





**Wichita-Sedgwick County Metropolitan Area Planning Department**

February 6, 2003

Baughman Company, P.A.  
315 Ellis,  
Wichita, KS 67211

RE: SUB 2002-31 -- One-Step Final Plat of The Fairmont Second Addition

At the regular meeting of the Metropolitan Area Planning Commission on February 6, 2003, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated January 31, 2003.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting. (Cost: \$8.00 for the first page; \$4.00 for each additional page); and
3. A disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Copies to: R. Ramseyer, Ritchie Development Corporation and Jack Ritchie, Kevin Mullen and Geo. Laham, II, 8011 E. 22<sup>nd</sup> St. No., Bldg. 1000, Wichita, KS 67226  
Kevin Holman, Sedgwick County Fire Department  
Neil Cable, City Engineer, Department of Engineering  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

[www.wichitagov.org](http://www.wichitagov.org)



**Wichita-Sedgwick County Metropolitan Area Planning Department**

January 31, 2003

Baughman Company, P.A.  
315 Ellis,  
Wichita, KS 67211

RE: SUB 2002-31 -- One-Step Final Plat of The Fairmont Second Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 30, 2003, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following 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 has approved the drainage plan.
- D. Traffic Engineering has required the alignment of the proposed opening with Camden Chase across 127<sup>th</sup> St. East.
- E. Traffic Engineering requests a guarantee for a left turn lane.
- F. A second point of access from Woodridge to the north is needed by City Fire Department. *The applicant shall provide a restrictive covenant that requires an emergency access easement to Woodridge.*
- G. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations which state that the maximum depth of all residential lots shall not exceed 2.5 times the width. *A modification has been approved.*
- H. 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 City.

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- I. 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.
- J. 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.)
- K. 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.
- L. 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.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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.
- R. 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.

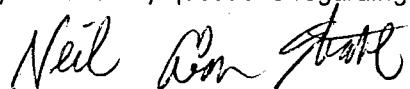
If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, February 6, 2003, at 1:30 p.m.

SUB 2002-31 -- One-Step Final Plat of The Fairmont Second Addition  
January 31, 2003  
Page 3

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions regarding this plat, please call.

A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: R. Ramseyer, Ritchie Development Corporation and Jack Ritchie, Kevin Mullen and  
Geo. Laham, II, 8011 E. 22<sup>nd</sup> St. No., Bldg. 1000, Wichita, KS 67226  
Kevin Holman, Sedgwick County Fire Department  
Neil Cable, City Engineer, Department of Engineering  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services



**STAFF REPORT**  
**(ONE-STEP FINAL PLAT APPROVED 1/30/03)**

**CASE NUMBER:** SUB 2002-31 -- THE FAIRMONT SECOND ADDITION

**OWNER/APPLICANT:** Ritchie Dev. Corp., Attn: R. Ramseyer, 8100 E. 22nd St. N., Bldg. 1000, Wichita, KS 67226; Jack Ritchie, Kevin Mullen & George Laham, II, 8100 E. 22nd St. N., Bldg 1000, Wichita, KS 67226

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

**LOCATION:** West side of 127th St. East., North of 21st St. North

**SITE SIZE:** 13.8 acres

**NUMBER OF LOTS**

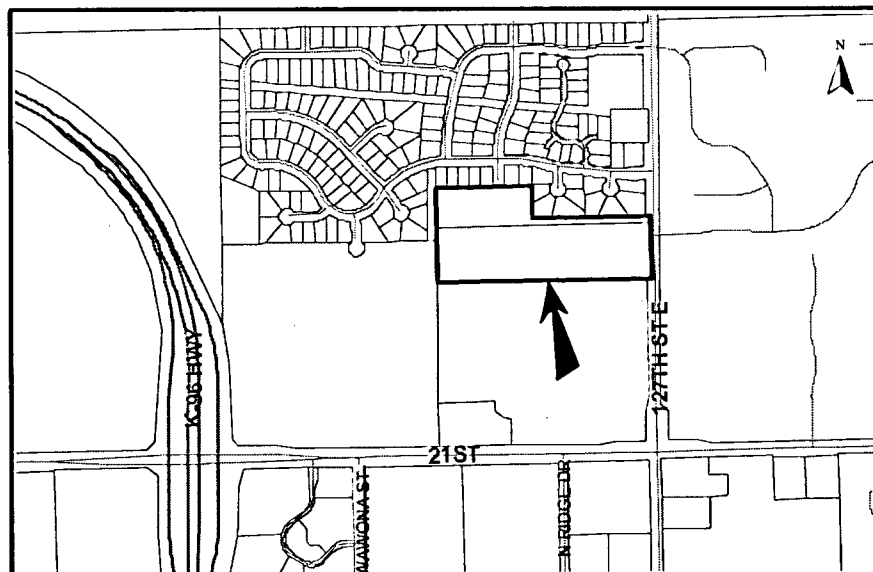
|              |   |
|--------------|---|
| Residential: | 1 |
| Office:      |   |
| Commercial:  |   |
| Industrial:  |   |
| Total:       | 1 |

**MINIMUM LOT AREA:** 13.8 acres

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

**PROPOSED ZONING:** MF-18, Multi-Family Residential

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**VICINITY MAP**

SUB 2002-31 -- One-Step Final Plat of THE FAIRMONT SECOND ADDITION  
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**NOTE:** This is an unplatted site located within the City. A zone change has been approved (ZON 2002-02) from SF-5, Single-Family Residential to MF-18, Multi-Family Residential subject to platting.

**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** has approved the drainage plan.
- D. **Traffic Engineering** has required the alignment of the proposed opening with Camden Chase across 127<sup>th</sup> St. East.
- E. **Traffic Engineering** requests a guarantee for a left turn lane.
- F. A second point of access from Woodridge to the north is needed by **City Fire Department**. **The applicant shall provide a restrictive covenant that requires an emergency access easement to Woodridge.**
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- I. 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.
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**SUB 2002-31 -- One-Step Final Plat of THE FAIRMONT SECOND ADDITION**  
**February 6, 2003 - Page 3**

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