

STAFF REPORT
(Final Plat, Preliminary Plat Approved 3/18/04)

CASE NUMBER: SUB 2004-23 -- BLUE LAKE ADDITION

OWNER/APPLICANT: Blue Lake, LLC, Attn: Jim Fouts, 716 N. 119th St. West, Suite 100, Wichita, KS 67235

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

LOCATION: West of West St., North side of MacArthur

SITE SIZE: 175 Acres

NUMBER OF LOTS

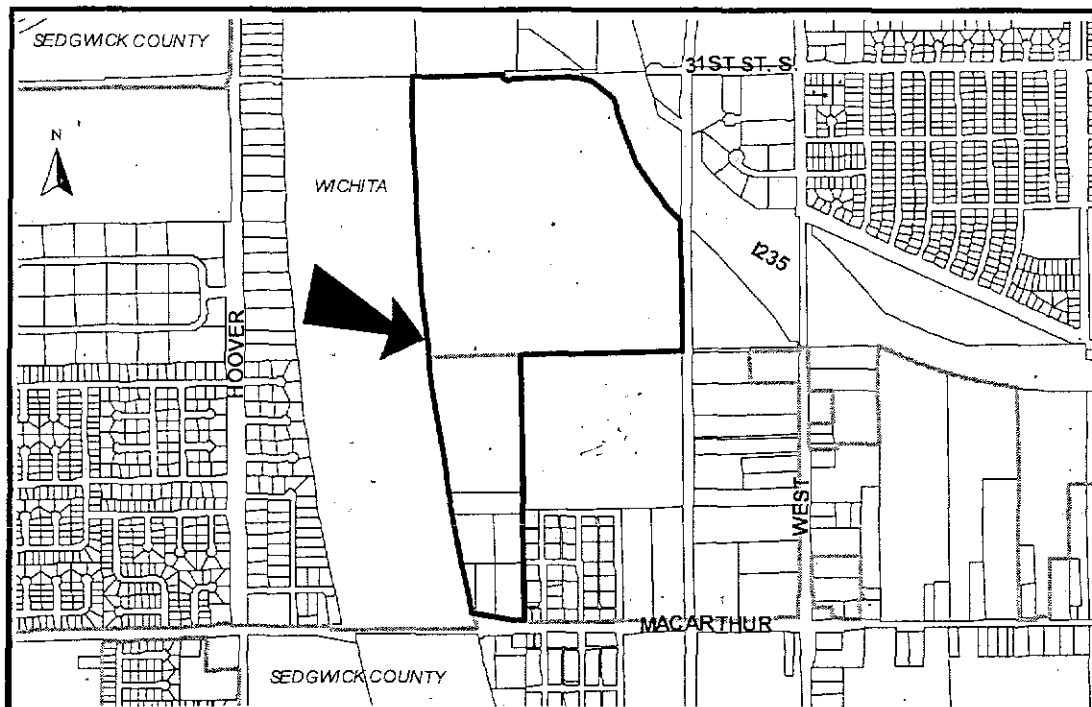
Residential:	272
Office:	
Commercial:	
Industrial:	
Total:	272

MINIMUM LOT AREA: 8,640 Sq. Ft.

CURRENT ZONING: MH, Manufactured Housing; LI, Limited Industrial

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This is a replat of the Big Lake Addition in addition to unplatted land to the south. The south portion of this site is located in the County adjoining Wichita's city limits and annexation is required. A zone change has been approved (ZON 2004-13) from MH, Manufactured Housing and LI, Limited Industrial to SF-5, Single-Family Residential.

STAFF COMMENTS:

- A. Prior to this plat being forwarded to the City Council, the applicant shall apply for annexation to Wichita for the south portion of the site.
- B. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.
- C. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. City Engineering needs to comment on the status of the applicant's drainage plan.
- F. Traffic Engineering requests a petition for contingent traffic improvements to BlueLake (e.g. traffic calming devices).
- G. Traffic Engineering requests a dedication of street right-of-way extending to York Street to the east. The Subdivision Committee did not require this dedication.
- H. Traffic Engineering requests the Bolin Drive/Sabin intersection be at a right angle and located 150 feet west of the railroad crossing.

The applicant has revised the intersection as requested.

- I. County Engineering needs to comment on the need for any improvements to MacArthur. A petition is needed for left and right turn bays on MacArthur.
- J. A 64-ft street right-of-way for Bolin Drive needs to be dedicated. Subdivision Committee did not require this dedication. Traffic Engineering will be addressing this issue with KDOT.
- K. The Applicant shall guarantee the paving of the proposed streets including a guarantee for upgrading Bolin Drive to City standards. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.
- L. The Subdivision Regulations do not permit reserve strips controlling access to streets. Calvert should be relocated five feet to the south in order to eliminate the Reserve strip. The Subdivision Committee required a contingent access easement to connect Calvert with the property to the south.

A contingent street dedication has been platted.

- 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. 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.
- O. 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.
- P. 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.
- Q. 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.
- R. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 7-8, Block A. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. *A modification has been granted.*
- S. GIS needs to comment on the plat's street names. *Bluecake Ct needs revised to Bluelake Ct.*
- T. The signature line for the City Clerk needs to be revised to reference "Karen Sublett".
- U. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- V. 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.
- W. 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.)
- X. 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.

- Y. 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.
- Z. 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.
- AA. 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.
- BB. Perimeter closure computations shall be submitted with the final plat tracing.
- CC. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- DD. 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.
- EE. 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.

Closure2

CLOSURE - BLUE LAKE ADDITION

PT 01 North: 35871.2924 East : 41305.6666
 Line Course: N 89-52-55 E Length: 840.1300
 PT 02 North: 35873.0234 East : 42145.7948
 Line Course: N 89-50-14 E Length: 135.8100
 PT 03 North: 35873.4092 East : 42281.6043
 Line Course: N 89-52-08 E Length: 594.0000
 PT 04 North: 35874.7685 East : 42875.6027
 Line Course: S 55-31-34 E Length: 152.8700
 PT 05 North: 35788.2394 East : 43001.6263
 Line Course: S 55-31-34 E Length: 120.5100
 PT 06 North: 35720.0271 East : 43100.9729
 Curve Length: 191.5081 Radius: 268.3700
 Delta: 40-53-10 Tangent: 100.0352
 Chord: 187.4700 Course: S 35-07-06 E
 Course In: S 34-26-19 W Course Out: N 75-19-29 E
 RP North: 35498.6936 East : 42949.2035
 PT 07 End North: 35566.6826 East : 43208.8185
 Line Course: S 14-37-27 E Length: 114.4900
 PT 08 North: 35455.9017 East : 43237.7246
 Curve Length: 1146.4148 Radius: 2120.0400
 Delta: 30-58-58 Tangent: 587.5971
 Chord: 1132.5000 Course: S 30-08-39 E
 Course In: N 75-20-50 E Course Out: S 44-21-52 W
 RP North: 35992.1884 East : 45288.8137
 PT 09 End North: 34476.5576 East : 43806.4397
 Line Course: S 00-17-39 W Length: 1234.4100
 PT 10 North: 33242.1639 East : 43800.1020
 Line Course: S 89-20-47 W Length: 1525.4500
 PT 11 North: 33224.7624 East : 42274.7513
 Line Course: S 00-04-11 E Length: 2611.7100
 PT 12 North: 30613.0543 East : 42277.9294
 Line Course: N 89-35-56 W Length: 449.8400
 PT 13 North: 30616.2035 East : 41828.1004
 Curve Length: 5035.1329 Radius: 22366.6000
 Delta: 12-53-54 Tangent: 2528.2592
 Chord: 5024.5200 Course: N 05-59-27 W
 Course In: N 77-33-36 E Course Out: N 89-32-30 W
 RP North: 35434.3521 East : 63669.5802
 PT 14 End North: 35613.2701 East : 41303.6959
 Line Course: N 00-26-10 E Length: 258.0200
 PT 01 North: 35871.2827 East : 41305.6598