

**STAFF REPORT**  
**(Preliminary Plat)**

**CASE NUMBER:** SUB 2002-131 -- SAND CREEK ADDITION

**OWNER/APPLICANT:** Ritchie Investment Company, Inc., Attn: Rob Ramseyer, 8100 E. 22nd St. North, Bldg 1000, Wichita, KS 67226; Jay Russell, 12606 W. 13th, Wichita, KS 67235

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

**LOCATION:** North side of 37th St. North, West of Ridge Road

**SITE SIZE:** 21.2 acres

**NUMBER OF LOTS**

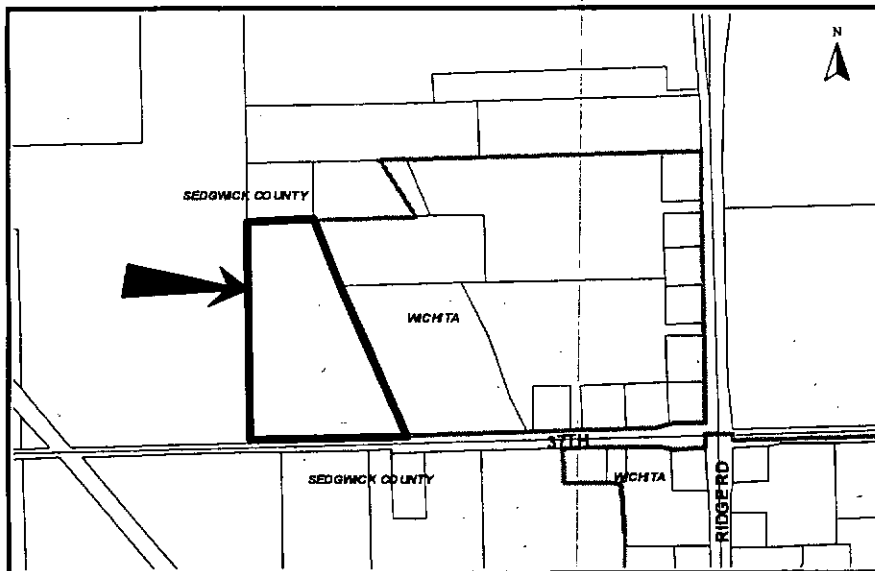
Residential:	45
Office:	
Commercial:	
Industrial:	
Total:	<u>45</u>

**MINIMUM LOT AREA:** 11,050 sq. ft.

**CURRENT ZONING:** SF-5, Single-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



NOTE: This is an unplatted site located within the City.

**Planning Staff recommends approval of the plat.**

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. **City Engineering** needs to comment on the need for other 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/County Engineering** needs to comment on the status of the applicant's drainage concept. **County Engineering requests verification of the existence of sufficient right-of-way or easements to drain properties west of this plat to the slough.**
- D. **Traffic Engineering** needs to comment on the location of the street opening. The final plat shall reference the dedication of access controls in the plat's text. **Traffic Engineering has requested that the location of the street opening along 37<sup>th</sup> St. North be relocated to the east to align with the driveway across the street.**
- E. The plat's text on the final plat shall note the dedication of the street to and for the use of the public.
- F. The Applicant shall provide for paved access of 37<sup>th</sup> St. North between the nearest paved segment and the entrance to the subdivision.
- G. The Blocks shall be relabeled as A, B and C.
- H. The final plat shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- I. 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.
- J. 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.
- K. **Traffic Engineering/ City Fire Department** needs to comment on the street length of Lakecrest Cir (1,550 feet). The Subdivision Regulations limit urban cul-de-sacs to 800 feet in length unless an emergency access easement is proposed. **Traffic Engineering requests a stub street be platted between lots 20 and 21, Block A.**

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- L. 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.
- M. 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.
- N. The City Fire Department/GIS needs to comment on the plat's street names. GIS has requested that the segment of Lakecrest north of Lot 9, Block A be named "Lakecrest Cir".
- O. 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.
- P. The platting 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.
- Q. 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.)
- R. 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.
- S. 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.
- T. 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.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.

**SUB 2002-131 -- Preliminary Plat of SAND CREEK ADDITION**  
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- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- X. 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.
- Y. 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.

**Huang, Vicky**

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**From:** Carrier, Christopher  
**Sent:** Tuesday, January 14, 2003 12:14 PM  
**To:** Huang, Vicky ; Cable, Neil  
**Cc:** Lackey, Stephen  
**Subject:** Subdivision Committee -1/16/03

**Sensitivity:** Private

Oh - a couple of more things.

The comments I sent you on the Big Slough North plats also apply to the ~~North Ridge Addition plat~~.

Concerning VAC 2002-43, we have field inspected and have no problems with this request.

Please note my new e-mail address.

Christopher M. Carrier  
Storm Water Engineer  
City of Wichita  
ccarrier@wichita.gov



**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 4  
JANUARY 16, 2003**

**STAFF REPORT**

**(FINAL PLAT, PRELIMINARY PLAT APPROVED 12/12/02)**

**CASE NUMBER:** SUB 2002-131 – NORTH RIDGE ADDITION (Formerly Sand Creek Addition)

**OWNER/APPLICANT:** Ritchie Investment Company, Inc., Attn: Rob Ramseyer, 8100 E. 22nd St. North, Bldg 1000, Wichita, KS 67226; Jay Russell, 12606 W. 13th, Wichita, KS 67235

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

**LOCATION:** North side of 37th St. North, West of Ridge Road

**SITE SIZE:** 21.2 acres

**NUMBER OF LOTS**

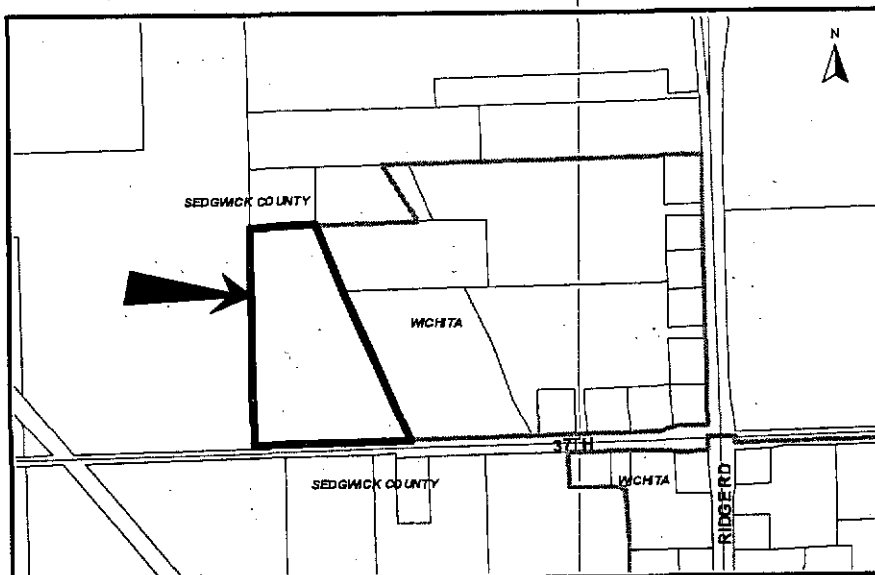
Residential:	45
Office:	
Commercial:	
Industrial:	
Total:	<u>45</u>

**MINIMUM LOT AREA:** 11,050 sq. ft.

**CURRENT ZONING:** SF-5, Single-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



NOTE: This is an unplatted site located within the City.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- 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. County Engineering recommends verification by City Engineering of the existence of sufficient right-of-way or easements to drain properties west of this plat to the slough.
- D. The Applicant shall provide for paved access of 37<sup>th</sup> St. North between the nearest paved segment and the entrance to the subdivision.
- E. 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.
- F. 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.
- G. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- 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. 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.
- J. 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.

**SUB 2002-131 – Final Plat of NORTHRIDGE ADDITION**  
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- K. 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.)
- L. 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.
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- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.
- S. 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

## CLOSURE - NORTHRIDGE ADDITION

PT 01	North: 12759.0905	East :	10970.5836
Line	Course: N 90-00-00 W	Length:	919.6100
PT 02	North: 12759.0905	East :	10050.9736
Line	Course: N 00-20-12 E	Length:	1315.9200
PT 03	North: 14074.9878	East :	10058.7058
Line	Course: N 00-05-52 E	Length:	330.7050
PT 04	North: 14405.6923	East :	10059.2702
Line	Course: S 89-59-24 E	Length:	377.1300
PT 05	North: 14405.6265	East :	10436.4002
Line	Course: S 00-09-29 E	Length:	330.5000
PT 06	North: 14075.1278	East :	10437.3119
Line	Course: S 22-03-30 E	Length:	1419.9800
PT 01	North: 12759.0875	East :	10970.5859

