

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2001-72 -- LEGACY SECOND ADDITION

OWNER/APPLICANT: South Park Developers, L.C., Attn: Fred C. Caldwell, 2510 S.W. 125th St., Sedgwick, KS 67135

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, Attn: Thomas C. Ruggles, 924 N. Main, Wichita, KS 67203

LOCATION: West side of Meridian, North and south of 44th St. South

SITE SIZE: 5.67 Acres

NUMBER OF LOTS

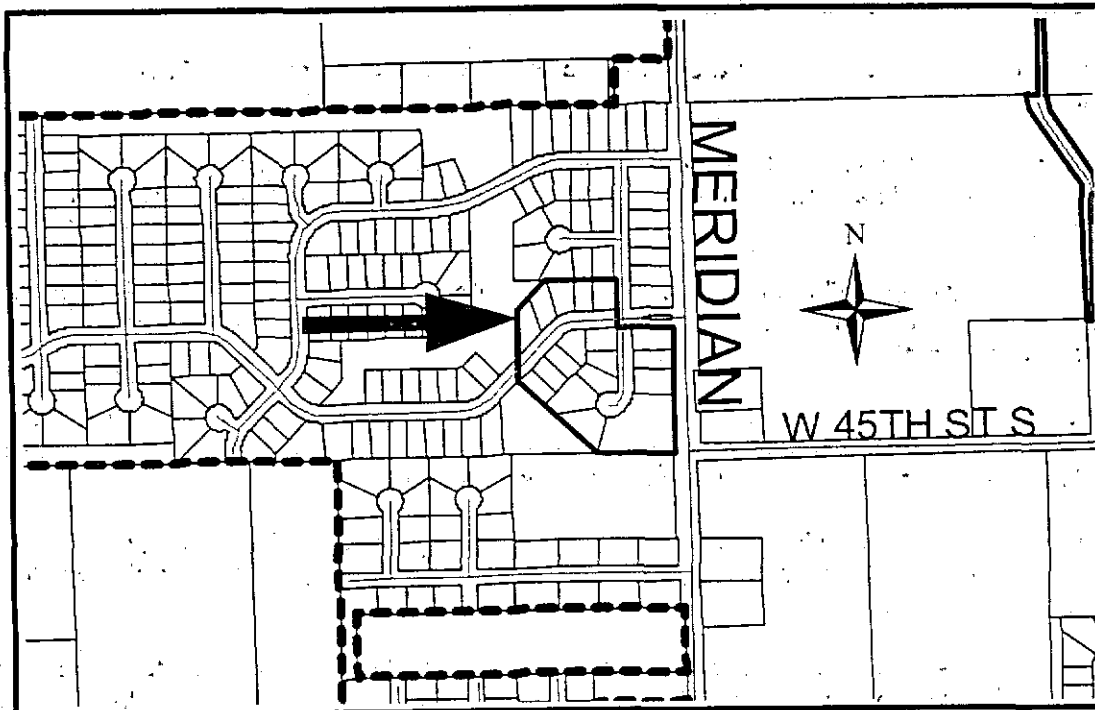
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|--------------|----|
| Residential: | 20 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | 20 |

MINIMUM LOT AREA: 8,772 Sq. Ft.

CURRENT ZONING: SF-5; Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of two blocks within the Legacy Addition. This replat proposes an increase in lots from 18 to 20.

STAFF COMMENTS:

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- A. City Engineering needs to comment on the need for a respread agreement for existing guarantees.
 - B. City Engineering needs to comment on the status of the applicant's drainage plan, and the minimum building elevations. A minimum pad elevation (lowest opening) requirement of 1281.9 MSL needs to be platted for the Lots 1-5, Block 1, and referenced in the plattor's text.
 - C. The Applicant shall guarantee the paving of the proposed interior streets. This guarantee shall include the paving of 44th St. South to a collector status, and include sidewalks on both sides.
 - D. The paving guarantee shall include the installation of a temporary turnaround at the terminus of 44th St. South at the plat's west line.
 - E. 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.
 - F. 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.
 - G. On the final plat tracing, the MAPC signature block needs to reference "J.D. Michaelis, Acting Chair".
 - H. On the final plat tracing, the City Council signature block should be revised to replace the Mayor's signature line with the City Manager, preceded above by "At the direction of the City Council".
 - I. Approval of this plat will require a waiver of the lot depth to width ratio for Lot 5, Block 2. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
 - J. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements and setbacks shown are sufficient and that utilities may be located adjacent to and within the easements.
 - K. 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.
 - L. 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.

- M. 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.)
- N. 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.
- O. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. 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.
- U. 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.

BOUNDARY CLOSURE:
LEGACY 2ND ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

Parcel name: Block 2

North: 19491.815 East : 20182.995
Line Course: S 89-59-30 W Length: 299.24
 North: 19491.772 East : 19883.755
Line Course: N 45-29-06 W Length: 398.34
 North: 19771.046 East : 19599.712
Line Course: N 45-00-00 E Length: 240.79
 North: 19941.310 East : 19769.976
Curve Length: 68.89 Radius: 87.71
 Delta: 45-00-00 Tangent: 36.33
 Chord: 67.13 Course: N 67-30-00 E
 Course In: S 45-00-00 E Course Out: N 00-00-00 E
 RP North: 19879.290 East : 19831.996
 End North: 19967.000 East : 19831.996
Line Course: S 90-00-00 E Length: 139.00
 North: 19967.000 East : 19970.996
Line Course: S 00-00-00 W Length: 220.90
 North: 19746.100 East : 19970.996
Curve Length: 28.36 Radius: 71.00
 Delta: 22-53-05 Tangent: 14.37
 Chord: 28.17 Course: S 11-26-33 W
 Course In: N 90-00-00 W Course Out: S 67-06-55 E
 RP North: 19746.100 East : 19899.996
 End North: 19718.490 East : 19965.407
Curve Length: 217.26 Radius: 50.00
 Delta: 248-58-00 Tangent: 72.80
 Chord: 82.43 Course: S 01-56-23 E
 Course In: S 32-32-37 W Course Out: S 36-25-23 E
 RP North: 19676.341 East : 19938.510
 End North: 19636.107 East : 19968.198
Line Course: N 53-34-37 E Length: 10.43
 North: 19642.300 East : 19976.590
Curve Length: 120.63 Radius: 129.00
 Delta: 53-34-37 Tangent: 65.13
 Chord: 116.28 Course: N 26-47-18 E
 Course In: N 36-25-23 W Course Out: S 90-00-00 E
 RP North: 19746.100 East : 19899.997
 End North: 19746.100 East : 20028.997
Line Course: N 00-00-00 E Length: 220.90
 North: 19967.000 East : 20028.997
Line Course: S 90-00-00 E Length: 152.56
 North: 19967.000 East : 20181.557
Line Course: S 00-10-23 E Length: 475.19
 North: 19491.812 East : 20182.992

Perimeter: 2592.49 Area: 193,616 sq.ft. 4.44 acres

Mapcheck Closure - (Uses listed courses and chords)
Error Closure: 0.004 Course: S 43-49-10 W
Error North: -0.0026 East : -0.0025
Precision 1: 612,840.00

Parcel name: Block 1

North: 20033.000 East : 19971.000
Line Course: N 90-00-00 W Length: 139.00
North: 20033.000 East : 19832.000
Curve Length: 120.72 Radius: 153.71
Delta: 45-00-00 Tangent: 63.67
Chord: 117.64 Course: S 67-30-00 W
Course In: S 00-00-00 W Course Out: N 45-00-00 W
RP North: 19879.290 East : 19832.000
End North: 19987.981 East : 19723.315
Line Course: S 45-00-00 W Length: 175.80
North: 19863.672 East : 19599.005
Line Course: N 00-00-00 E Length: 182.43
North: 20046.102 East : 19599.005
Line Course: N 45-00-00 E Length: 149.76
North: 20151.998 East : 19704.902
Line Course: S 90-00-00 E Length: 266.10
North: 20151.998 East : 19971.002
Line Course: S 00-00-00 W Length: 119.00
North: 20032.998 East : 19971.002

Perimeter: 1152.82 Area: 53,506 sq.ft. 1.23 acres

Mapcheck Closure - (Uses listed courses and chords)
Error Closure: 0.003 Course: S 42-04-43 E
Error North: -0.0019 East : 0.0018
Precision 1: 383,243.33