

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

**CASE NUMBER:** SUB 2003-66 -- RIDGE PORT FIFTH ADDITION

**OWNER/APPLICANT:** Ridgeport Development, L.L.C., 8100 E. 22<sup>nd</sup> St. North, Building 100, Wichita, KS 67226

**SURVEYOR/ENGINEER:** Baughman Company, P.A., Attn: Terry Smythe, 315 Ellis, Wichita, KS 67211

**LOCATION:** East side of Ridge Road, North of 29<sup>th</sup> St. North

**SITE SIZE:** 3.35 acres

**NUMBER OF LOTS**

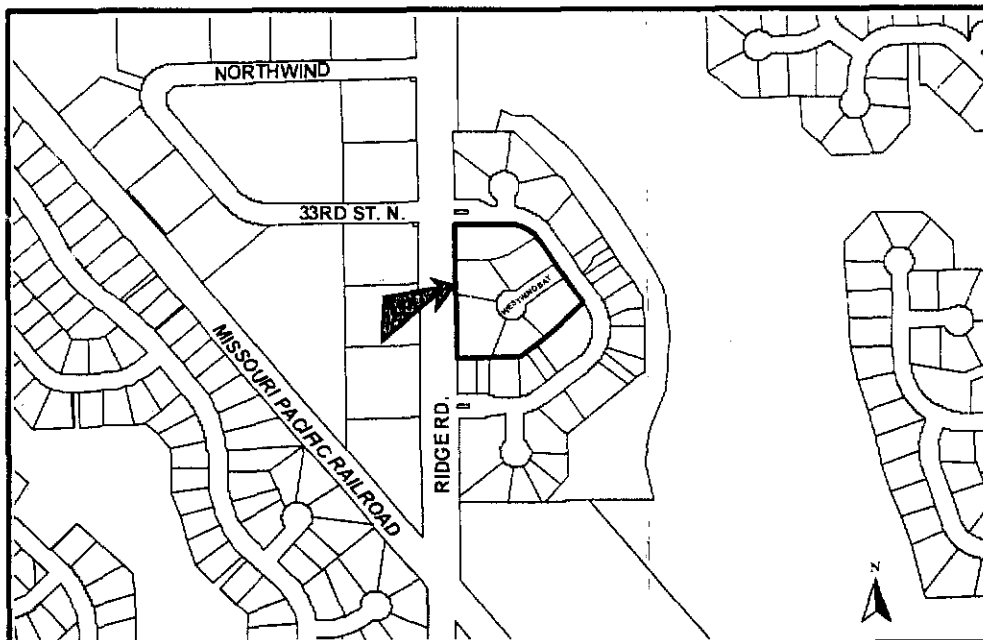
Residential:	13
Office:	
Commercial:	
Industrial:	
Total:	<u>13</u>

**MINIMUM LOT AREA:** 6,240 sq. ft.

**CURRENT ZONING:** TF-3, Two-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



**NOTE:** This is a replat of a portion of the Ridge Port Fourth Addition. Lot sizes have been decreased to create seven additional lots. The street layout has remained the same.

**STAFF COMMENTS:**

- A. Petitions have previously been submitted for paving, drainage, sewer and water improvements for the Ridge Port Addition. *The applicant shall contact Debt Management regarding the need for a respread agreement for special assessments due to the lot reconfiguration.*
- 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. *The drainage plan is approved.*
- D. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves which are not being replatted by this Addition, a restrictive covenant shall be submitted which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.
- E. 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.
- F. 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.
- G. 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.
- H. The plattor'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.
- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the M<sup>A</sup>PC 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.)
- J. 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.

- K. 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.
- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. 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.
- Q. 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 5TH ADDITION

PT. 1	North: 21367.4705	East : 4053.8768
Line	Course: N 00-26-59 E	Length: 446.9000
PT. 2	North: 21814.3567	East : 4057.3845
LINE	Course: S 89-33-01 E	Length: 168.2200
PT. 3	North: 21813.0364	East : 4225.5994
Curve	Length: 131.5522	Radius: 135.5300
	Delta: 55-36-51	Tangent: 71.4783
	Chord: 126.4484	Course: S 61-44-35 E
	Course In: S 00-26-59 W	Course Out: N 56-03-50 E
RP	North: 21677.5105	East : 4224.5356
PT. 4	End North: 21753.1724	East : 4336.9793
Line	Course: S 33-56-10 E	Length: 257.3900
PT. 5	North: 21539.6260	East : 4480.6720
Line	Course: S 48-02-27 W	Length: 135.8000
PT. 6	North: 21448.8300	East : 4379.6882
Line	Course: S 55-24-18 W	Length: 146.1300
PT. 7	North: 21365.8615	East : 4259.3960
Line	Course: N 89-33-01 W	Length: 205.5300
PT. 1	North: 21367.4747	East : 4053.8723