

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

**CASE NUMBER:** S/D 99-93 - RIDGE PORT 4<sup>TH</sup> ADDITION

**OWNER/APPLICANT:** Ridgeport Development, L.L.C., Attn: Kevin Mullen, 8100 E. 22<sup>nd</sup> St. North, Building 100, Wichita, KS 67226; RRGNL, L.L.C., Attn: Jay Russell, 12602 W. 13<sup>th</sup>, Wichita, KS 67235

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

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

**SITE SIZE:** 10.62 Acres

**NUMBER OF LOTS**

Residential:	23
Office:	
Commercial:	
Industrial:	
Total:	<u>23</u>

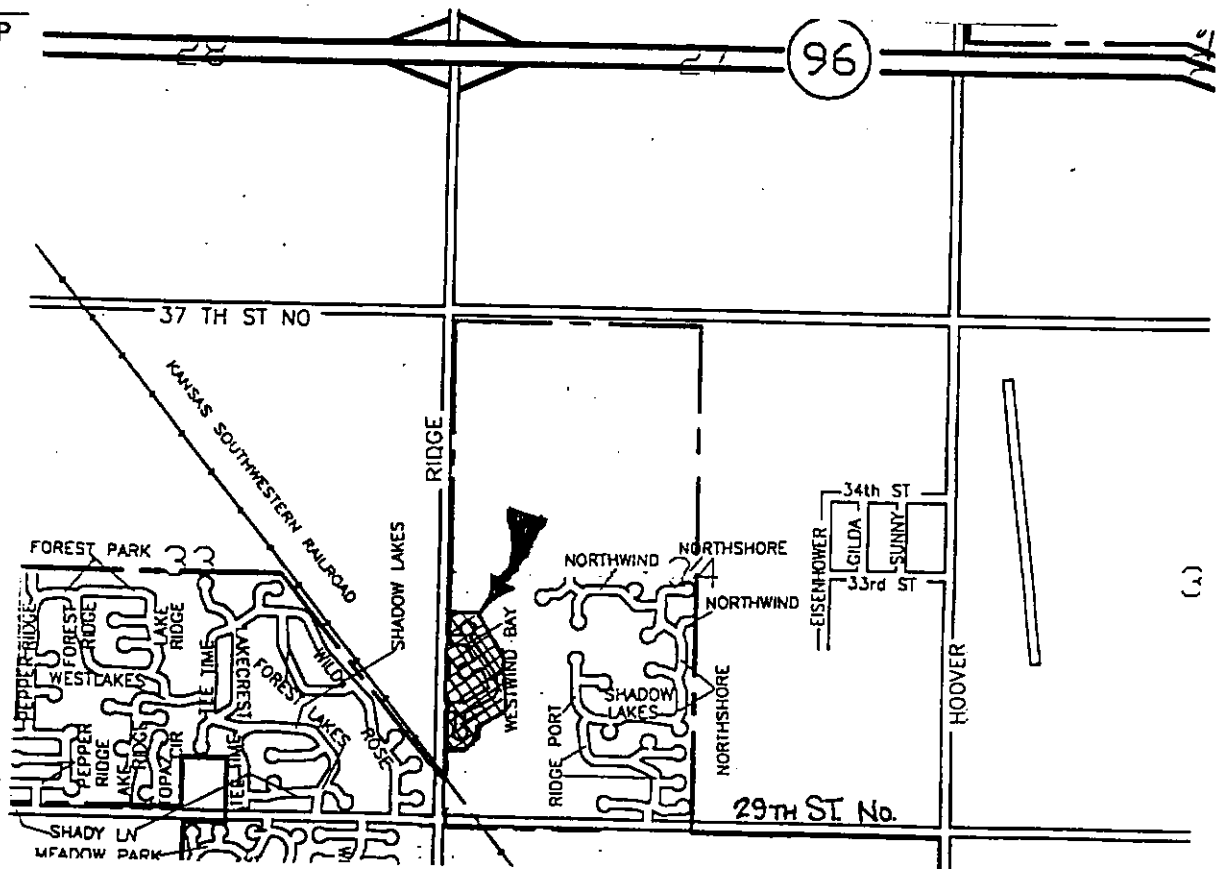
*Respread Agreement*

**MINIMUM LOT AREA:** 11,688 Sq. Ft.

**CURRENT ZONING:** TF-3, Two-Family Residential (with Conditional Use for triplex and four-plex units)

**PROPOSED ZONING:** Same

**VICINITY MAP**



(A)

**Note:** This is a replat of a portion of the Ridge Port Addition. The lot configuration contains nine fewer lots; the street layout remains the same. This site has also been approved for a Conditional Use (CU-554) to permit multi-family residential development. The replat is in conformance with the approved site plan for the Conditional Use.

**STAFF COMMENTS:**

- A. Petitions have previously been submitted for paving, drainage, sewer and water improvements for the Ridge Port Addition. City Engineering needs to indicate 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.
- D. 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.
- E. The plat has indicated complete access control along the site's frontage to Ridge Road. The access controls shall be referenced in the plat's text.
- F. 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.
- G. 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.
- H. 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.
- I. The year "1999" shall be replaced with "2000" on the plat's text.
- J. Distances from the tie points to the property shall be denoted.
- K. 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.

- L. 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.
- 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.

Closure - RIDGE PORT 4TH ADD.

LENGTH	AREA	581338.656 SF	13.346 ACRES
1	N	5000.000	5000.000 S
2	S	4998.884	2+00.890
3	N	4835.202	4+28.330
4	N	4646.980	5486.560 S
5	N	4432.726	5620.301 S
6	N	4182.666	5620.301 S
7	N	3975.285	5356.278 S
8	N	3836.870	5355.191 S
9	N	3754.372	5272.693 S
10	N	3756.589	4990.242 S
11	N	3274.910	32+74.910 S

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