

STAFF REPORT
(One-Step Final Plat)

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

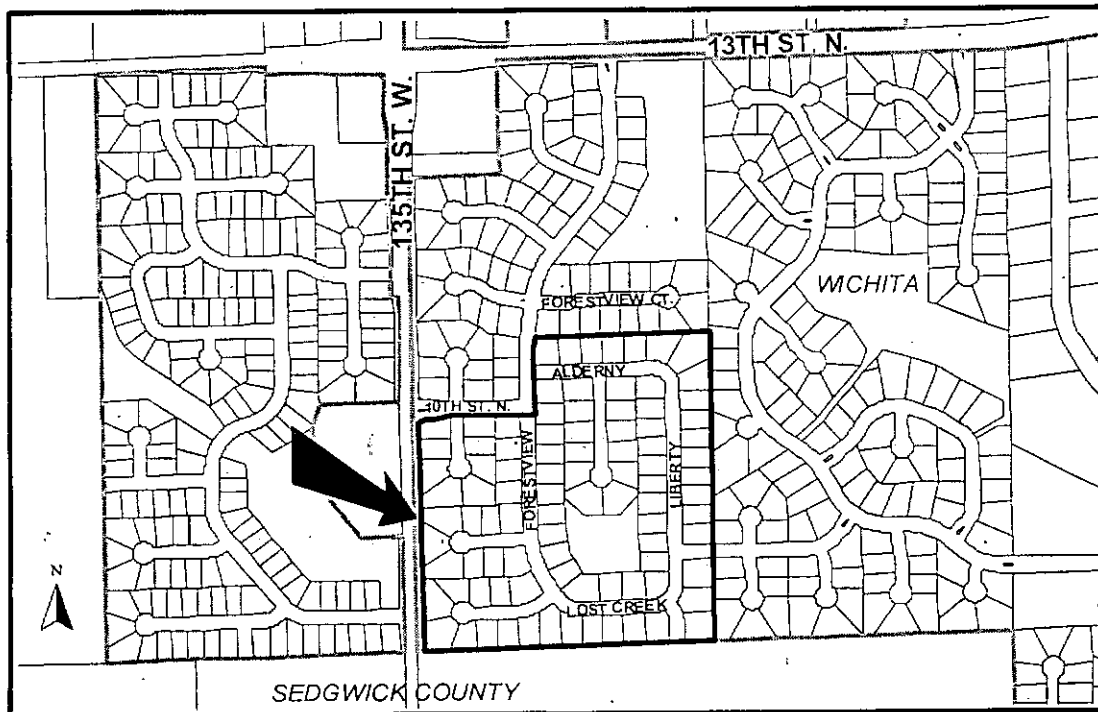
Residential:	85
Office:	
Commercial:	
Industrial:	
Total:	85

MINIMUM LOT AREA: 10, 164 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



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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. City Engineering needs to comment on the need for other guarantees or easements.
- 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 streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.
- E. County Engineering has recommended the annexation of 135th St. West.
- F. Traffic Engineering has requested left turn lanes along 135th St. West.
- 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.
- H. 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.
- I. 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.
- J. 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.
- K. 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.
- L. 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.
- M. 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.

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- N. 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.)
- 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. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. 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.
- V. 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.

Closure

CLOSURE - LIBERTY PARK 3RD

PT 01	North: 28736.6222	East : 22757.5107
Line Course:	S 00-41-26 W	Length: 1368.4500
PT 02	North: 27368.2716	East : 22741.0179
Line Course:	S 89-48-35 W	Length: 1315.9200
PT 03	North: 27363.9015	East : 21425.1052
Line Course:	N 00-32-58 E	Length: 1013.4400
PT 04	North: 28377.2949	East : 21434.8235
Line Course:	S 89-27-02 E	Length: 755.4300
PT 05	North: 28376.7675	East : 21489.8210
Line Course:	N 45-32-58 E	Length: 1510.0088
PT 06	North: 28395.1000	East : 21489.8210
Line Course:	N 45-32-58 E	Length: 1510.0088
PT 07	North: 28395.1000	East : 21489.8210
Line Course:	N 45-32-58 E	Length: 1510.0088
PT 08	North: 28395.1000	East : 21489.8210
Line Course:	N 45-32-58 E	Length: 1510.0088
PT 09	North: 28395.1000	East : 21489.8210
Line Course:	N 45-32-58 E	Length: 1510.0088
PT 10	North: 28581.6125	East : 22002.0751
Curve Length:	141.1	9400
Delta:	5-30	00
Chord:	141.1	00
Course In:	S 89-2	8-16 E
RP North:	28581.6125	East : 23461.8725
PT 11	End North: 28736.6125	East : 22002.0751
Line Course:	S 90-00-0	Length: 755.4300
PT 01	North: 28736.6125	East : 22757.5051

Neil
Closure sheet for
Liberty Park 3rd
Thanks
Judy