

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 00-11 -- LEGACY PARK WILSON ESTATES ADDITION

APPLICANT: Laham Holding Company, L.L.C., 150 N. Market, Wichita, KS 67202; Wilson Estates, P.O. Box 771139, Wichita, KS 67277; Prairie State Bank, Attn: James Bunck, P.O. Box 520, Augusta, KS 67010; Barbara W. Waddell, 6118 Blue Ridge Dr., Apt. E, Highlands Randy, CO 80126-3691

SURVEYOR/ENGINEER: PEC, Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202

LOCATION: Southwest corner of 21st St. North and Webb Road

SITE SIZE: 82.4 Acres

NUMBER OF LOTS

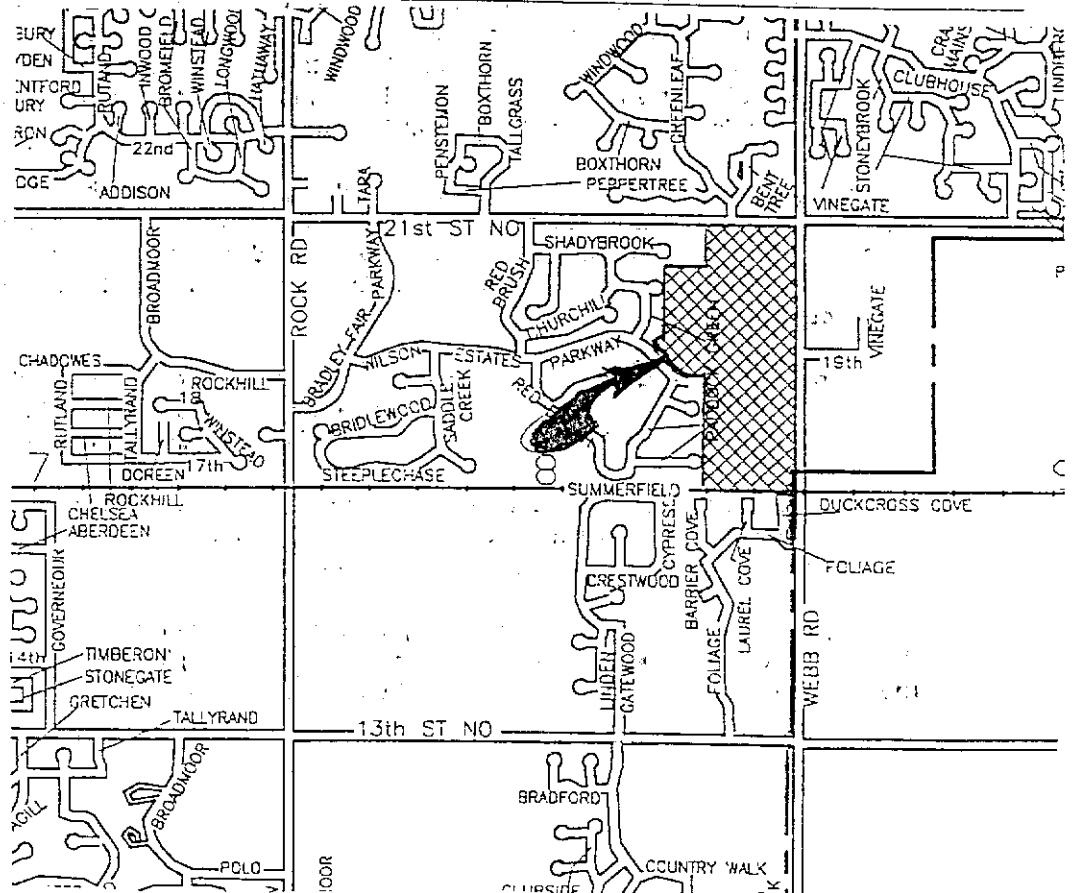
Residential:	3
Office:	
Commercial:	4
Industrial:	
Total:	7

MINIMUM LOT AREA: 1.1 Acres

CURRENT ZONING: SF-6, Single-Family Residential; GO, General Office; and LC, Limited Commercial

PROPOSED ZONING: LC, Limited Commercial; and GO, General Office

VICINITY MAP



Note: This site was approved for a zone change to LC, Limited Commercial and GO, General Office (Z-3346 and Z-3347) and is also subject to the Wilson Estates Residential Community Unit Plan (DP-201) and the Wilson Property N.E. Community Unit Plan (DP-200). This is a replat of Webb Road Commercial Addition, Wilson Retirement 2nd Addition and Wilson Apartments Addition.

STAFF COMMENTS:

- A. Municipal services appear to be available to serve the site. City Engineering needs to comment on the need for any guarantees or easements.
- 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 needs to comment on the status of the applicant's drainage plan.
- D. The plat proposes six access openings along Webb Road and three openings along 21st Street North in accordance with the approved CUPs. The access controls referenced in the plat's text shall be corrected to note "Lot 1, Block 1". Distances shall be shown for all segments of access control. Access openings located within 250 feet of the intersection of 21st Street North and Webb Road are limited to right turns only, or a guarantee provided for future construction of a raised medial.
- E. A Joint Access Easement between Lots 3 and 4, Block 1, shall be established by separate instrument.
- F. A Cross-Lot Circulation Agreement between all the lots in the plat shall be provided.
- G. In accordance with the CUPs, the applicant shall provide a guarantee for the following traffic improvements: a) A deceleration lane for southbound Webb Road traffic at Wilson Estates Parkway; b) a left turn lane for northbound Webb Road traffic at Wilson Estates Parkway; c) a deceleration lane for eastbound traffic on 21st Street North; d) left turn lanes for eastbound and westbound traffic at 21st Street North and Greenleaf for entrance into Lot 1, Block 1, and the residential subdivision north of 21st Street North.
- H. 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.
- I. The applicant shall submit an Avigational Easement covering all of the subject plat and a Restrictive Covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- J. 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.
- K. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.

- L. The Applicant shall provide a guarantee for paving of Wilson Estates Parkway.
- M. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP's (referenced as DP-200 and DP-201) and their special conditions for development on this property.
- N. 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.
- O. 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.)
- P. 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.
- Q. 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.
- R. 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.
- S. 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 a 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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.
- W. 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.

**FINAL PLAT BOUNDARY FOR
LEGACY PARK WILSON ESTATES ADDITION**

5013	North: 17104.3774	East : 18612.7261
	Line Course: S 00-54-41	E Length: 175.00'
532	North: 16929.3946	East : 18615.5098
	Line Course: S 09-26-31	E Length: 101.12'
536	North: 16829.6442	East : 18632.0983
	Line Course: S 00-54-41	E Length: 1091.79'
190	North: 15737.9929	East : 18649.4617
	Line Course: S 00-36-18	E Length: 90.00'
229	North: 15647.9966	East : 18650.4121
	Line Course: N 89-05-19	E Length: 10.48'
198	North: 15648.1633	East : 18660.8918
	Line Course: S 00-54-41	E Length: 984.26'
236	North: 14664.0252	East : 18676.5454
	Line Course: S 88-58-13	W Length: 10.00'
237	North: 14663.8455	East : 18666.5470
	Line Course: S 00-54-41	E Length: 142.14'
238	North: 14521.7232	East : 18668.8075
	Line Course: S 88-58-13	W Length: 1252.17'
239	North: 14499.2208	East : 17416.8374
	Line Course: N 01-01-47	W Length: 989.96'
242	North: 15489.0157	East : 17399.0472
	Curve Length: 320.13'	Radius: 246.50'
	Delta: 74-24-39	Tangent: 187.14
	Chord: 298.10	Course: N 69-47-30 W
	Course In: N 16-59-49 W	Course Out: S 57-24-50 W
	RP North: 15724.7486	East : 17326.9900
243	End North: 15591.9919	East : 17119.2933
	Line Course: N 32-35-10	W Length: 222.67'
262	North: 15779.6124	East : 16999.3691
	Line Course: N 57-24-50	E Length: 126.49'
169	North: 15847.7345	East : 17105.9456
	Line Course: N 00-42-31	W Length: 865.00'
743	North: 16712.6683	East : 17095.2478
	Line Course: N 89-10-54	E Length: 410.00'
744	North: 16718.5234	East : 17505.2060
	Line Course: N 00-42-31	W Length: 395.00'
745	North: 17113.4933	East : 17500.3209
	Line Course: S 86-31-45	E Length: 200.56'
233	North: 17101.3509	East : 17700.5147
	Line Course: N 89-10-54	E Length: 330.00'
234	North: 17106.0635	East : 18030.4811
	Line Course: N 87-45-54	E Length: 202.20'
235	North: 17113.9487	East : 18232.5296
	Line Course: N 89-10-54	E Length: 105.02'
534	North: 17115.4486	East : 18337.5387
	Line Course: S 82-17-15	E Length: 101.12'
533	North: 17101.8781	East : 18437.7440
	Line Course: N 89-10-54	E Length: 175.00'
5013	North: 17104.3774	East : 18612.7261

Perimeter: 8300.12' Area: 3,571,864 sq.ft. 82.00 acres

AFFIDAVIT

STATE OF KANSAS)
)SS
COUNTY OF SEDGWICK)

Michael E. Lindebak, P.E., City Engineer for the City of Wichita, Kansas, Being first duly sworn, on oath states:

I have examined the final plat of Legacy Park Wilson Estates Addition to Wichita, Sedgwick County, Kansas, and have found that 4 typographical errors appear on said plat as follows:

<u>Number</u>	<u>Lot</u>	<u>Block</u>	<u>Dimension on Plat</u>	<u>Correct Dimension</u>
1	3	1	78.43'	78.59'
2	4	1	299.46'	299.30'
3	4	1	107.00'	107.16'
4	1	1	356.30'	356.46'

FURTHER AFFIANT SAITH NAUGHT.

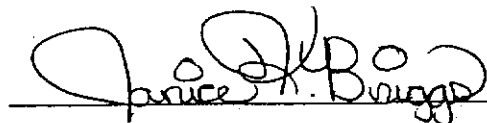
CITY OF WICHITA

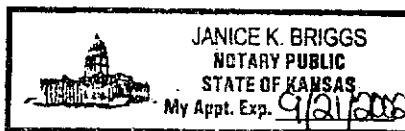

Michael E. Lindebak, P.E. City Engineer

Dated this 7TH day of July, 2000.

STATE OF KANSAS)
)SS
COUNTY OF SEDGWICK)

This instrument was acknowledged before me on July 7TH, 2000, by Michael E. Lindebak as City Engineer of the City of Wichita, Kansas.

, Notary Public



**CERTIFICATE OF CORRECTION TO DISTANCE
IN LEGACY PARK WILSON ESTATES ADDITION TO
WICHITA, SEDGWICK COUNTY, KANSAS**

STATE OF KANSAS)
)SS
COUNTY OF SEDGWICK)

We, Professional Engineering Consultants, P.A., Engineers and Surveyors in aforesaid State and County do hereby state that there are 4 typographical errors in the Plat of Legacy Park Wilson Estates Addition to Wichita, Sedgwick County, Kansas, which should be changed to their correct values as follows:

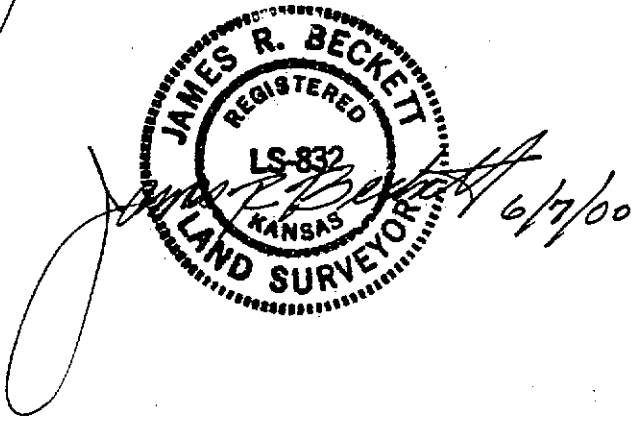
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Date 7/6/00

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

James R. Beckett

James R. Beckett, R.L.S. No. 832



CLOSURE - WEST RIDGE ESTATES

 L001

1	NORTH	1949.180	N	5000.000	E	5000.000	S	0+00
2			N	6949.180	E	5000.000	S	19+49.180
3	N 88-14°13.0"E	1262.300	N	6988.016	E	6261.702	S	32+11.480
4	S 00-17°42.0"E	1949.100	N	5038.942	E	6271.738	S	51+60.580
1	S 88-14°45.9"W	1272.334	N	5000.000	E	5000.000	S	64+32.914
LENGTH=		6432.914	AREA=	2469193.585 SF		56.685 ACRES		