

STAFF REPORT  
(One-Step Final Plat)

**CASE NUMBER:** SUB 2006-80 -- WINDRIDGE ESTATES 2ND ADDITION

**OWNER/APPLICANT:** Komp Living Trust, Rufus J. And Doris C. Komp, Trustees, 4308 S. Ridge Road, Wichita, KS 67215

**SURVEYOR/ENGINEER:** Savoy Company, P.A., 535 S. Emporia, Suite 104, Wichita, KS 67202

**AGENT:** Certified Engineering Design, P.A., 810 West Douglas, Suite C, Wichita, KS 67203

**LOCATION:** Southeast corner of MacArthur Road and Ridge Road

**SITE SIZE:** 19.88 acres

**NUMBER OF LOTS**

Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

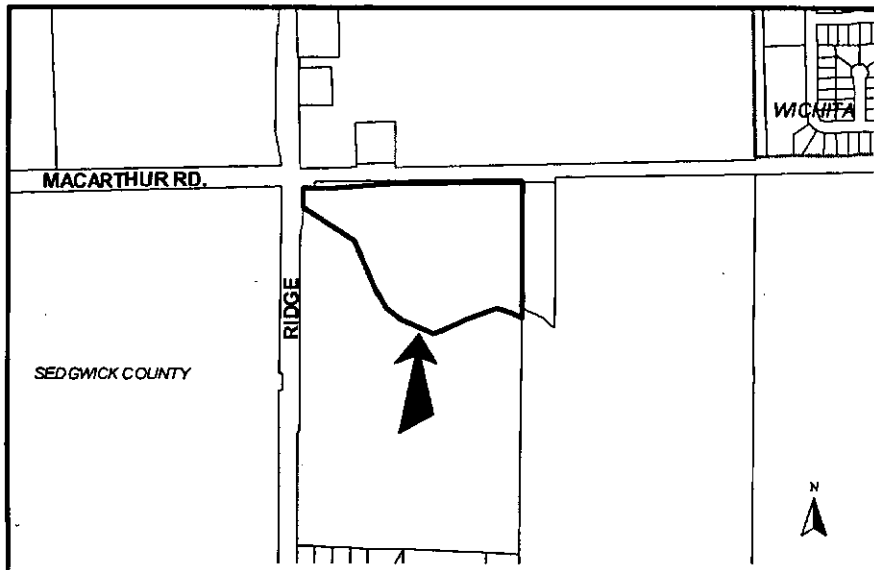
**MINIMUM LOT AREA:** 17.73 acres

**CURRENT ZONING:** SF-20, Single-Family Residential; LC, Limited Commercial

**PROPOSED ZONING:** Same

*SWI*

**VICINITY MAP**



**NOTE:** This is unplatted property located in the County within three miles of the City of Wichita. It is in an area designated as "2030 Urban growth area" by the Wichita-Sedgwick County Comprehensive Plan.

**STAFF COMMENTS:**

- A. Since neither sanitary sewer nor municipal water is available to serve this property, the applicant shall contact County Code Enforcement to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval.
- B. In accordance with the Urban Fringe Development Standards, the subdivider shall contact the City of Wichita to determine the financial feasibility of connecting the proposed subdivision to the city water system. If financially feasible, the subdivision shall be connected to Wichita's water system in accordance with City of Wichita standards.
- C. City of Wichita Water and Sewer Department requests a petition for future extension of sanitary sewer services. Water is available on MacArthur but this property was not assessed. Fees in lieu of assessment will be due in addition to tap and equity fees for service connection
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. County Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*
- F. County Engineering needs to comment on the access controls. The plat denotes two openings along MacArthur Road. *County Engineering recommends access control except for one opening at the existing drive.*
- G. The 7<sup>th</sup> line in owner's declaration needs to be corrected to read "is hereby".
- H. The plat needs to include datum for pad elevation.
- I. Sedgwick County Fire Department advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.
- J. The plat's text shall include reference to "Lot, Block, Reserve and Streets" in the owner's certificate.
- K. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed.
- L. Provisions shall be made for ownership and maintenance of the proposed reserve. A covenant shall be submitted regarding ownership and maintenance responsibilities.

- M. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body 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.
- N. The Park and Pathways Plan indicates a greenway along Reserve A. Public access should be referenced in the plat's text as a permitted use in this Reserve.
- O. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- P. 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.
- Q. The applicant shall install or guarantee the installation of all utilities and facilities that 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 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within 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.

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- Y. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: [cholloway@wichita.gov](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.