE PORT NORTH 4TH ADDITION

OWNER/APPLICANT: Ridge Port Group, LLC, Attn: Rob Ramseyer, 8100 E. 22nd St. North, Bldg. 100, Wichita, KS 67226

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

LOCATION: South side of 37th St. North, East of Ridge Road

SITE SIZE: 67.14 Acres

NUMBER OF LOTS

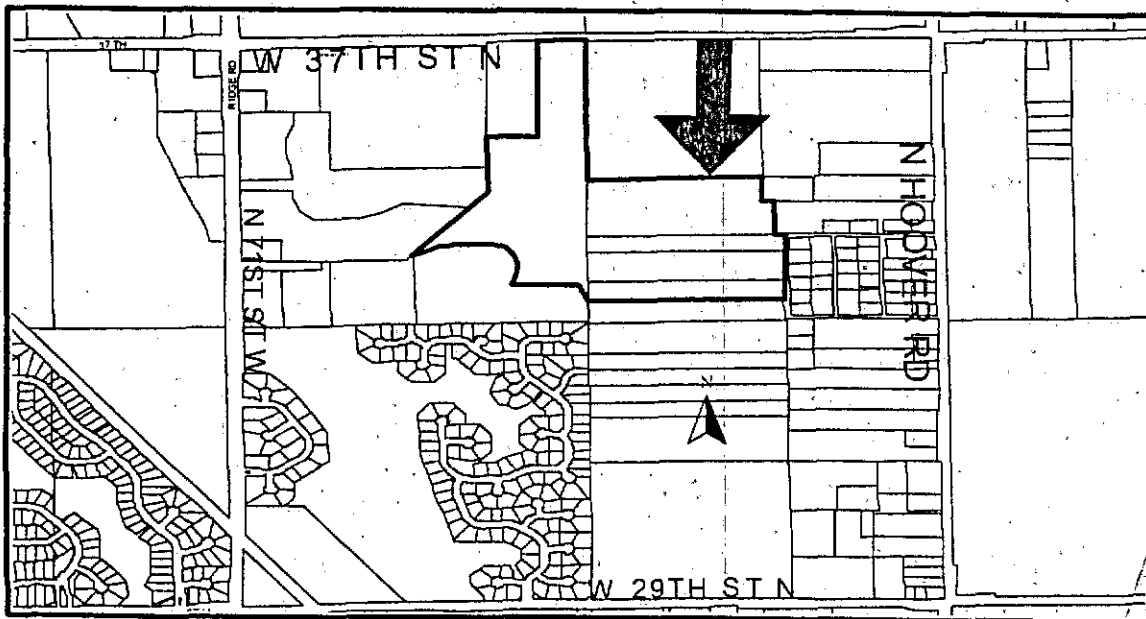
Residential:	98
Office:	1
Commercial:	
Industrial:	
Total:	99

MINIMUM LOT AREA: 9,213 Sq. Ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: SF-6, Single-Family Residential; GO, General Office

VICINITY MAP



Note: This is a replat of Ridge Port North 3rd Addition. A zone change (ZON 2001-05) has been approved from SF-6, Single-Family Residential to GO, General Office for Lot 1, Block D. 43 residential lots have been replatted as one office lot.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer.
- B. This plat will be subject to approval of the associated zone change (ZON 2001-05) and any related conditions of such a zone change. Prior to this plat being heard by the MAPC, a zone change shall have been submitted and approved.
- 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. 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.
- F. For those reserves being platted for sidewalks or drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the sidewalks or 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 the governing body.
- G. City Fire Department needs to comment on the plat's street names.
- H. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall include the installation of a temporary cul-de-sac for Lakeway. The guarantee shall also include sidewalks on one side of the loop street (34th St. North, Lakeway, Brookview and Ridge Port).
- I. Traffic/County Engineering shall comment on the need for improvements to perimeter streets. The Subdivision Regulations requires paved access of perimeter streets between the nearest paved segment and the entrance to the subdivision. County Engineering has required a guarantee for the paving of 37th Street North to Lot 1, Block D.
- J. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-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.
- K. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

- L. It is recommended that Reserve B be extended to 34th North Court and the loop street by access easements or by narrow strips of Reserve between the lots to increase its accessibility and usefulness for all homeowners in the Addition. The applicant has platted pedestrian access easements on the final plat between Lots 25 and 26 and between Lots 15 and 16.
- M. The bench mark description needs to be corrected.
- N. 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.
- O. 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.)
- P. 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.
- Q. 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.
- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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. KGE requests additional easements.
- W. 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
(Preliminary Plat)

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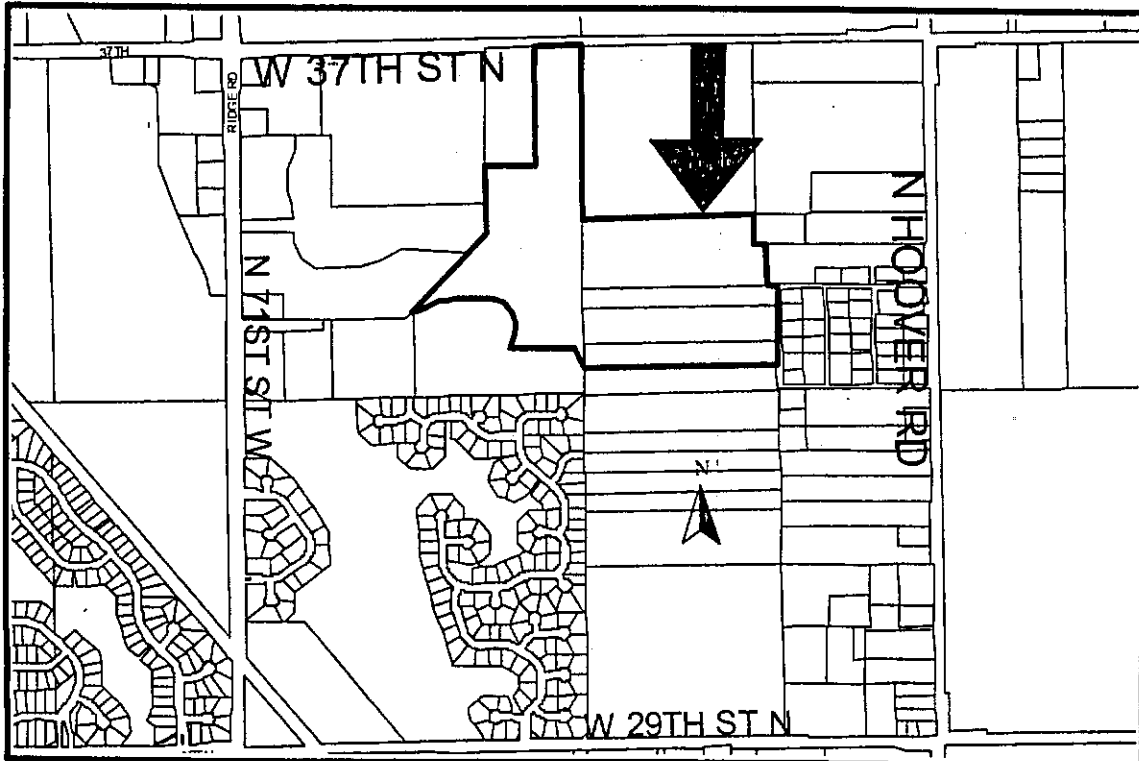
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STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer. City Engineering needs to comment on the need for any other guarantees or easements.
- B. This plat will be subject to approval of the associated zone change (ZON 2001-05) and any related conditions of such a zone change. Prior to this plat being heard by the MAPC, a zone change shall have been submitted and approved.
- 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 concept.
- E. 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.
- F. For those reserves being platted for sidewalks or drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the sidewalks or 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 the governing body.
- G. City Fire Department needs to comment on the plat's street names.
- H. The applicant shall provide a street connection to the south to provide potential street connection to the adjoining unplatted property.
- I. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall include the installation of a temporary cul-de-sac for Lakeway. The guarantee shall also include sidewalks on one side of the loop street (34th St. North, Lakeway, Brookview and Ridge Port).
- J. Traffic/County Engineering shall comment on the need for improvements to perimeter streets. The Subdivision Regulations requires paved access of perimeter streets between the nearest paved segment and the entrance to the subdivision. County Engineering has required a guarantee for the paving of 37th Street North to Lot 1, Block D.
- 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 58-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. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised.

More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

- M. It is recommended that Reserve B be extended to 34th North Court and the loop street by access easements or by narrow strips of Reserve between the lots to increase its accessibility and usefulness for all homeowners in the Addition.
- 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.)
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- 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.

CLOSURE-RIDGE PORT NORTH 4TH ADDITION

1 North: 19218.5948 East : 8120.6597
 Line Course: N 27-43-57 W Length: 161.37
 2 North: 19361.4281 East : 8045.5671
 Line Course: S 89-46-23 W Length: 481.53
 3 North: 19359.5208 East : 7564.0408
 Curve Length: 92.07 Radius: 315.00
 Delta: 16-44-48 Tangent: 46.37
 Chord: 91.74 Course: N 08-08-47 E
 Course In: N 73-28-49 W Course Out: N 89-46-23 E
 RP North: 19449.0896 East : 7262.0434
 4 North: 19450.3351 East : 7577.0407
 Line Course: N 00-13-37 W Length: 96.08
 5 North: 19546.4144 East : 7576.6601
 Curve Length: 154.46 Radius: 177.00
 Delta: 50-00-00 Tangent: 82.54
 Chord: 149.61 Course: N 25-13-37 W
 Course In: S 89-46-23 W Course Out: N 39-46-23 E
 RP North: 19545.7133 East : 7399.6615
 6 North: 19681.7556 East : 7512.8956
 Line Course: N 50-13-37 W Length: 106.68
 7 North: 19750.0039 East : 7430.9030
 Curve Length: 123.57 Radius: 177.00
 Delta: 40-00-00 Tangent: 64.42
 Chord: 121.08 Course: N 70-13-37 W
 Course In: S 39-46-23 W Course Out: N 00-13-37 W
 RP North: 19613.9645 East : 7317.6675
 8 North: 19790.9647 East : 7316.9619
 Line Course: S 89-46-23 W Length: 190.64
 9 North: 19790.2096 East : 7126.3234
 Curve Length: 307.40 Radius: 325.00
 Delta: 54-11-34 Tangent: 166.29
 Chord: 296.07 Course: S 62-40-36 W
 Course In: S 00-13-37 E Course Out: N 54-25-11 W
 RP North: 19465.2122 East : 7127.6107
 10 North: 19654.3101 East : 6863.2858
 Curve Length: 95.75 Radius: 100.00
 Delta: 54-51-33 Tangent: 51.90
 Chord: 92.13 Course: S 63-00-36 W
 Course In: N 54-25-10 W Course Out: S 00-26-23 W
 RP North: 19712.4948 East : 6781.9560
 11 North: 19612.4983 East : 6781.1901
 Line Course: N 45-26-22 E Length: 873.42
 12 North: 20225.3445 East : 7403.5099
 Line Course: N 00-26-22 E Length: 516.79

13	North: 20742.1193	East : 7407.4735
Line	Course: S 90-00-00 E	Length: 378.00
14	North: 20742.1193	East : 7785.4735
Line	Course: N 00-26-22 E	Length: 915.13
15	North: 21657.2224	East : 7792.4923
Line	Course: S 90-00-00 E	Length: 350.27
16	North: 21657.2224	East : 8142.7623
Line	Course: S 00-31-10 W	Length: 1316.42
17	North: 20340.8565	East : 8130.8278
Line	Course: S 89-54-01 E	Length: 1302.62
18	North: 20338.5893	East : 9433.4458
Line	Course: S 00-19-06 W	Length: 224.04
19	North: 20114.5528	East : 9432.2010
Line	Course: S 89-40-21 E	Length: 83.33
20	North: 20114.0765	East : 9515.5297
Line	Course: S 00-02-12 E	Length: 303.25
21	North: 19810.8266	East : 9515.7237
Line	Course: S 89-54-54 E	Length: 45.00
22	North: 19810.7598	East : 9560.7237
Line	Course: S 00-01-14 E	Length: 596.13
23	North: 19214.6298	East : 9560.9376
Line	Course: N 89-50-33 W	Length: 1440.29
1	North: 19218.5890	East : 8120.6530

Error Closure: 0.0080

Course: N 57-40-03 W

Error North: 0.00428

East : -0.00676

Precision 1: 1,266,589.68