

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2002-08 – RIDGE PORT COMMERCIAL PARK ADDITION

OWNER/APPLICANT: RRGNL, LLC, Attn: Jay Russell; 12602 W. 13th, Wichita, KS 67235

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

LOCATION: North of 29th St. North, West side of Ridge Road

SITE SIZE: 28.57 Acres

NUMBER OF LOTS

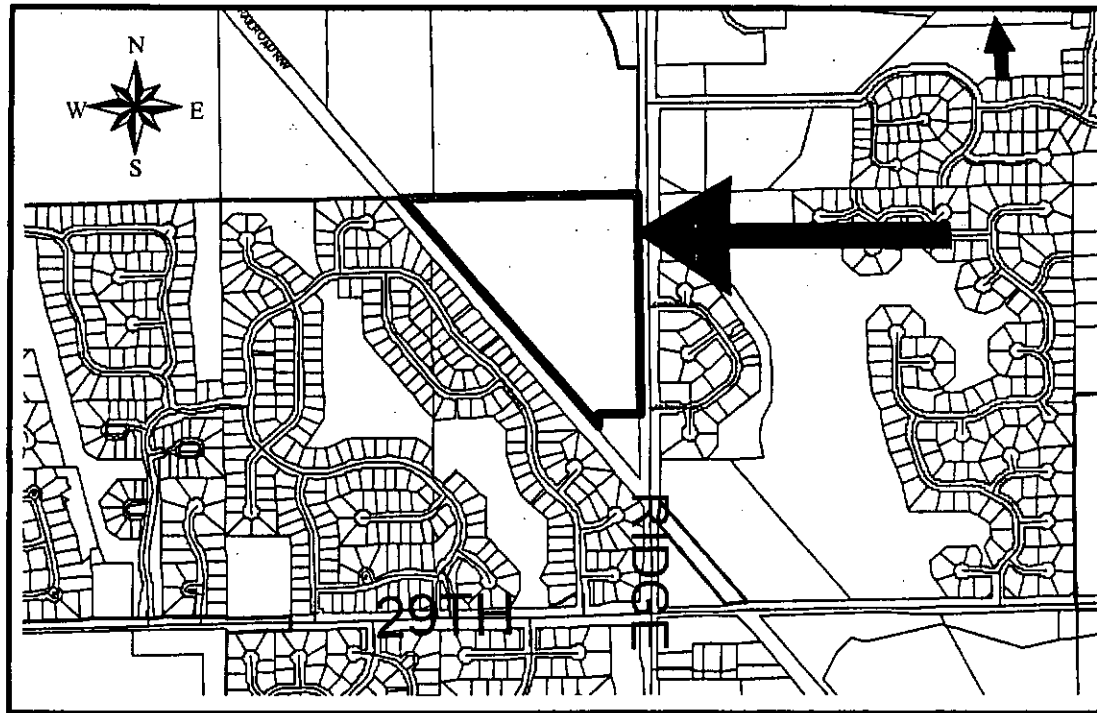
Residential:	
Office:	
Commercial:	
Industrial:	15
Total:	15

MINIMUM LOT AREA: 1.18 Acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



SUB 2002-08 – One-Step Final Plat of RIDGE PORT COMMERCIAL PARK ADDITION
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Note: This is a replat of the Ridge Port 2nd Addition in addition to unplatted property to the north. This plat includes a loop street and eight additional lots.

Planning Staff recommends approval of the plat subject to the following conditions.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- B. City Engineering needs to comment on the need for additional guarantees or easements.
- 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. 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. City Fire/GIS needs to comment on the street names. GIS has requested that Westwind Bay be replaced with Cora St or W 33rd N.
- G. The Applicant is advised that if platted, the building setbacks may be reduced to 20 feet to conform with the Zoning setback standard for the LI, Limited Industrial District.
- H. Traffic Engineering needs to comment on the access controls. The plat proposes a loop street in addition to an access opening to the south.
- I. The access easement shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- J. The Applicant shall guarantee the paving of the proposed street to the business/industrial street standard.
- K. 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.
- L. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, 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.

- M. The MAPC signature block needs to reference "J.D. Michaelis, Chair".
- N. The legal description should be revised to correct the spelling of the word "northerly".
- O. 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.
- 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.)
- Q. 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.
- R. 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.
- S. 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.
- T. 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.
- 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 COMMERCIAL PARK

PT. 1	North: 17619.9175	East : 5388.9233
Line	Course: N 89-31-48 E	Length: 1464.18
PT. 2	North: 17631.9281	East : 6853.0540
Line	Course: S 00-08-04 W	Length: 1382.84
PT. 3	North: 16249.0919	East : 6849.8092
Line	Course: N 89-51-56 W	Length: 250.00
PT. 4	North: 16249.6785	East : 6599.8098
Line	Course: S 00-08-04 W	Length: 100.75
PT. 5	North: 16148.9288	East : 6599.5734
Line	Course: N 39-27-17 W	Length: 1905.12
PT. 1	North: 17619.9234	East : 5388.9302