

STAFF REPORT

(Revised Preliminary Plat, Preliminary Plat Approved 12/1/05)

**CASE NUMBER:** SUB 2005-128 -- BLUEGRASS ESTATES ADDITION (formerly Keeneland Estates)

**OWNER/APPLICANT:** Olive Grove, LLC, 911 N. Linden Ct., Wichita, KS 67206

**AGENT** Lee Harp, 10300 W. Central; Wichita, KS 67212

**SURVEYOR/ENGINEER:** Poe and Associates, Attn: Kenny Hill, 5940 E. Central, Wichita, KS 67208

**LOCATION:** East of 167th St. West, South of Pawnee

**SITE SIZE:** 71.91 acres

**NUMBER OF LOTS**

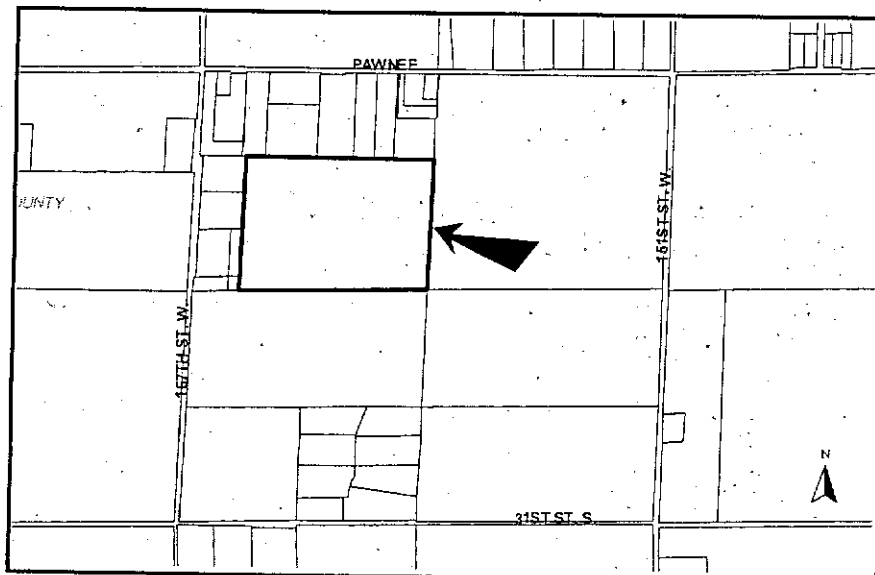
Residential:	14
Office:	
Commercial:	
Industrial:	
Total:	<u>14</u>

**MINIMUM LOT AREA:** 4.5 acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



**NOTE:** This unplatted property is 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. It is located in the Goddard Area of Influence.

This revised preliminary plat contains a revised street layout including a right-of-way dedication extending from Pawnee.

**STAFF COMMENTS:**

- A. Since sanitary sewer is unavailable 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 facilities. A memorandum shall be obtained specifying approval. The lagoon will need to be relocated.
- B. The site is currently located within the Sedgwick County Rural Water District No. 4. If service is available, feasible and the property is eligible for service, County Code Enforcement recommends connection.
- C. City of Wichita Water and Sewer Department requests a petition for future water distribution, sewer lateral, and sewer main. This site is located within their planning service area.
- D. City of Wichita Water and Sewer Department requests the drainage easements be combined with sanitary sewer easements. The plat needs to include 30-foot easements along the east, west, and south sides of the addition. A 20-foot easement should be shown between Lots 5 and 6 and between Lots 8 and 9.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. County Engineering needs to comment on the status of the applicant's drainage plan. Minimum pads are needed for Lots 6, 7, 8, 11, and 12. Drainage easements need to be replaced with floodway reserves along with standard floodway language. The width of the floodway reserves may need to be increased to accommodate City Water and Sewer Department's request for sewer easements.
- G. County Engineering has required a 70' right-of-way (established by a dedication or a right-of-way agreement) from 167th W to Santa Anita and from Pawnee to Saratoga.  
  
As requested, the plat contains a right-of-way established extending from Pawnee. This off-site agreement shall be established by separate instrument.
- H. Sedgwick County Fire Department advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.
- I. The applicant shall guarantee the installation of the proposed streets to the 36-ft rock suburban street standard.
- J. Applicant will need to pay arterial paving fee of \$475 per acre.

- 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. The applicant is reminded that this site is located within three miles of the City Limits of Wichita and will be heard by City Council. Therefore, the City Council signature block needs to be included on the final plat.
- M. Lots 9 and 10 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.
- N. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lot 14. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. The modification is approved.
- O. GIS needs to comment on the plat's street names. Santa, Anita needs to be replaced with Saratoga Ct.
- P. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.
- Q. 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.
- R. 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.)
- S. 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.
- T. 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.
- U. 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.

- V. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- Y. 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.
- Z. 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.

STAFF REPORT

(Final Plat, Revised Preliminary Plat Approved 4/13/06)

CASE NUMBER: SUB 2005-128 -- BLUEGRASS ESTATES ADDITION (formerly Keeneland Estates)

OWNER/APPLICANT: Olive Grove, LLC, 911 N. Linden Ct., Wichita, KS 67206

AGENT Lee Harp, 10300 W. Central, Wichita, KS 67212

SURVEYOR/ENGINEER: Poe and Associates, Attn: Kenny Hill, 5940 E. Central, Wichita, KS 67208

LOCATION: East of 167th St. West, South of Pawnee

SITE SIZE: 71.91 acres

NUMBER OF LOTS

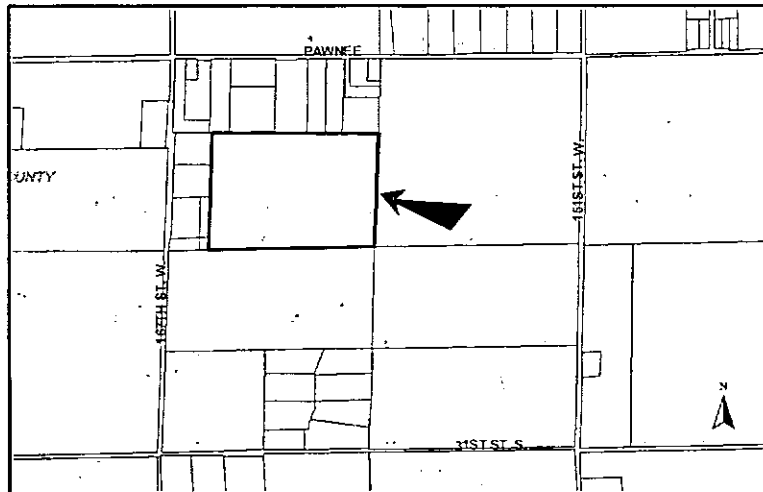
Residential:	14
Office:	
Commercial:	
Industrial:	
Total:	<u>14</u>

MINIMUM LOT AREA: 4.5 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This unplatted property is 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. It is located in the Goddard Area of Influence.

STAFF COMMENTS:

- A. Since sanitary sewer is unavailable 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 facilities. A memorandum shall be obtained specifying approval. *The lagoon will need to be relocated.*
- B. The site is currently located within the Sedgwick County Rural Water District No. 4. If service is available, feasible and the property is eligible for service, County Code Enforcement recommends connection.
- C. City of Wichita Water and Sewer Department requests a petition for future extension of mains and laterals for sanitary sewer and City water services.
- D. City of Wichita Water and Sewer Department requests the drainage easements be combined with sanitary sewer easements. The plat needs to include 30-foot easements along the east, west, and south sides of the addition. A 20-foot easement should be shown between Lots 5 and 6 and between Lots 8 and 9.  
  
The easements have been platted as requested.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. County Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved. The floodway easement shown on the plat should be a floodway reserve.*
- G. The plat name needs to be changed on sheet 2 of 2.
- H. An onsite benchmark is needed.
- I. County Engineering has required a 70' right-of-way (established by a dedication or a right-of-way agreement) from Pawnee to Saratoga.  
  
*As requested, the plat contains a right-of-way established extending from Pawnee. This 70' off-site road right of way may need to be increased based on applicant's final street plan. This off-site agreement shall be established by separate instrument.*
- J. Sedgwick County Fire Department advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.

SUB 2005-128 -- Final Plat of BLUEGRASS ESTATES ADDITION  
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- K. The applicant shall guarantee the installation of the proposed streets to the 36-ft rock suburban street standard.
- L. Applicant will need to pay arterial paving fee of \$475 per acre.
- M. 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.
- N. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lot 14. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. The modification is approved.
- O. GIS needs to comment on the plat's street names. The street names are approved.
- P. The MAPC signature block needs to reference "Harold L. Warner, Jr., Chair".
- Q. The signature line for the County Commissioners Chairman needs to reference "Ben Sciortino".
- R. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.
- S. The plattor'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.
- T. 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.)
- U. 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.
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- W. 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.
- X. 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.
- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- AA. 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.
- BB. 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). Please include the name of the plat on the disc.

Boundary Closure  
Bluegrass Estates

Date: June 27, 2006

Course: N 00-00-00 E	Distance: 1505.36
Course: N 87-55-02 E	Distance: 2095.47
Course: S 00-47-35 E	Distance: 1471.24
Course: S 87-00-38 W	Distance: 2117.33

Perimeter: 7189.40

Area: 3132581.49                      71.91 acres

Mapcheck Closure - (Uses listed courses & COGO Units)

Error of Closure: 0.006                      Course: N 04-13-54 W

Precision 1: 1264249.77