

STAFF REPORT
(ONE-STEP FINAL PLAT)

CASE NUMBER: SUB 2002-90 -- LEGACY PARK WILSON ESTATES SECOND ADDITION

OWNER/APPLICANT: Legacy Park Group, L.L.C., Laham Holding Company, L.L.C., East Pointe Development, L.L.C., 150 N. Market, Wichita, KS 67202; Adam and Anya Holdings, L.L.C., 9339 E. 21st, Wichita, KS 67206; Norris E. Enterprises, L.L.C., 2081 N. Webb Rd., Wichita, KS 67206

SURVEYOR/ENGINEER: P.E.C., Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202

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

SITE SIZE: 16.6 acres

NUMBER OF LOTS

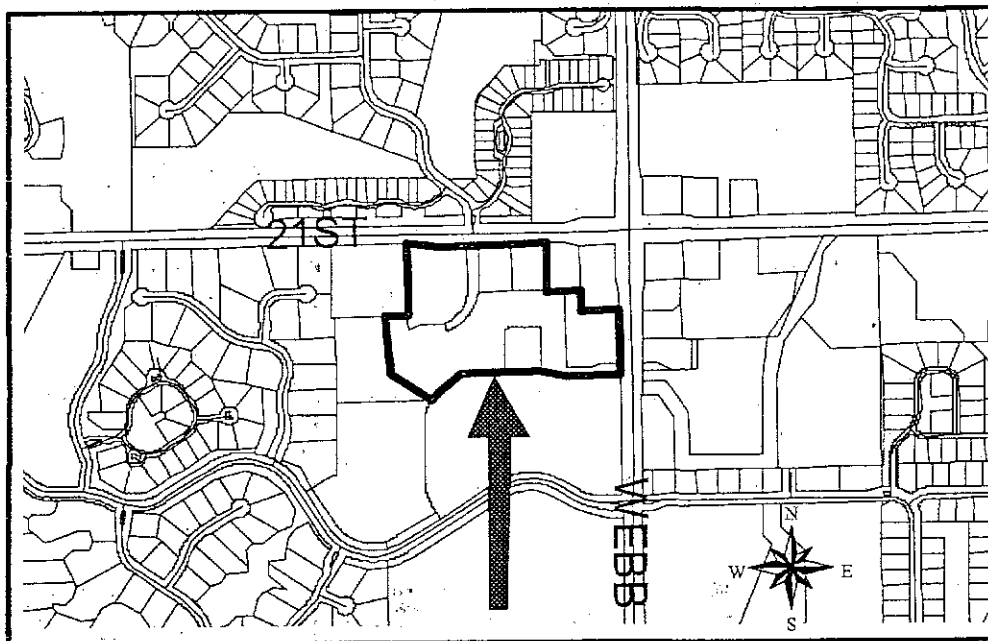
Residential:	
Office:	
Commercial:	8
Industrial:	—
Total:	8

MINIMUM LOT AREA: 43,071 sq. ft.

CURRENT ZONING: GO, General Office; LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of Lots 1 and 4, Block 1 of the Legacy Park Wilson Estates Addition. The site is also subject to the Wilson Property N.E. Commercial CUP (DP-200).

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Municipal services appear to be available to serve the site. City Engineering needs to comment on the need for guarantees or easements.
- B. City Engineering needs to comment on the need for a respread agreement for special assessments due to the lot reconfiguration.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan.
- E. Access controls have been platted in accordance with the approval of the Legacy Park Wilson Estates Addition. The plat proposes complete access control along the plat's frontage to both arterials, except for one opening along Webb. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the plat's text.
- F. The access easement across Lots 2 and 3, Block 1 shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- G. A covenant shall be submitted regarding Reserve A, platted for private drive purposes, which sets forth ownership and maintenance of the private drive, and future reversionary rights of the reserve to the lots benefiting from the reserve. The plat's text shall be revised to reference the platting of the reserve for "private drive" purposes and shall state which specific lots are to be accessed by the reserve.
- H. The heading "Preliminary Plat" shall be deleted from the final plat tracing.
- I. 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.
- J. 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.
- K. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of Wilson Properties N.E. Commercial Community Unit Plan (DP-200).

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- L. The perimeters of the proposed lots shall match the perimeters of the CUP parcel boundaries. A CUP adjustment will need to be approved.
- M. 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.
- N. A Community Unit Plan Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- O. On the final plat tracing, the MAPC signature block needs to reference "Michael E. Lindebak, Acting Secretary".
- P. 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. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- Q. 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.
- 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. 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 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.)
- 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.
- V. 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.
- 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.

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- X. 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.
- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. Recording of the plat within thirty (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. 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 BOUNDARY CLOSURE FOR LEGACY PARK WILSON ESTATES 2ND

PNT#
244 North: 16751.0671 East : 18633.3481
Line Course: S 00°54'41 E Length: 359.30'
250 North: 16391.8138 East : 18639.0674
Line Course: S 89°05'19 W Length: 289.99'
254 North: 16387.2012 East : 18349.1141
Line Course: N 77°54'49 W Length: 133.39'
255 North: 16415.1312 East : 18218.6809
Line Course: S 89°05'19 W Length: 430.00'
256 North: 16408.2916 East : 17788.7353
Line Course: S 47°42'46 W Length: 160.40'
257 North: 16300.3669 East : 17670.0744
Curve Length: 59.06' Radius: 227.71'
Delta: 14°51'39 Tangent: 29.70'
Chord: 58.90' Course: S 40°16'57 W
Course In: S 42°17'14 E Course Out: N 57°08'53 W
RP North: 16131.9113 East : 17823.2885
646 North: 16255.4371 East : 17631.9950
Line Course: N 51°05'33 W Length: 226.16'
5011 North: 16397.4803 East : 17456.0061
Line Course: N 07°20'48 W Length: 322.40'
5000 North: 16717.2336 East : 17414.7801
Line Course: N 89°10'54 E Length: 90.45'
744 North: 16718.5254 East : 17505.2208
Line Course: N 00°42'31 W Length: 395.00'
745 North: 17113.4952 East : 17500.3358
Line Course: S 86°31'45 E Length: 200.56'
233 North: 17101.3532 East : 17700.5279
Line Course: N 89°10'54 E Length: 330.00'
234 North: 17106.0663 East : 18030.4942
Line Course: N 87°45'54 E Length: 202.20'
235 North: 17113.9487 East : 18232.5296
Line Course: S 00°54'41 E Length: 262.05'
248 North: 16851.9319 East : 18236.6978
Line Course: N 89°05'19 E Length: 188.00'
246 North: 16854.9222 East : 18424.6740
Line Course: S 00°54'41 E Length: 107.16'
245 North: 16747.7758 East : 18426.3785
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244 North: 16751.0671 East : 18633.3481

Perimeter: 3963.13 Area: 719,457 sq. ft. 16.52 acres

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