

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

**CASE NUMBER:** SUB 2009-76 – RIDGE PORT NORTH 6<sup>TH</sup> ADDITION

**OWNER/APPLICANT:** Via Christi Property Services, Inc., Attn: Terri Alexander, 1100 N. St. Francis, Ste. 240, Wichita, KS 67214; Cornerstone Assisted Living, Inc., Attn: Jerry Carley, 2622 W. Central Ave., Ste 100, Wichita, KS 67203; Catholic Diocese of Wichita, Attn: Msgr. Robert Hemberger, 424 N. Broadway, Wichita, KS 67202

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

**LOCATION:** East side of Ridge Road, South side of 37<sup>th</sup> St. North (District V)

**SITE SIZE:** 70 acres

**NUMBER OF LOTS**

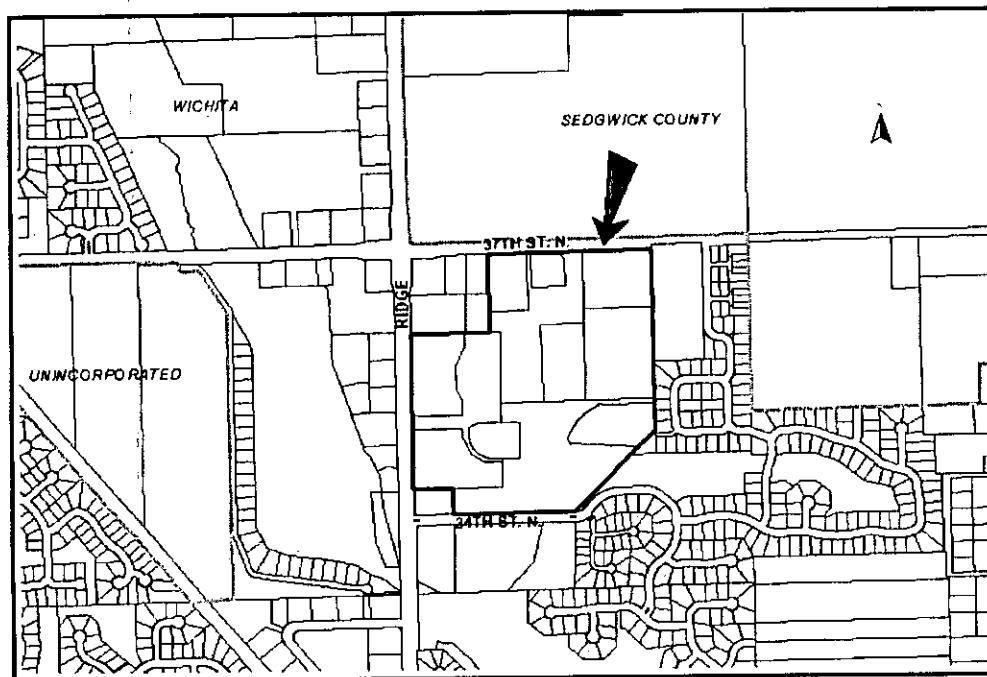
Residential:	
Office:	8
Commercial:	
Industrial:	
Total:	<u>8</u>

**MINIMUM LOT AREA:** 1.18 acres

**CURRENT ZONING:** GO General Office

**PROPOSED ZONING:** Same

**VICINITY MAP**



**SUB 2009-76 -- One-Step Final Plat of RIDGE PORT NORTH 6<sup>TH</sup> ADDITION  
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**NOTE:** This is a replat of a portion of the Ridge Port North 2<sup>nd</sup> Addition. This site is also contained within a portion of the Ridge Port North CUP (DP-237).

**STAFF COMMENTS:**

- A. City of Wichita Water Utilities Department advises that Lot 4 has access to Water. The applicant needs to extend sewer (lateral) main to serve this lot. Water and sewer is available to serve all other lots.
- B. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. In accordance with the CUP, the plat proposes one opening along Ridge Road and two openings along 37<sup>th</sup> St. North.
- 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. This covenant shall also provide for the Homeowners' Association to maintain the "parking strip" located between this site's north and west property line and driving surface for adjoining streets.
- F. 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.
- G. The Applicant needs to request a CUP adjustment as the CUP parcel boundaries do not correspond with the lots being platted.
- H. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of the Ridge Port North Community Unit Plan (DP-237).
- 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. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- K. The year "2010" needs to replace "2009" within the signature blocks.
- L. The plat's text shall replace "private street" with "private drive".
- M. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- N. 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.
- O. 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.)
- P. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.

- Q. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the United States 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.
- R. 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.
- S. 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 National Pollutant Discharge Elimination System 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. 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.
- V. A compact disc (CD) should be provided, 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 the information 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.

CLOSURE

CLOSURE - RIDGE PORT NORTH 6TH ADDITION

PT 01 North: 6429.1433 East : 8094.1092  
Line Course: S 90-00-00 E Length: 1247.7900  
PT 02 North: 6429.1433 East : 9341.8992  
Line Course: S 00-26-22 W Length: 1371.9200  
PT 03 North: 5057.2637 East : 9331.3770  
Line Course: S 45-26-22 W Length: 873.4200  
PT 04 North: 4444.4175 East : 8709.0571  
Line Course: N 89-33-38 W Length: 926.3400  
PT 05 North: 4451.5222 East : 7782.7444  
Line Course: N 00-26-22 E Length: 200.0000  
PT 06 North: 4651.5163 East : 7784.2783  
Line Course: N 89-33-38 W Length: 300.0000  
PT 07 North: 4653.8172 East : 7484.2871  
Line Course: N 00-26-22 E Length: 1179.1700  
PT 08 North: 5832.9525 East : 7493.3310  
Line Course: S 90-00-00 E Length: 596.2100  
PT 09 North: 5832.9525 East : 8089.5410  
Line Course: N 00-26-22 E Length: 596.2100  
PT 01 North: 6429.1450 East : 8094.1137

MISCLOSURE:

Line Course: S 70-12-33 W Length: 0.0049  
North: 6429.1433 East : 8094.1091