

**STAFF REPORT
(One-Step Final Plat)**

CASE NUMBER: S/D 98-17 – WESTRIDGE ADDITION

OWNER/APPLICANT: John E. Dugan, 2416 Morning Dew, Wichita, KS 67205; Kelsey Investments, Inc., Attn: Paul E. Kelsey (Contract Purchaser), 716 N. 119th St. West, Wichita, KS 67212

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

LOCATION: East side of 119th St. West, South of 29th St. North

SITE SIZE: 55.3 acres

NUMBER OF LOTS

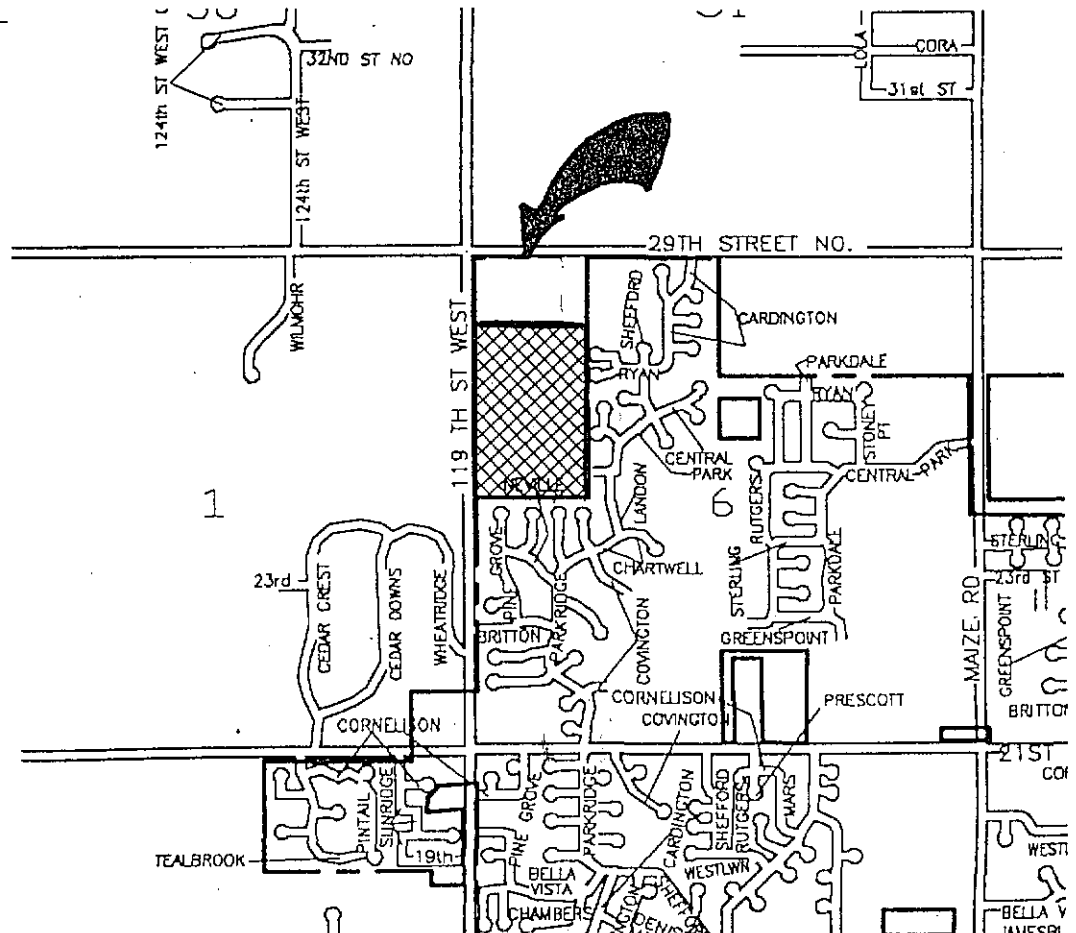
Residential:	150
Office:	
Commercial:	
Industrial:	
Total:	150

MINIMUM LOT AREA: 7,700 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-6, Single-Family Residential

VICINITY MAP



Note: This site is located in the County adjoining Wichita's city limits and an annexation request will be required. Upon annexation, the property will be zoned SF-6, Single-Family residential and thereby permit the lot sizes being proposed. The plat adjoins the Aberdeen 2nd Addition to the east and a street connection has been platted.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed, to allow for the lot sizes being platted.
- B. The applicant shall guarantee the extension of sanitary sewer and City water. **City Engineering** needs to comment on the need for other 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/County Engineering** needs to comment on the status of the applicant's drainage plan.
- E. The plat proposes two points of access from 119th St. West. **Traffic Engineering** requests a street stub located on the north line of the plat to connect with the property east of the Westridge Commercial Addition.
- F. The Applicant shall provide a guarantee for left turn lanes at both accesses onto 119th Street.
- G. **Traffic Engineering** shall comment on the need for additional right-of-way for 119th St. West.
- H. **Traffic Engineering** shall comment on the need for improvements to 119th St. West.
- I. The applicant shall guarantee the paving of the interior streets. The paving guarantee shall also provide for sidewalks on one side of the continuous through streets – Ryan, Parkridge and Central Park.
- J. 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.
- K. 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.

- L. **City Fire** shall comment on the acceptability of the street names.
- M. if the pipeline easement indicated in the platting binder is encumbering the plat, it shall be shown and the plat will be subject to the standard pipeline conditions. Otherwise, verification must be provided that the easement is off-site or has been released.
- N. The final plat tracing shall reference a tie point to a section corner.
- O. 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.
- P. The platlor'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 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 316-729-0102) 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.

- 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

F 262-0149

June 2, 1999

Brent Wooten
Baughman Co Pa
315 S. Ellis
Wichita, Kansas 67211

Subject: Westridge Addition

Mr. Wooten:

Greg Ferris requested a letter from the City indicating the permission for the proposed plat Westridge Addition, 29th St. N. and east of 119th St. W., be served by the City's sanitary sewer system.

The Sewer Master Plan for Northwest Wichita indicates that this property (Westridge Addition) be served by installing gravity sewers that flow southward to 21st Street, then directed west into a new gravity main to a proposed pump station near Cowskin Creek, then pumped north to the proposed new sanitary sewer treatment plant.

Since the proposed Northwest Sewer Treatment plant and its location has been approved by the City Council and proposed to be operational within 3 to 5 years, Westridge Addition development may begin and on a temporary basis be directed to the existing sanitary sewer system. At a time when the Northwest System is operational, the flow will be directed to the new plant.

Westridge Addition will be responsible for the lateral sewers and will probably be assessed for a main sanitary sewer (existing or future). Sewer Interceptors, large pump stations, and the new Northwest Sewer Treatment plant will not be assessed.

If you have further questions, please call me at 268-4504.



Steve Palmer
System Planning Engineer