

Final Tracing
Rev 8-17-01

LEGACY 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

MINIMUM PAD ELEVATION FOR
LOWEST OPENING INTO STRUCTURES,
LOTS 1-5, BLOCK 1: 1281.9 MSL
LOTS 1-15, BLOCK 2: 1281.9 MSL

City of Wichita Benchmark:
44' north and 30' east of 1/4 Sec. Cor. @ Meridian and
43rd St. South; Elev. 1280.80 (M.S.L.)

On-Site Bench Mark:
Square Cut, Top of S. curb of 44th St. at the N.E. Cor.
of Lot 1, Block 2, Legacy 2nd Addition.
Elev. 1280.76 (M.S.L.)

Square Cut, Top of north curb 44th St. S.
at the west line of Lot 1, Block 1, Legacy 2nd
Addition. Elev. 1282.36 (M.S.L.)



SCALE: 1"=50'

- MACON=1/2" REBAR W/MACON CAP (FOUND)
- V-NOTCH=V-NOTCH (FOUND)
- MKE=1/2" REBAR W/MKE CAP (FOUND)
- SRB=5/8" REBAR W/SRB CAP (SET)
- +* CUT=+* CUT (FOUND)
- 1/2" IP=1/2" IRON PIPE (FOUND)
- THIMBLE=THIMBLE WITH 1/2" IRON PIPE (FOUND)

N.E. Cor. SE1/4
Sec. 13-T28S-R1W

State of Kansas) SS
Sedgwick County)

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state,
do hereby certify that, under the supervision of the undersigned, we have
surveyed and platted "LEGACY 2ND ADDITION", Wichita, Sedgwick County,
Kansas, and that the accompanying plat is a true and correct exhibit of
the property surveyed, described as and being a replat of the following:

Lots 1 through 13, Block 11, and Lots 1 through 5, Block 8, The Legacy Addition,
an Addition to Wichita, Sedgwick County, Kansas.

All being situated in the SE1/4 of Sec. 13, T27S, R1W of the 6th P.M.,
Sedgwick County, Kansas. T28S

Existing Public easements and dedications being vacated by virtue of K.S.A.
12-512(b).

Date August 14, 2001 Thomas C. Ruggles Surveyor
Thomas C. Ruggles #940

Know all men by these presents that we, the undersigned, have caused
the land described in the surveyor's certificate to be platted into Lots and Blocks,
to be known as "LEGACY 2ND ADDITION", Wichita, Sedgwick County,
Kansas. The drainage easement is hereby granted as indicated for
drainage purposes. The utility easements are hereby granted for the
construction and maintenance of all public utilities. Access Controls are
hereby granted to the appropriate governing body, as indicated on the
face of the plat. A drainage plan has been developed for this plat, and
all drainage easements and rights-of-way shall remain at established
grades or as modified with the approval of the City Engineer, and
unobstructed to allow for the conveyance of stormwater.

South Park Developers, L.C.

Fred C. Caldwell, Member
Fred C. Caldwell
Nancy J. Caldwell, Member
Nancy J. Caldwell

State of Kansas) SS
Harvey County)

The foregoing instrument acknowledged before me, this Aug. 14 day of
2001, by Fred C. Caldwell and Nancy J. Caldwell, members of South Park
Developers, L.C., a limited liability company,

My Appointment Expires 4-6-2002
Verla Swindler Notary Public
Verla Swindler
VERLA SWINDLER
NOTARY PUBLIC
STATE OF KANSAS
My App. Exp. 4-6-2002

We, the undersigned, holders of a mortgage on the above described
property, do hereby consent to this plat of "LEGACY 2ND ADDITION",
Wichita, Sedgwick County, Kansas.

Sedgwick State Bank

Keith A. Geist, Vice Pres.
Keith A. Geist

State of Kansas) SS
Harvey County)

The foregoing instrument acknowledged before me, this 14 day of
August, 2001, by Keith A. Geist, Vice-President of
Sedgwick State Bank, on behalf of the Bank.

Verla Swindler Notary Public
Verla Swindler
My Appointment Expires 4-6-2002
VERLA SWINDLER
NOTARY PUBLIC
STATE OF KANSAS
My App. Exp. 4-6-2002

This plat of "LEGACY 2ND ADDITION", Wichita, Sedgwick County, Kansas,
has been submitted to and approved by the Wichita-Sedgwick County
Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____, 2001.

Wichita-Sedgwick County Metropolitan Area Planning Commission

J.D. Michaelis Acting Chair

Marvin S. Krout Secretary

This plat approved and all dedications shown hereon, accepted by the
City Council of the City of Wichita, Kansas, this ____ day of _____,
2001.

At the direction of the City Council

Chris Cherches City Manager

Pat Burnett City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____,
2001.

Tricia L. Robello, LS #1246 Deputy County Surveyor
Sedgwick County Kansas

Entered on transfer record this ____ day of _____, 2001.

Don Brace County Clerk

State of Kansas) SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of
the Register of Deeds, this ____ day of _____, 2001, at ____
o'clock ____ M., and is duly recorded.

Bill Meek Register of Deeds

Linda Kizzire Deputy

DWG FILE: 01956PF-JTS
PROJECT NO. 0001956P

SRB 924 NORTH MAIN 316-264-8008
WICHITA, KANSAS 67203 FAX 264-4821
http://www.srb1.com E-mail: srb@srb1.com
SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING



Wichita-Sedgwick County Metropolitan Area Planning Department

August 9, 2001

Thomas C. Ruggles
Savoy, Ruggles and Bohm, P.A.
924 N. Main Street
Wichita, KS 67203

RE: SUB 2001-72 -- One-Step Final Plat Legacy Second Addition

At the regular meeting of the Metropolitan Area Planning Commission on August 9, 2001, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated July 27, 2001.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

A handwritten signature in black ink, reading 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division



Wichita-Sedgwick County Metropolitan Area Planning Department

July 27, 2001

Thomas C. Ruggles
Savoy, Ruggles and Bohm, P.A.
924 N. Main Street
Wichita, KS 67203

RE: SUB 2001-72 -- One-Step Final Plat Legacy Second Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 26, 2001, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

- A. City Engineering has required new petitions for City water and sanitary sewer.
- 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 plat's text.
- C. The Applicant shall guarantee the paving of the proposed cul-de-sac.
- 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 Committee has approved a modification.*
- 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 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.
- 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- 946-4556) 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.

SUB 2001-72 -- One-Step Final Plat of Legacy Second Addition

July 27, 2001

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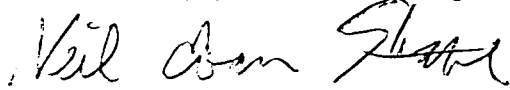
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- U. The applicant is reminded 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.

If this plat requires the guaranteeing of improvements, a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, August 9, 2001, at 1:30 p.m.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions concerning this matter, please call.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: South Park Developers, LC, 2510 SW 125th Street, Sedgwick, KS 67135
Fred Caldwell, 2510 SW 125th Street, Sedgwick, KS 67135
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

STAFF REPORT

(One-Step Final Plat Approved 7/26/01)

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

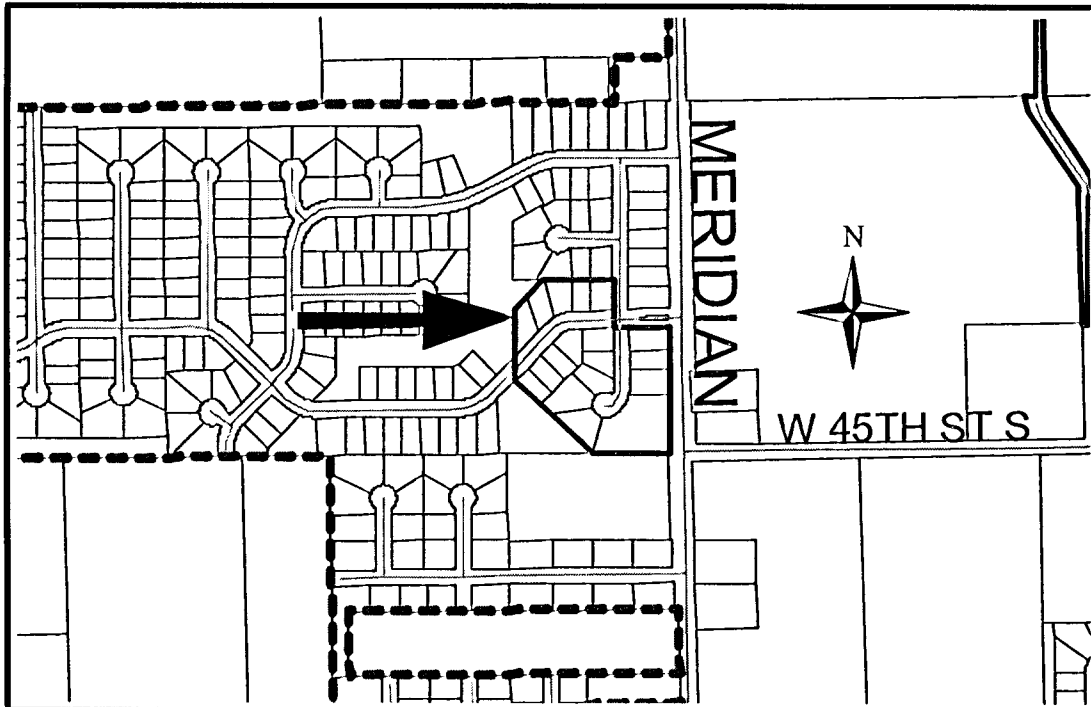
Residential:	20
Office:	
Commercial:	
Industrial:	
Total:	20

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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- 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 plat's text.*
- C. The Applicant shall guarantee the paving of the proposed cul-de-sac.
- 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.
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SUB 2001-72 -- One-Step Final Plat of LEGACY SECOND ADDITION

August 9, 2001 - Page 3

- 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.)
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