

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2004-56 -- WINDRIDGE COURT ADDITION

OWNER/APPLICANT: Rufus Komp, 4308 S. Ridge Road, Wichita, KS 67215

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

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

LOCATION: East side of Ridge Road, South of MacArthur Road

SITE SIZE: 10 Acres

NUMBER OF LOTS

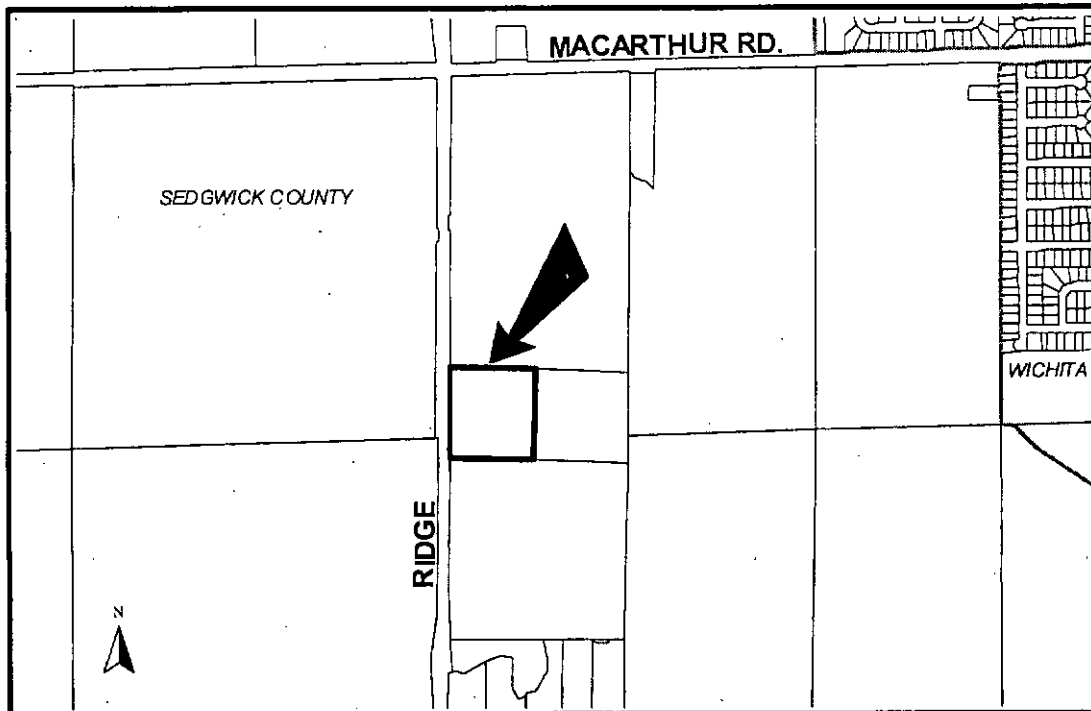
Residential:	12
Office:	
Commercial:	
Industrial:	
Total:	<u>12</u>

MINIMUM LOT AREA: 26,509 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

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 Service Area" by the Wichita-Sedgwick County Comprehensive Plan. Since this plat is located in an area where public services are planned to be available for higher density development, "lot bundling" has been provided so the six building sites may be readily converted to 12 urban-scale lots without replatting.

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. *The applicant will be providing a restrictive covenant tying pairs of lots together and limiting each building site to one dwelling unit until sanitary sewer services become available.*
- B. **City Water and Sewer Department** requests a petition for future extension of sanitary sewer and City water services.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **County Engineering** needs to comment on the status of the applicant's drainage plan. *A drainage plan and 4-corner lot grading plan are needed. The drainage plan should address terraces.*
- E. The ingress/egress easement should specify the beneficiary.
- F. In accordance with Access Management Regulations for County plats, complete access control is required for arterials intersecting with local streets. Complete access control of 75 feet is needed along Windridge Court from Ridge Road.
- G. **County Engineering** needs to comment on the access controls. The plat denotes one opening along the south line of the plat. *The access controls are approved.*
- H. **County Engineering** needs to comment on the need for extension of Windridge Court to the east in order to provide for connection with potential subdivision of the adjacent property.
- I. Per **Sedgwick County Fire Department**, access drives to any structure in excess of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, the surface will need to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed).
- J. A Block shall be designated on the face of the plat as referenced in the plat's text.
- K. The applicant shall guarantee the installation of proposed street.

- Y. 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.
- Z. 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.
- AA. 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.
- BB. 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.
- CC. Perimeter closure computations shall be submitted with the final plat tracing.
- DD. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- EE. 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.
- FF. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

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- L. The Applicant shall submit a restrictive covenant tying pairs of lots together within each building site. Each building site shall be limited to one dwelling unit until the property is annexed by the City of Wichita and municipal water and sanitary sewer services become available.
- M. 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.
- N. The Applicant is advised that if platted, the building setbacks along Ridge Road must be 25 feet and the building setbacks along Windridge Court must be 30 feet to conform with the Zoning setback standard for County roads.
- O. Lots 5, 6, 7 and 8 do not conform with the 200-ft lot width standard which is measured at the building setback line. An increase in the distance of the building setback from the road would meet the standard.
- P. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 1-5 and Lots 8-12. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- Q. **GIS** needs to comment on the plat's street names. *Windridge Ct needs revised to Ridge Ct or another name (with a Cir suffix).*
- R. According to the platting binder, blanket pipeline easements have been granted over this plat. The applicant shall either obtain a release of the easements or provide proof that the easements have been confined. If confined, any portion of the easements if on this plat shall be shown and the pipeline's name and recording information shown.
- S. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the County.
- T. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- U. The recording information for all pipeline easements shall be indicated on the face of the plat.
- V. The signature line for the City Clerk needs to be revised to reference "Karen Sublett".
- W. 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.
- X. 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.)