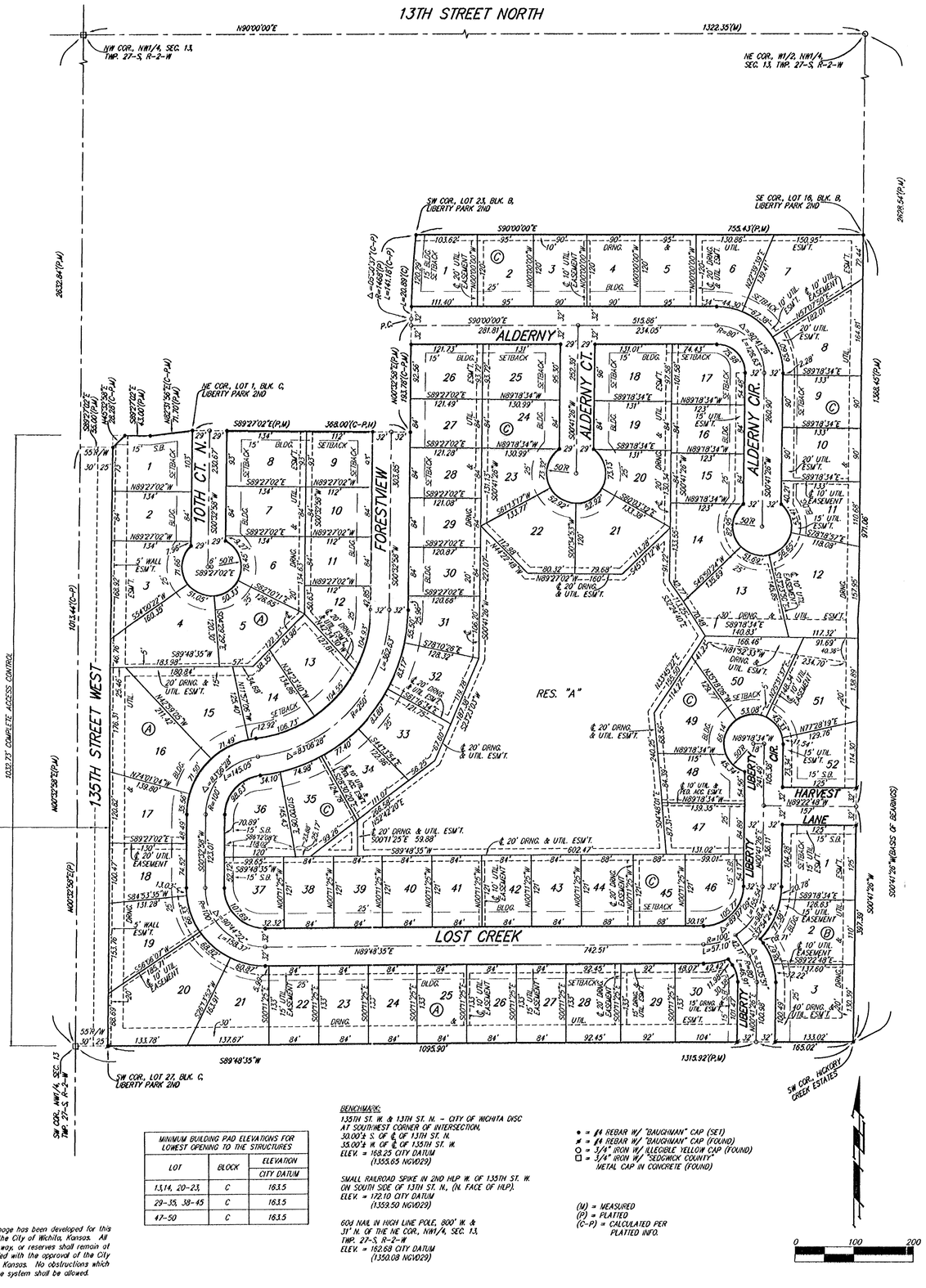
Rec'd 7-2-04

LIBERTY PARK 3RD

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION CITY DATUM
13,14, 20-23,	C	163.5
29-35, 38-45	C	163.5
47-50	C	163.5

NOTE:
A master grading plan for drainage has been developed for this subdivision and is on file with the City of Wichita, Kansas. All drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage system shall be allowed.

BENCHMARK:
135TH ST. W. & 13TH ST. N. - CITY OF WICHITA DISC AT SOUTHWEST CORNER OF INTERSECTION.
30.00'± S. OF ℄ OF 13TH ST. N.
35.00'± W. OF ℄ OF 135TH ST. W.
ELEV. = 168.25 CITY DATUM
(1355.65 NGVD29)

SMALL RAILROAD SPIKE IN 2ND HLP W. OF 135TH ST. W. ON SOUTH SIDE OF 13TH ST. N. (N. FACE OF HLP).
ELEV. = 172.10 CITY DATUM
(1359.50 NGVD29)

60d NAIL IN HIGH LINE POLE, 800' W. & 31' N. OF THE NE COR., NW1/4, SEC. 13, TWP. 27-S, R-2-W
ELEV. = 162.68 CITY DATUM
(1350.08 NGVD29)

● = ½" REBAR W/ "BAUGHMAN" CAP (SET)
■ = ½" REBAR W/ "BAUGHMAN" CAP (FOUND)
○ = 3/4" IRON W/ ILLEGIBLE YELLOW CAP (FOUND)
□ = 3/4" IRON W/ "SEDGWICK COUNTY" METAL CAP IN CONCRETE (FOUND)

(M) = MEASURED
(P) = PLATTED
(C-P) = CALCULATED PER PLATTED INFO.

State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "LIBERTY PARK 3RD", an Addition to 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 all of Lots 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, and 39, Block B, Liberty Park 2nd, an Addition to Wichita, Sedgwick County, Kansas, together with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, and 37, Block C, in said Liberty Park 2nd, together with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, and 36, Block D, in said Liberty Park 2nd, together with all of Lots 1, 2, and 3, Block E, in said Liberty Park 2nd, together with all of Reserve "D", as platted in said Liberty Park 2nd, together with that part of Forestview lying south of the north line of Lot 9 in said Block C, as extended east to the west line of Lot 2 in said Block D, the most southerly Forestview Ct., 10th Ct. N. lying south of 10th St. N., Alderny, Alderny Ct., Liberty, Harvest Lane, Lost Creek, and Lost Creek Cir., all as dedicated in said Liberty Park 2nd.

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

All being situated in the NW1/4 of Sec. 13, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Michael C. Conrey, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and a Reserve, to be known as "LIBERTY PARK 3RD", an Addition to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The wall easement is hereby granted as indicated for the construction and maintenance of a private screening wall and utility main lines and service lines shall be allowed to cross these easements. The utility and pedestrian access easements are hereby granted as indicated for the construction and maintenance of all public utilities and for pedestrian access to or from Reserve "A" and no fences or other obstructions shall be constructed or placed on or within these easements. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for landscoping, lakes, open space, berms, drainage purposes, and utilities as confined to easements. Reserve "A" shall be owned and maintained by the homeowners association for the addition. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Kelsey Investments, Inc.

Paul E. Kelsey, President

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 7TH day of JULY, 2004, by Paul E. Kelsey, President of Kelsey Investments, Inc., on behalf of the corporation.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-2005

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2005

We, the undersigned holders of mortgages on the above described property, do hereby consent to this plat of "LIBERTY PARK 3RD", an Addition to Wichita, Sedgwick County, Kansas.

Legacy Bank

Brad E Yaeger, S.V.P.
BRAD E. YAEGER (Title)

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me this 7 day of July, 2004, by Brad E. Yaeger, SrVP (title) of Legacy Bank, on behalf of the bank.

Danelle K. R., Notary Public
DANELLE K. REICHENBERGER

My App't. Exp. 6/11/05

DANELLE K. REICHENBERGER
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 6/11/05

This plat of "LIBERTY PARK 3RD", an Addition to 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 _____, 2004.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Ronald L. Marnell

_____, Secretary
John L. Schlegel

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2004.

_____, Mayor
Carlos Mayans

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2004.

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

Entered on transfer record this _____ day of _____, 2004.

_____, County Clerk
Don Brace

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2004 at _____ o'clock ___ M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 [illegible] • WICHITA, KANSAS 67211
F:\PLAT\LIBERTY PARK 3RD\LIB3LIBERTYPARK3RD.DWG-MCC

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 22, 2004

Baughman Company, P.A.
311 Ellis
Wichita, KS 67211

RE: SUB 2004-41 -- One-Step Final Plat of Liberty Park Third Addition

At the regular meeting of the Metropolitan Area Planning Commission on April 22, 2004, 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 April 16, 2004.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;

2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting ($8.00 for the first page; $4.00 for each additional page), **if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,**

3. A disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Paul Kelsey, 716 N. 119th St. West, Ste., 112, Wichita, KS 67235
Kevin Holman, Sedgwick County Fire Department
Jim Armour, Acting City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 16, 2004

Baughman Company, P.A.
311 Ellis
Wichita, KS 67211

RE: SUB 2004-41 -- One-Step Final Plat of Liberty Park Third Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 15, 2004, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following staff comments:

A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. ***The applicant shall contact Debt Management regarding the submission of a respread agreement for special assessments of existing improvements.***

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. ***The drainage plan is approved.***

D. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.

E. Traffic Engineering has requested a petition for future left turn lanes along 135th St. West.

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. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves for that Addition, but not being replatted by this Addition, the above covenants and/or other legal documents shall be provided which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.

H. 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.

I. 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.

J. GIS needs to comment on the plat's street names. ***Liberty Ct should be revised to Liberty Cir. The easternmost Alderny Ct should be renamed Alderny Cir.***

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 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 316-946-4556) 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 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.

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. ***Westar Energy has requested additional easements.***

U. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, April 22, 2004. The meeting will begin at 12:30 p.m., in the Metropolitan Area Planning Conference Room - 10th Floor, 455 N. Main Street, Wichita, KS.

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

If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: Paul Kelsey, 716 N. 119th St. West, Ste., 112, Wichita, KS 67235
Kevin Holman, Sedgwick County Fire Department
Jim Armour, Acting City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4-4
APRIL 22, 2004

STAFF REPORT
(One-Step Final Plat Approved 4/15/04)

CASE NUMBER: SUB 2004-41 -- LIBERTY PARK THIRD ADDITION

OWNER/APPLICANT: Kelsey Investments, Inc., Attn: Paul Kelsey, 716 N. 119th St. W., Ste.112, Wichita, KS 67235

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: South of 13th St. North, East side of 135th St. West

SITE SIZE: 35.86 Acres

NUMBER OF LOTS

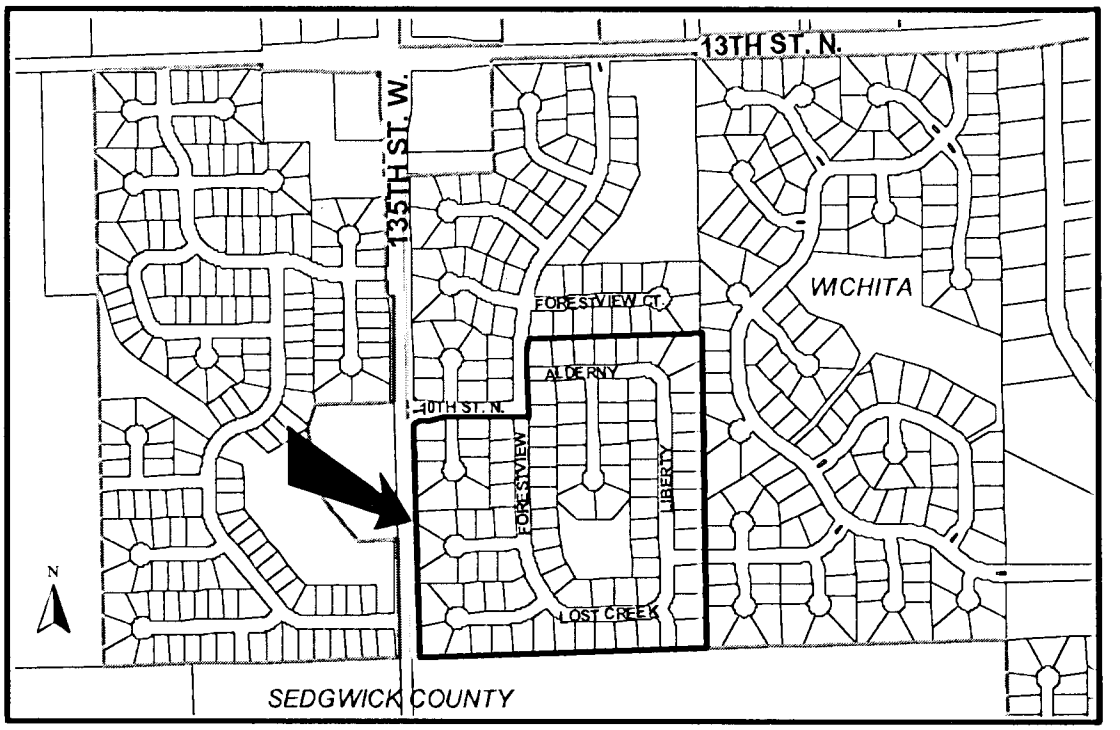
Residential:	85
Office:	
Commercial:	
Industrial:	
Total:	85

MINIMUM LOT AREA: 10, 164 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of a portion of the Liberty Park 2nd Addition. The street layout has been revised and lot sizes reduced.

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. ***The applicant shall contact Debt Management regarding the submission of a respread agreement for special assessments of existing improvements.***

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. ***The drainage plan is approved.***

D. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.

E. Traffic Engineering has requested a petition for future left turn lanes along 135th St. West.

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.

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H. 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.

I. 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.

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