

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 99-59 - RIDGE PORT NORTH 2nd ADDITION

OWNER/APPLICANT: Via Christi Property Services, Inc., Attn: David M. Mohr, 959 N. Emporia, Suite 300, Wichita, KS 67214; R & R Realty, LLC, Attn: Kevin Mullen, 8100 E. 22nd St. North, Building 1000, Wichita, KS 67226

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

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

SITE SIZE: 70 acres

NUMBER OF LOTS

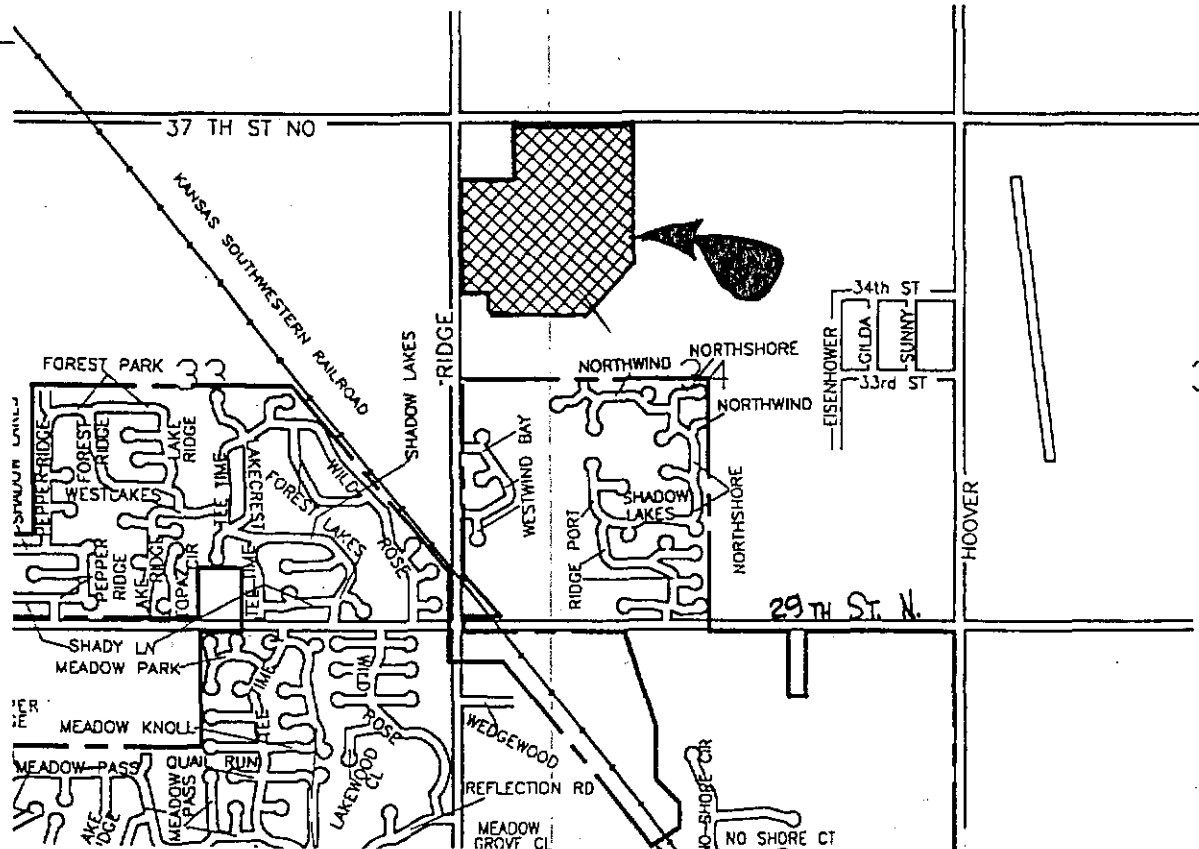
Residential:	
Office:	1
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 70 acres

CURRENT ZONING: GO, General Office

PROPOSED ZONING: GO, General Office

VICINITY MAP



Note: This site was recently annexed into the City and is a replat of Lot 1 of the Ridgeport North Addition. This site is also subject to the Ridge Port North Community Unit Plan (DP-237).

STAFF COMMENTS:

- A. The northwest sewer service boundary area has been extended to include this site. As a condition for the approval of the Ridgeport North Addition, the Applicant has participated in the petition for the required lift station.
City Engineering should comment on the need for additional guarantees or easements.
- B. As a condition for the approval of the Ridgeport North Addition, the Applicant has guaranteed the extension of City water to serve the lot 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 and the accuracy of the minimum building pad elevation. The minimum building elevation shall also be denoted in NGVD. City Engineering needs to comment on the need for a revised petition for the drainage improvements.
- E. 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.
- F. As required for the Ridgeport North Addition, guarantees have been submitted for the following: Right and left turn decel and storage lanes at the two major accesses to the site along both Ridge Road and 37th St. North, left turn lanes for the southbound and westbound left turns at the intersection of 37th Street and Ridge Road, installation of traffic signals at the intersection, and asphalt mat improvements to 37th St. North. Traffic Engineering needs to comment on the need for any additional improvements.
- G. Traffic Engineering shall comment on the access openings. The access openings correspond with those approved for the CUP and Ridgeport North Addition. Two openings have been platted along 37th St. North - one joint opening with the property to the west, and one major opening. The platted access controls indicate two openings along Ridge Road, although the drawing only denotes one proposed opening. The plat shall be revised to denote access control except for one major opening along Ridge Road and a corresponding CUP adjustment shall be filed. In addition, the location of the opening along Ridge Road shall be relocated northward approximately 115 feet to line up with the opening across Ridge Road in the Hoskinson Addition.
- H. 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.

- I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, 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 the governing body.
- J. A CUP Certificate shall be submitted for recording with the Register of Deeds identifying the approved CUP (referenced as DP-237) and its special conditions for development on this property.
- K. For those reserves being platted for sidewalk purposes, the required covenant, which provides for ownership and maintenance of the reserves, shall establish that the lot owners' association shall maintain the sidewalk system planned for construction outside of the street right-of-way. This covenant shall grant to the City the authority to maintain the sidewalks outside of street right-of-way in the event the owners fail to do so.
- L. The surveyor's certification shall be revised by referencing "a replat of Lot 1, Ridge Port North Addition".
- M. The recording information shall be denoted for the existing joint access opening between this plat and the lot to the west along 37th Street North.
- 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 316-729-0102) 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

CLOSURE - RIDGE PORT NORTH 2ND ADD.

L001

1		N	5000.000	E	5000.000	S	0+00
	EAST		596.210				
2		N	5000.000	E	5596.210	S	5+96.210
	N 00-26'22.0"E		596.210				
3		N	5596.192	E	5600.783	S	11+92.420
	EAST		1247.790				
4		N	5596.192	E	6848.573	S	24+40.210
	S 00-26'22.0"W		1371.920				
5		N	4224.313	E	6838.051	S	38+12.130
	S 45-26'22.0"W		873.420				
6		N	3611.467	E	6215.731	S	46+85.550
	N 89-33'38.0"W		926.340				
7		N	3618.571	E	5289.418	S	56+11.890
	N 00-26'22.0"E		200.000				
8		N	3818.565	E	5290.952	S	59+11.890
	N 89-33'38.0"W		300.000				
9		N	3820.866	E	4990.961	S	61+11.890
	N 00-26'21.2"E		1179.168				
1		N	5000.000	E	5000.000	S	72+91.058
LENGTH=	7291.058	AREA=	3049354.708 SF				70.004 ACRES