

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8.

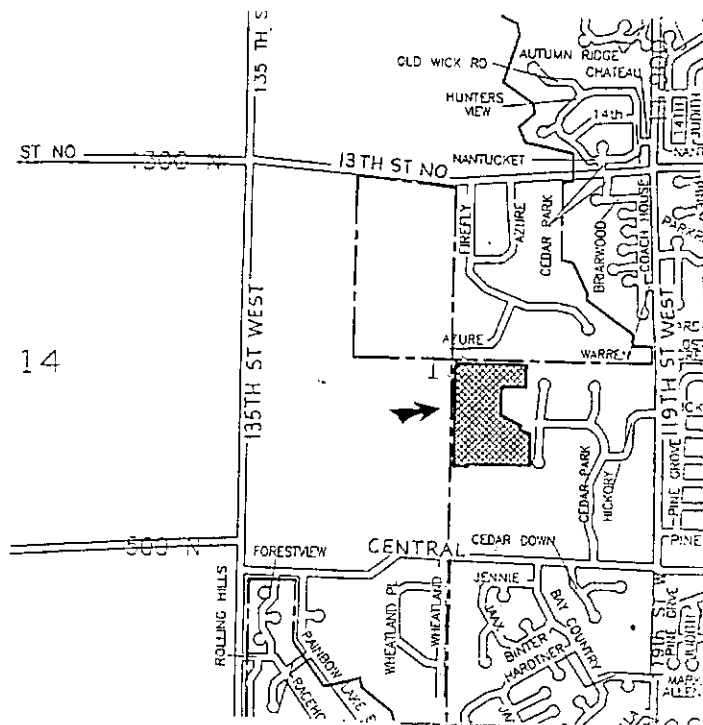
March 5, 1998

STAFF REPORT

(Final Plat of portion of Overall Preliminary Plat of Buckhead Addition;  
Buckhead Addition Preliminary Plat approved 3/24/95)

- CASE NUMBER: S/D 98-18 BUCKHEAD 3RD ADDITION
- OWNER/APPLICANT: Paul E. Kelsey, 716 N. 119th St. West, Suite 112,  
Wichita, KS 67235
- SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211
- LOCATION: North of Central, West of 119th St. West
- SITE SIZE: 27.5 acres
- NUMBER OF LOTS
- |              |           |
|--------------|-----------|
| Residential: | 70        |
| Office:      |           |
| Commercial:  |           |
| Industrial:  |           |
| Total:       | <u>70</u> |
- MINIMUM LOT AREA: 8,800 sq. ft.
- CURRENT ZONING: SF-6, Residential
- PROPOSED ZONING: Same

VICINITY MAP



Note: This is a final plat of a portion of the overall preliminary plat of Buckhead Addition, which was approved March 24, 1995. It represents the third "phase" of the Buckhead Addition. The street layout for this plat represents the same configuration as for this portion in the approved preliminary plat. The lot layout is also similar, but with eight fewer lots in this plat.

STAFF COMMENTS:

- A. City Engineering needs to indicate what guarantees need to be provided.
- 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 applicant shall guarantee the paving of the proposed interior streets. This guarantee shall include the paving of Hickory to a collector status. Sidewalks shall be included in the guarantee providing for sidewalks on both sides of Hickory, and one side of the looped street Birch-Firefly.
- E. In regards to street names, Firefly Court should be renamed Firefly Circle as it is a continuation of Firefly. Both streets named Azure Court should be renamed Azure Circle as they are extensions of Azure to the north. The representative from the City's Fire Department should also comment on the acceptability of the street names.
- F. 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.
- G. The platting binder shows that the site's ownership is in the party of "Kelsey Development, Inc". This name must appear on the owner's signature block on the final plat tracing.
- H. 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.)

- I. 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.
- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. 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.
- O. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

# CLOSURE - BUCKHEAD 3RD ADDITION

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L001

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1		N	5000.000	E	5000.000	S	0+00
	N 88-25'43.0"E		992.480				
2		N	5027.216	E	5992.107	S	9+92.480
	S 00-33'55.0"E		342.070				
3		N	4685.163	E	5995.482	S	13+34.550
	S 89-26'05.0"W		318.480				
4		N	4682.021	E	5677.017	S	16+53.030
	S 00-33'55.0"E		303.690				
PC1		N	4378.346	E	5680.013	S	19+56.720
	R = 755.820	L = 55.166	DEL = + 04-10'55.0"				
	T = 27.595	LC = 55.154	S 54-35'40.5"E				
PT1		N	4346.392	E	5724.968	S	20+11.886
	null distance and bearing						
PC2		N	4346.392	E	5724.968	S	20+11.886
	R = 689.820	L = 213.031	DEL = - 17-41'39.0"				
	T = 107.370	LC = 212.186	S 61-21'02.5"E				
PT2		N	4244.660	E	5911.176	S	22+24.918
	S 19-48'08.0"W		66.000				
PC3		N	4182.563	E	5888.817	S	22+90.918
	R = 755.820	L = 131.681	DEL = - 09-58'56.0"				
	T = 66.008	LC = 131.514	S 75-11'20.0"E				
PT3		N	4148.943	E	6015.961	S	24+22.599
	S 00-33'55.0"E		450.540				
13		N	3698.425	E	6020.406	S	28+73.139
	S 88-09'30.0"W		799.320				
14		N	3672.737	E	5221.499	S	36+72.459
	S 00-09'12.0"E		22.190				
15		N	3650.547	E	5221.559	S	36+94.649
	S 88-09'43.0"W		208.270				
16		N	3643.867	E	5013.396	S	39+02.919
	N 00-33'57.4"W		1356.199				
1		N	5000.000	E	5000.000	S	52+59.118
LENGTH=	5259.118	AREA=	1198566.555	SF	27.515	ACRES	