

**STAFF REPORT**  
**(One-Step Final Plat)**

**CASE NUMBER:** SUB 2007-30 -- LILLIE 2nd ADDITION

**OWNER/APPLICANT:** Physicians Development, LLC, Attn: Matt Lillie, 7200 W. 13th St., Suite #5, Wichita, KS 67212

**SURVEYOR/ENGINEER:** Baughman Company, P.A., Attn: Kris Rose, 315 Ellis, Wichita, KS 67211

**LOCATION:** South of Maple, West side of Maize Road

**SITE SIZE:** 17.26 acres

**NUMBER OF LOTS**

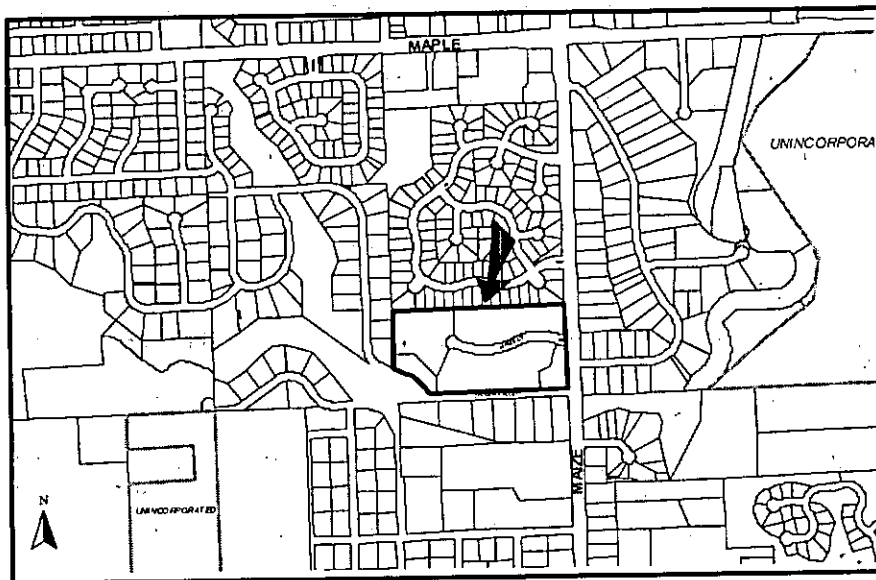
Residential:	
Office:	3
Commercial:	
Industrial:	
Total:	3

**MINIMUM LOT AREA:** 3.62 acres

**CURRENT ZONING:** GO, General Office

**PROPOSED ZONING:** Same

**VICINITY MAP**



**SUB 2007-30 -- One-Step Final Plat of LILLIE 2nd ADDITION**  
**April 12, 2007 - Page 2**

**NOTE:** This is a replat of the Lillie Addition. The site is subject to the Lillie Office Park Community Unit Plan (CUP 2005-28/DP-286). The plat includes a cul-de-sac with a reduced length.

**STAFF COMMENTS:**

- A. **City Water Utilities Department** advises that the applicant shall guarantee the extension of City water to serve the lots being platted. Sewer is available to serve Lots 1 and 2, however in lieu of assessment fees are needed for connection. The existing sewer on the south side of lot 3 is 27" and therefore can not tapped into for individual services. The applicant shall guarantee the extension of sanitary sewer for Lot 3.
- 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 one street opening along Maize Road and complete access control along the remaining plat frontage. **The access controls are approved.**
- E. In accordance with the CUP proposal, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- F. 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.
- G. 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.
- H. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- I. The perimeters of the proposed lots shall match the perimeters of the CUP parcel boundaries. A CUP adjustment will need to be approved.
- J. The name of the plat shall be corrected within the plat's text.
- K. 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.
- L. The City Council certification needs to be revised to reference Carl Brewer, Mayor.
- M. 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.
- N. 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.)

**SUB 2007-30 -- One-Step Final Plat of LILLIE 2nd ADDITION**  
**April 12, 2007 - Page 3**

- O. 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.
- P. 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.
- Q. 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- 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. 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.

CLOSURE

CLOSURE - LILLIE 2ND ADDITION

PT 01 North: 7950.8888 East : 7671.7034  
 Line Course: N 89-52-56 W Length: 974.4000  
 PT 02 North: 7952.8918 East : 6697.3055  
 Curve Length: 93.3059 Radius: 104.7900  
 Delta: 51-01-00 Tangent: 50.0010  
 Chord: 90.2540 Course: N 64-22-26 W  
 Course In: N 00-07-04 E Course Out: S 51-08-04 W  
 RP North: 8057.6816 East : 6697.5209  
 PT 03 End North: 7991.9264 East : 6615.9292  
 Line Course: N 38-51-56 W Length: 95.7400  
 PT 04 North: 8066.4715 East : 6555.8528  
 Curve Length: 58.9134 Radius: 126.6600  
 Delta: 26-39-00 Tangent: 29.9995  
 Chord: 58.3838 Course: N 52-11-26 W  
 Course In: S 51-08-04 W Course Out: N 24-29-04 E  
 RP North: 7986.9930 East : 6457.2328  
 PT 05 End North: 8102.2630 East : 6509.7265  
 Line Course: N 65-25-33 W Length: 117.3800  
 PT 06 North: 8151.0779 East : 6402.9784  
 Line Course: N 00-02-16 W Length: 418.2700  
 PT 07 North: 8569.3478 East : 6402.7026  
 Line Course: S 89-55-55 E Length: 1268.9500  
 PT 08 North: 8567.8405 East : 7671.6517  
 Line Course: S 00-00-15 E Length: 616.9500  
 PT 01 North: 7950.8905 East : 7671.6966