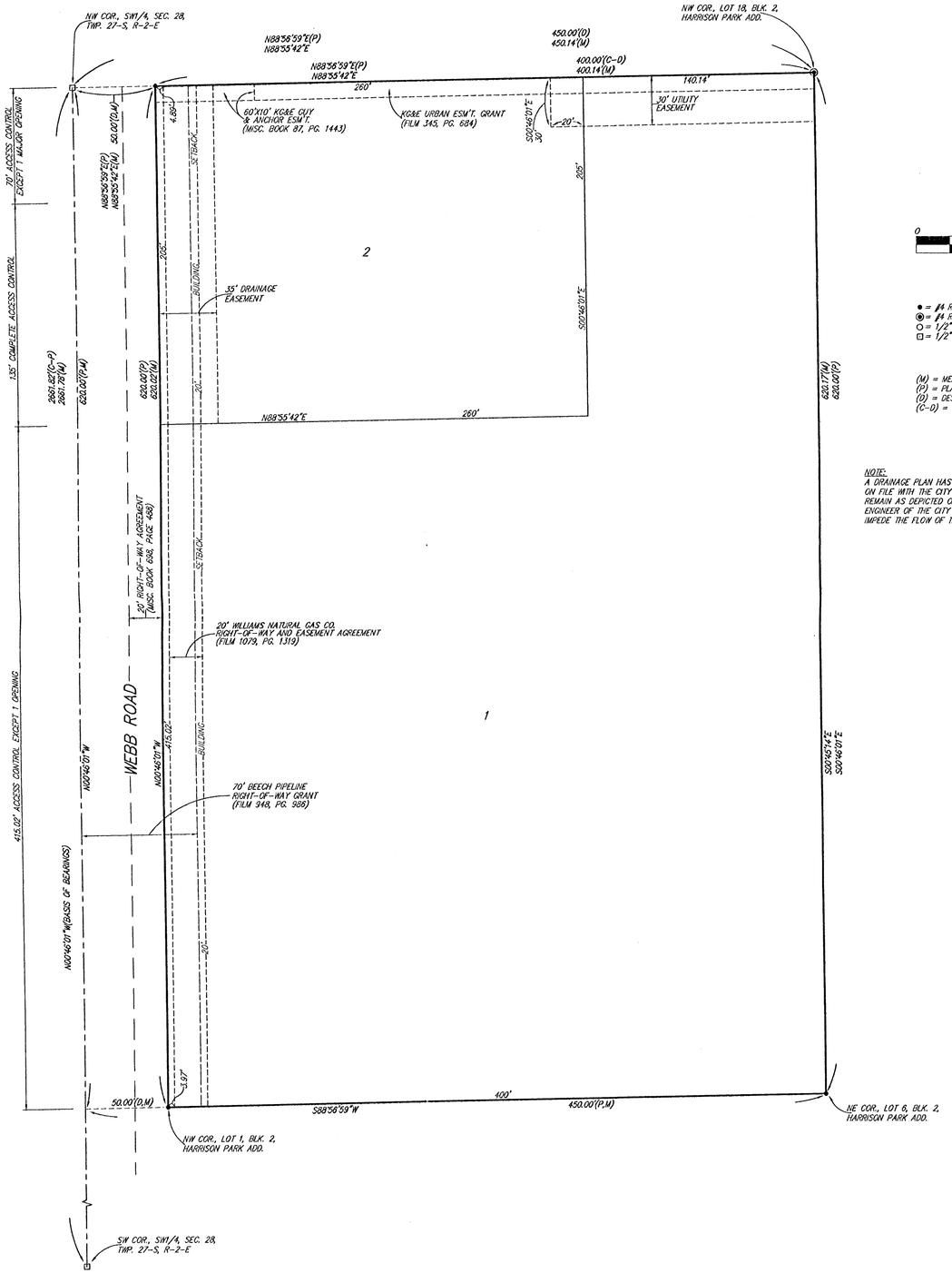
HARRISON PARK 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

Final Drawing
Received 4-10-00



0 40 80

● = ½ REBAR W/ "BAUGHMAN" CAP (SET)
◉ = ½ REBAR (FOUND)
○ = 1/2" IRON (FOUND)
□ = 1/2" IRON IN THIMBLE (FOUND)

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

NOTE:
A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL REMAIN AS DEPICTED 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 PLAN SHALL BE ALLOWED.

State of Kansas) SS
Sedgwick County)

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "HARRISON PARK 3RD ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the SW 1/4 of Sec. 28, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick, County, Kansas, EXCEPT the South 1755 feet thereof, and EXCEPT the west 50 feet for road, and EXCEPT that part thereof platted as Harrison Park Addition.

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

Baughman Company, P.A.

MICHAEL G. CONREY REGISTERED L.S.-971 STATE OF KANSAS LAND SURVEYOR

Michael G. Conrey 12-23-99
Michael G. 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 to be known as "HARRISON PARK 3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of access to or from Webb Road over and across the west line of Lot 2 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 2 shall have access to Webb Road at one location over the north 70 feet of the west line of said Lot 2 as shall be determined by the City Engineeer of the City of Wichita, Kansas, All abutters rights of access to or from Webb Road over and across the west line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1 shall have access to Webb Road at one location over the west line of said Lot 1 as shall be determined by the City Engineer of the City of Wichita, Kansas.

Harrison Park Associates, a Kansas General Partnership

W. Duane Wadley, General Partner
W. Duane Wadley, President
Wadley Homes, Inc.

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 14TH day of MARCH, 2000, by W. Duane Wadley, President of Wadley Homes, Inc., as General Partner of Harrison Park Associates, a Kansas General Partnership, on behalf of the partnership.

JUDITH M. TERHUNE Notary Public - State of Kansas My Appt. Expires 11-7-2001

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2001

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "HARRISON PARK 3RD ADDITION", Wichita, Sedgwick County, Kansas.

Hillcrest Bank f/k/a American National Bank

Timothy L. Binns, V.P. (Title)
TIMOTHY L. BINNS

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 24 day of MARCH 2000, by ~~Stephanie M. Albright~~ * TIMOTHY L. BINNS VICE PRESIDENT (Title) of Hillcrest Bank f/k/a American National Bank, on behalf of the bank.

STEPHANIE M. ALBRIGHT NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. ____

Stephanie M. Albright, Notary Public
STEPHANIE M. ALBRIGHT

My App't. Exp. 12-18-2000

I, the undersigned, holder of a mortgage on the above described property, do hereby consent to this plat of "HARRISON PARK 3RD ADDITION", Wichita, Sedgwick County, Kansas.

Thomas W. Boyd

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 24th day of March, 2000, by Thomas W. Boyd, a single person.

Virginia M. Edmiston, Notary Public
VIRGINIA M. EDMISTON

My App't. Exp. 2-22-2001

VIRGINIA M. EDMISTON Notary Public - State of Kansas My Appt. Expires 2-22-2001

This plat of "HARRISON PARK 3RD 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 ____, ____
Wichita-Sedgwick County Metropolitan Area Planning Commission

Francis S. Garofalo, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, and consent is hereby given for the formation of sanitary sewer districts within the boundary of this plat by the Board of Sedgwick County Commissioners as they deem necessary to provide sanitary sewer service to this area, this ____ day of ____, ____.

Bob Knight, Mayor

Pat Burnett, City Clerk

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

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

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

James Alford, 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 ____, ____, at ____ o'clock ____ M; and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\HARRISON PARK 3RD ADDITION\DWG\HARRISP.DWG-MGC

WICHITA – SEDGWICK COUNTY

WSC

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

November 30, 1999

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

RE: S/D 99-71 -- One-Step Final Plat of HARRISON PARK 3RD ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on November 29, 1999, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of November 5, 1999.

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 Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

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

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

WICHITA — SEDGWICK COUNTY

W.SC

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

November 5, 1999

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

RE: S/D 99-71 -- One-Step Final Plat of HARRISON PARK 3RD ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 4, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City. ***County Engineering has requested the utility easement along the north line be increased to 30 feet.***

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. ***The drainage plan is approved. A drainage guarantee is required.***

E. The plat conforms with the Protective Overlay which limits the site to two access openings along Webb, one opening per lot. The north opening must be aligned with Lincoln Street and is to provide two lanes out and one lane in. The plattor's text shall state that the access controls are being dedicated to the City of Wichita. Distances shall be shown for all segments of access control.

F. Traffic Engineering should comment on the need for improvements to Webb Road; particularly the installation of a left turn lane at the existing signal at Lincoln, to improve traffic flow. ***Traffic Engineering has required intersection improvements to include signalization.***

G. The Applicant is reminded that in accordance with the Protective Overlay, a 20 foot landscape buffer is required along the north and east property line of Lot 1.

H. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.

I. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.

J. The MAPC signature block should be revised to reference "Francis S. Garofalo" as the MAPC Chairman.

K. A Notice of Protective Overlay document indicating the Protective overlay has been filed with the MAPD shall be submitted.

L. 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.

M. 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.

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 316-729-0102) 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 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.

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 disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of 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. Also, 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 matter will be forwarded to the Planning Commission for its consideration on Monday, November 29, 1999, at 12:30 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.

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Harrison Park Associates, C/O Duane Wadley, 350 N. Rock Road, Wichita, KS 67206
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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-5
November 29, 1999

STAFF REPORT
(One-Step Final Plat Approved 11/4/99)

CASE NUMBER: S/D 99-71 - HARRISON PARK 3rd ADDITION

OWNER/APPLICANT: Harrison Park Associates, Attn: Duane Wadley, 350 N. Rock Road, Wichita, KS 67206

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

LOCATION: Southeast corner of Lincoln (extended) and Webb

SITE SIZE: 5.70 Acres

NUMBER OF LOTS

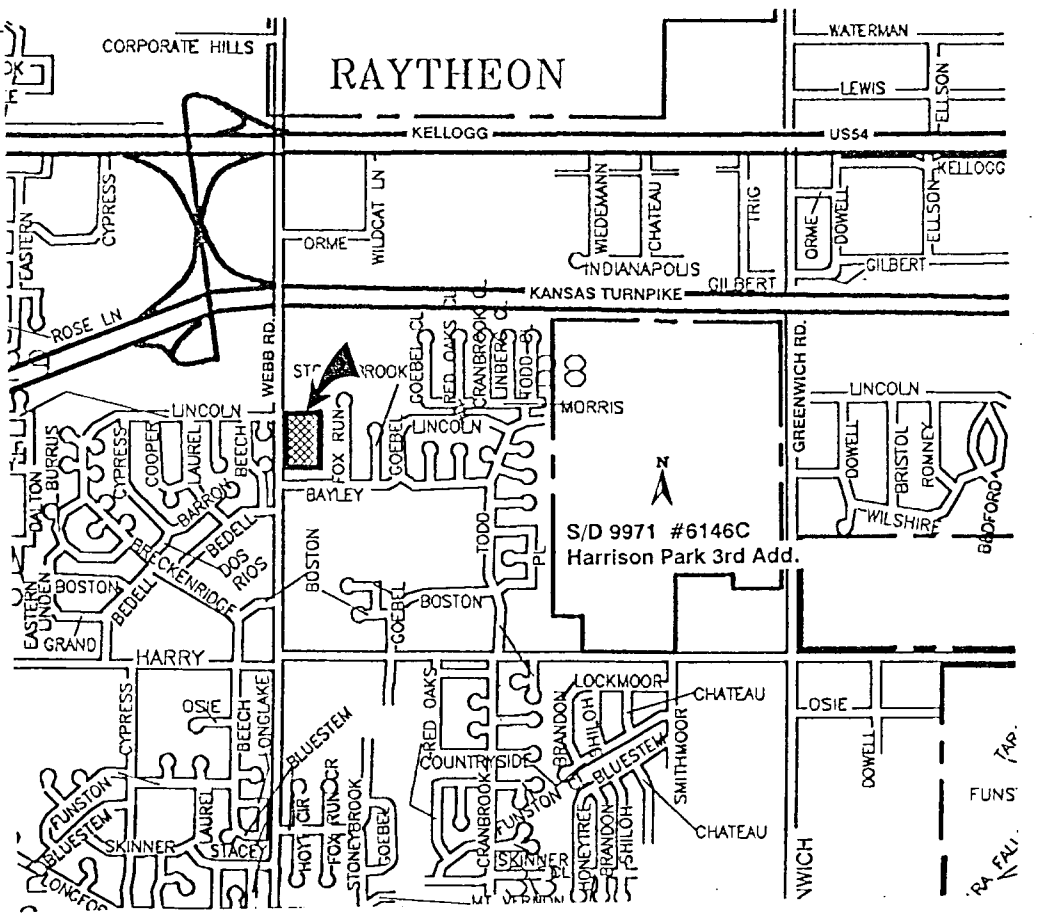
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 1.22 Acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: NR, Neighborhood Retail
LC, Limited Commercial

VICINITY MAP



Note: This site has been approved for a zone change (Z-3205) from SF-6, Single-Family Residential to LC, Limited Commercial (Lot 2) and NR, Neighborhood Retail (Lot 1) subject to platting. The site is also subject to a Protective Overlay which addresses uses, landscaping, signs, architectural control, lighting, access control and drainage.

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City. ***County Engineering has requested the utility easement along the north line be increased to 30 feet.***

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