

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2005-118 -- BLACKSTONE ADDITION

OWNER/APPLICANT: Kelsey investments, Inc., Attn: Paul Kelsey, President, 716 N. 119th St. W., Ste, 112, Wichita, KS 67212

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

LOCATION: East of 151st St. West, North side of 13th St. North

SITE SIZE: 62.08 acres

NUMBER OF LOTS

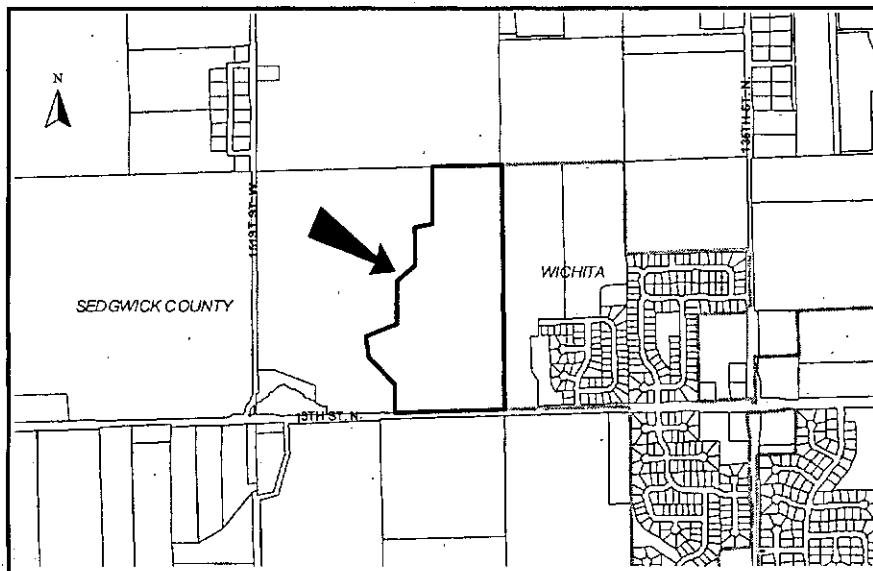
Residential:	119
Office:	
Commercial:	
Industrial:	
Total:	<u>119</u>

MINIMUM LOT AREA: 13,500 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



SUB 2005-118 -- Preliminary Plat of BLACKSTONE ADDITION

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NOTE: This site is located in the County adjoining Wichita's city limits and annexation is required. The site is currently zoned SF-20, Single-Family Residential and will be converted to SF-5, Single-Family Residential upon annexation.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- 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 concept. *A drainage concept is needed.*
- E. Blackstone Ct adjoining Lots 11 & 18, Block B is labeled 29' to center line and it scales 32' to center line.
- F. County Public Works requests the annexation of 13th St. North.
- G. County Engineering requests the applicant verify that the floodplain to the west does not encroach into the plat.
- H. The plat's text should include language that protects public from cost to reconstruct improvement in reserves.
- I. County/Traffic Engineering needs to comment on the need for any improvements to perimeter streets. *Traffic/County Engineering has requested a petition for paving of 13th St. North to the west line of the plat. Traffic Engineering has requested left turn lanes.*
- J. Traffic/County Engineering needs to comment on the access controls. The plat proposes one street opening to 13th St. North. Complete access control is platted along the perimeter street frontage.
- K. A street stub should be shown to the east in order to provide for connection with the stub in the overall Preliminary Plat of the Cheryl's Hollow Addition. *The Applicant has informed staff that the final plat for the portion of Cheryl's Hollow Addition which adjoins this plat will contain a street stub to the north in lieu of the connection previously shown extending through this plat.*
- L. The applicant is advised that the 64-ft street right-of-way for Countryview Ct may be decreased to 58 feet.
- M. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.

- N. For those reserves being platted for drainage purposes, the required covenant which 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.
- 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. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lot 10, Block B. The modification has been approved.
- Q. GIS needs to comment on the plat's street names.
- R. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- S. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-ft utility easements be platted in order to allow for the installation of the utilities without damage to such tree rows.
- T. The platting 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.
- U. 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.)
- V. 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.
- W. 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.
- X. 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.
- Y. 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.

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

- N. 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.
- O. County Engineering has requested that the plat's text should include language that protects the public from cost of reconstructing improvements in Reserve A.
- P. Since Reserve C includes a swimming pool, a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future. Department of Environmental Health also advises of the need for plan review prior to licensing of the pool.
- Q. The final plat tracing shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- R. 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.
- S. For those reserves being platted for drainage purposes, the required covenant which 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.
- T. 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.
- U. On the final plat, the MAPC signature block needs to reference "Harold Warner, Chair".
- V. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lot 10, Block B.
- W. GIS needs to comment on the plat's street names. Countryview abutting lots 15-19, Block C, should be Price. The rest of Countryview and Countryview Ct needs a new name.
- X. The recording information for the Westar easement shall be indicated on the face of the plat.
- Y. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- Z. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-ft utility easements be platted in order to allow for the installation of the utilities without damage to such tree rows.

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- II. 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.
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TRANSMITTAL

TO:
 Scott Lindebak
 COMPANY:
 City of Wichita
 ADDRESS:
 City Hall
 7th Floor - Engineering
 CITY/ STATE:
 Wichita, KS

FROM:
 Trevor Kurth
 DATE:
 11-14-05
 PROJECT:
 Blackstone Addition
 PROJECT NUMBER:

RE:
 Blackstone Addition Drainage Plan

VIA: DELIVERY

We are sending you ATTACHED UNDER SEPARATE COVER

PLANS PRINTS SHOP DRAWINGS SAMPLES SPECS
 COPY OF LETTER CHANGE ORDER DISK OTHER

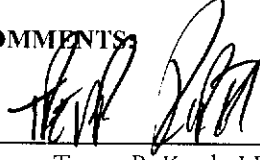
COPIES	DATE	DESCRIPTION
2	11-14-05	Blackstone Addition Drainage Plan

URGENT FOR APPROVAL FOR YOUR INFO FOR REVIEW & COMMENT

APPROVED AS NOTED REVISE AS NOTED REVISE AND RETURN

AS REQUESTED PLEASE REPLY FOR BIDS DUE

NOTES/ COMMENTS:

SIGNED: 
 Trevor R. Kurth, I.E.

Copy: file

ENGINEERING
 SURVEYING
 PLANNING
 LANDSCAPE
 ARCHITECTURE

B a u g h m a n
 C o m p a n y , P . A .
 315 Ellis Street
 Wichita, Kansas 67203
 P 316.262.7271
 F 316.262.0149

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 NOV 14 2005
 CITY - ENGINEERING





TRANSMITTAL

TO:	FROM:
Vicky Huang / Scott Lindebak	Trevor Kurth
COMPANY:	DATE:
City of Wichita	10-12-05
ADDRESS:	PROJECT:
7 th Floor - Engineering	Blackstone Addition
CITY/ STATE:	PROJECT NUMBER:
Wichita, KS	

RE:
Blackstone Addition Drainage Concept

VIA: DELIVERY

We are sending you ATTACHED UNDER SEPARATE COVER

PLANS PRINTS SHOP DRAWINGS SAMPLES SPECS
 COPY OF LETTER CHANGE ORDER DISK OTHER

COPIES	DATE	DESCRIPTION
2	10-12-05	Blackstone Addition Drainage Concept

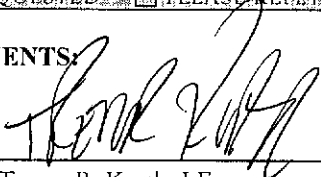
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AS REQUESTED PLEASE REPLY FOR BIDS DUE

ENGINEERING
SURVEYING
PLANNING
LANDSCAPE
ARCHITECTURE

NOTES/ COMMENTS:

SIGNED: 
Trevor R. Kurth, I.E.

Copy: file

B a u g h m a n
C o m p a n y , P . A .
315 Ellis Street
Wichita, Kansas 67203
P 316.262.7271
F 316.262.0149





RECEIVED

NOV 28 2005

TRANSMITTAL

CITY - ENGINEERING

TO:
 Scott Lindebak
 COMPANY:
 City of Wichita
 ADDRESS:
 7th Floor - City Hall
 CITY/ STATE:
 Wichita, KS

FROM:
 Trevor Kurth
 DATE:
 11-28-05
 PROJECT:
 Blackstone Addition
 PROJECT NUMBER:

RE:
 Blackstone Drainage Plan Revisions

VIA: DELIVERY

We are sending you ATTACHED UNDER SEPARATE COVER

PLANS PRINTS SHOP DRAWINGS SAMPLES SPECS
 COPY OF LETTER CHANGE ORDER DISK OTHER

COPIES	DATE	DESCRIPTION
1	11-28-05	Blackstone Addition Revisions

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APPROVED AS NOTED REVISE AS NOTED REVISE AND RETURN

AS REQUESTED PLEASE REPLY FOR BIDS DUE

NOTES/ COMMENTS:

SIGNED: _____
 Trevor R. Kurth, I.E.

Copy: file

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B a u g h m a n
 C o m p a n y , P . A .
 315 Ellis Street
 Wichita, Kansas 67203
 P 316.262.7271
 F 316.262.0149



CLOSURE

CLOSURE - BLACKSTONE ADDITION

PT 01	North: 26593.8736	East : 16668.0288
Line	Course: S 89-37-42 W	Length: 1157.2200
PT 02	North: 26586.3670	East : 15510.8332
Line	Course: N 01-18-36 E	Length: 300.2800
PT 03	North: 26886.5685	East : 15517.6981
Line	Course: N 35-57-09 W	Length: 407.1800
PT 04	North: 27216.1824	East : 15278.6369
Line	Course: N 03-43-09 W	Length: 217.6300
PT 05	North: 27433.3540	East : 15264.5201
Line	Course: N 74-45-00 E	Length: 339.5300
PT 06	North: 27522.6610	East : 15592.0943
Line	Course: N 03-34-31 E	Length: 463.0700
PT 07	North: 27984.8297	East : 15620.9713
Line	Course: N 36-13-57 E	Length: 260.8300
PT 08	North: 28195.2218	East : 15775.1384
Line	Course: N 01-07-09 W	Length: 413.5400
PT 09	North: 28608.6829	East : 15767.0612
Line	Course: N 84-35-27 E	Length: 193.6000
PT 10	North: 28626.9331	East : 15959.7990
Line	Course: N 00-29-15 W	Length: 599.2500
PT 11	North: 29226.1614	East : 15954.7004
Line	Course: N 89-41-05 E	Length: 730.0800
PT 12	North: 29230.1788	East : 16684.7693
Line	Course: S 00-21-50 W	Length: 2636.3600
PT 01	North: 26593.8719	East : 16668.0258