

**STAFF REPORT**

(Final Plat, Overall Preliminary Plat Approved 10/21/99)

**CASE NUMBER:** S/D 99-84 -- RIDGE PORT 3<sup>RD</sup> ADDITION

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

**SITE SIZE:** 10.54 Acres

**NUMBER OF LOTS**

Residential:	26
Office:	
Commercial:	
Industrial:	
Total:	<u>26</u>

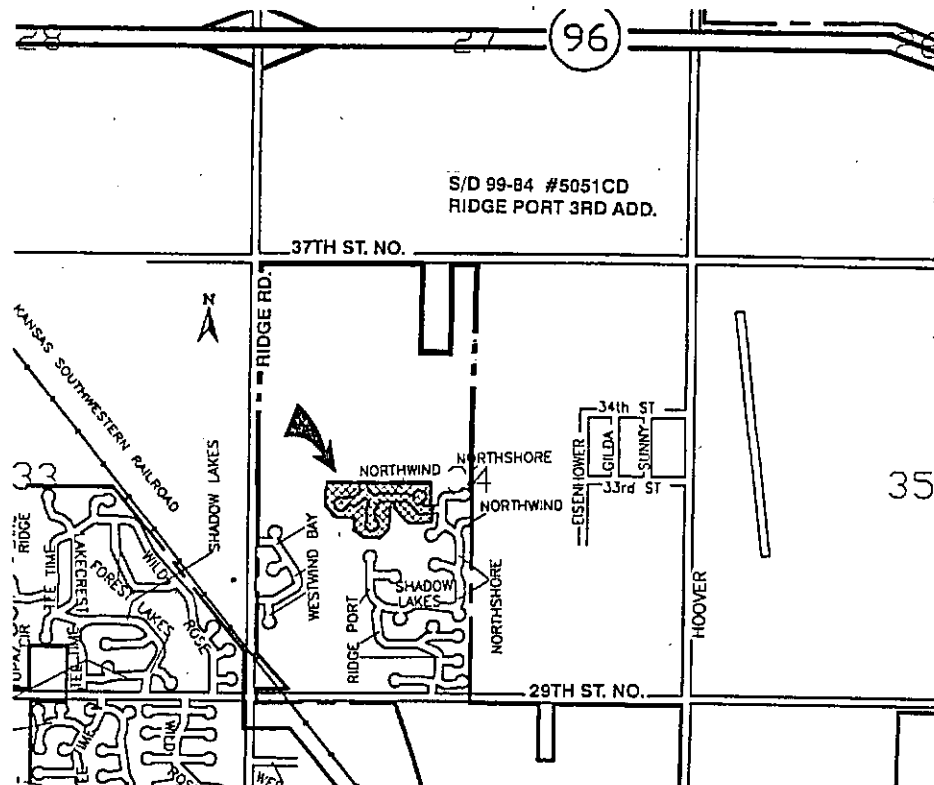
*Respread of existing  
Specials*

**MINIMUM LOT AREA:** 10,440 Sq. Ft.

**CURRENT ZONING:** SF-6, Single-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



Note: An overall preliminary plat was approved for this site on October 21, 1999, which included additional property to the north. This southern portion of that preliminary plat includes 26 of the total 207 lots. This final portion is consistent with the preliminary plat in regards to the lot configuration and street layout.

This is a replat of a portion of the Ridge Port Addition. The replat consists of relocating the connection to the north further eastward.

**STAFF COMMENTS:**

- A. This site is located beyond the Northwest Wichita sanitary sewer growth limits. The boundary will need to be extended to include service to this plat. City Engineering needs to comment on the status of sewer service to this plat. The applicant shall guarantee extension of sanitary sewer and City water. City Engineering needs to comment on the need for any additional guarantees or easements.
- 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. A drainage guarantee is required.
- 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. For those reserves being platted for pedestrian improvements 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 pedestrian improvements 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.
- F. City Fire Department needs to comment on the plat's street names. The final plat tracing needs to indicate the following street name changes: Northwind Court to Northwind Circle, Northwind Circle to Northwind Court.

The final plat has made the requested street name changes.

- G. The applicant shall guarantee the construction of the proposed interior streets.
- H. 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.

- I. City Fire Department should comment on the length of the interior streets. Northwind (680 ft) exceeds the 600-ft limitation on street length. City Fire has approved the length of this street due to its 64 foot width.
- J. 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.
- K. 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.
- L. 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.)
- M. 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.
- N. 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

- S. 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 and Southwestern Bell have requested additional easements which have been denoted on the final plat.**
- T. 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.