

STAFF REPORT  
(One-Step Final Plat)

**CASE NUMBER:** SUB 2003-24 – LIBERTY PARK SECOND ADDITION

**OWNER/APPLICANT:** Kelsey Investments, Inc., 716 N. 119th St. West, Wichita, KS 67212

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

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

**SITE SIZE:** 72.35 acres

**NUMBER OF LOTS**

Residential:	163
Office:	
Commercial:	
Industrial:	
Total:	<b>163</b>

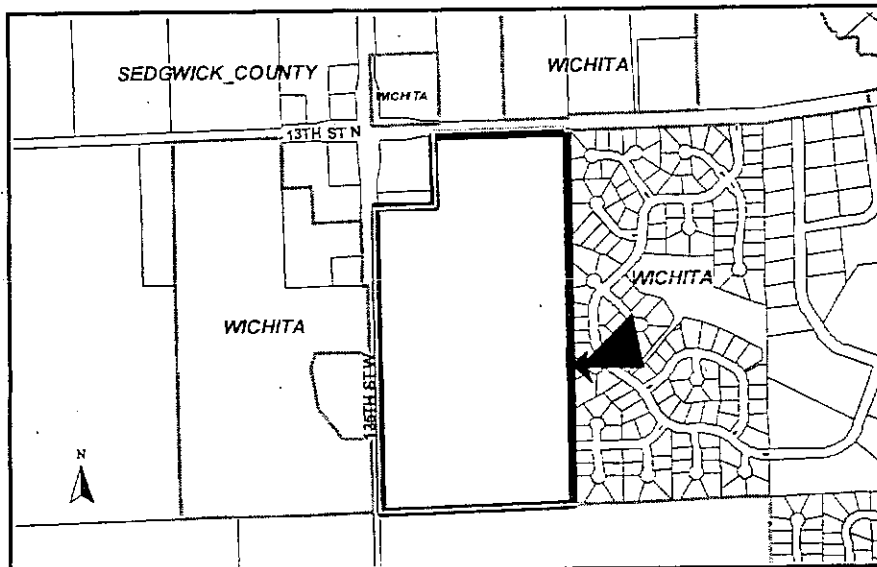
**MINIMUM LOT AREA:** 10,080 sq. ft.

**CURRENT ZONING:** SF-5, Single-Family Residential

**PROPOSED ZONING:** Same

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**VICINITY MAP**



NOTE: This is a replat of the Liberty Park Addition. The street layout has not changed; however the width of the lots has been increased to create 24 fewer lots.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- B. City Engineering needs to comment on existing guarantees and the need for any requirements for providing new guarantees.
- 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. With the Liberty Addition, the applicant has previously guaranteed paving of 13th Street North from Hickory Creek (located to the east) to Forestview including a left turn bay at Forestview. The applicant has also previously guaranteed construction of a left turn bay on 135<sup>th</sup> Street at 10<sup>th</sup> St. North.
- F. The Applicant has previously guaranteed the paving of the proposed streets with Liberty Addition. The guarantee has also provided for sidewalks on at least one side of all through, non cul-de-sac streets.
- G. 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. This covenant shall also provide for the Homeowners' Association to maintain the "parking strip" located between this site's north property line and driving surface for 13th St. North.
- 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. 10<sup>th</sup> N. Ct. needs to be revised to 10<sup>th</sup> Ct. North.

**SUB 2003-24 – One-Step Final Plat of LIBERTY PARK SECOND ADDITION**  
**March 27, 2003 - Page 3**

- K. The platlor'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.
- L. 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.)
- M. 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.
- N. 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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.
- T. 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.

## CLOSURE - LIBERTY PARK 2ND

PT 1	North: 29996.6207	East : 22772.6975
Line	Course: S 00-41-26 W	Length: 2628.5400
PT 2	North: 27368.2716	East : 22741.0179
Line	Course: S 89-48-35 W	Length: 1315.9200
PT 3	North: 27363.9015	East : 21425.1052
Line	Course: N 00-32-58 E	Length: 2101.5400
PT 4	North: 29465.3449	East : 21445.2578
Line	Course: S 90-00-00 E	Length: 430.0000
PT 5	North: 29465.3449	East : 21875.2578
Line	Course: N 00-32-58 E	Length: 531.3000
PT 6	North: 29996.6204	East : 21880.3527
Line	Course: S 90-00-00 E	Length: 892.3500
PT 1	North: 29996.6204	East : 22772.7027