

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

October 15, 1987

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Final Plat S/D 87-61 - HARRISON PARK ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 15, 1987, 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 October 9, 1987.

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 for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the first half of 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dik

cc: Harrison Park Associates, c/o Wadley Homes, Inc., W.D. Wadley,
2613 E. Harry, Wichita, KS 67211

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HARRISON PARK ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 10/8/87 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLINE
ED IN OUR LETTER DATED 10/9/87

FINAL PLAT

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, JAMES P. MOORE, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY ON THIS 10/8/87 DAY OF OCTOBER, 1987, THAT I WAS IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF HARRISON PARK ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS AND RESERVES, AS SHOWN ON THE ACCOMPANYING PLAT AND DESCRIBED AS FOLLOWS: THE SW 1/4 OF SECTION 28, T27S, R2E OF THE 6TH PM, EXCEPT THE SOUTH 1755.00 FEET OF SAID SW 1/4 OF SECTION 28 AND ALSO EXCEPT THE NORTH 620.00 FEET OF THE WEST 450.00 FEET OF SAID SW 1/4 SEC. 28.

JAMES P. MOORE RLS #829
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE LAND SURVEYORS CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS AND STREETS AND RESERVES, THE SAME TO BE KNOWN AS HARRISON PARK ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ALL ADJUTERS RIGHTS OF ACCESS TO AND FROM THE ROAD OVER AND ACROSS THE WEST LINE OF LOT 1, BLOCK 1 AND LOT 2, BLOCK 1 AND LOT 3, BLOCK 1 ARE HEREBY GRANTED TO THE CITY OF WICHITA.

THEY ARE HEREBY GRANTED FOR UTILITIES CONFINED WITHIN EASEMENTS AND EASEMENTS ACCESS TO W.B. HARRISON MEMORIAL PARK AND ARE HEREBY DEDICATED TO THE BOARD OF PARK COMMISSIONERS OF THE CITY OF WICHITA, KANSAS, WHICH WILL BE SOLELY RESPONSIBLE FOR THEIR MAINTENANCE.

OWNER: HARRISON PARK ASSOCIATES, INC.
BY, WADLEY HOMES, INC. GENERAL PARTNER

WARREN D. WADLEY, PRESIDENT

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS 10/8/87 DAY OF OCTOBER, 1987, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME WARREN D. WADLEY, PRESIDENT OF WADLEY HOMES, INC., AND GENERAL PARTNER OF HARRISON PARK ASSOCIATES, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID ASSOCIATION. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

WE, THE FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION IN WICHITA, KANSAS, HOLDER OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF HARRISON PARK ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY _____

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS 10/8/87 DAY OF OCTOBER, 1987, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME _____, OF THE FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION IN WICHITA, KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID ASSOCIATION. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1987.

_____, CHAIRMAN
JOHN TERRY MOORE

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, DATED THIS _____ DAY OF _____, 1987.

_____, MAYOR
ROBERT G. KNIGHT

_____, DEPUTY CITY CLERK
DALE E. REA

ENTERED ON TRANSFER RECORD, THIS _____ DAY OF _____, 1987.

_____, COUNTY CLERK
DON WRIGHT

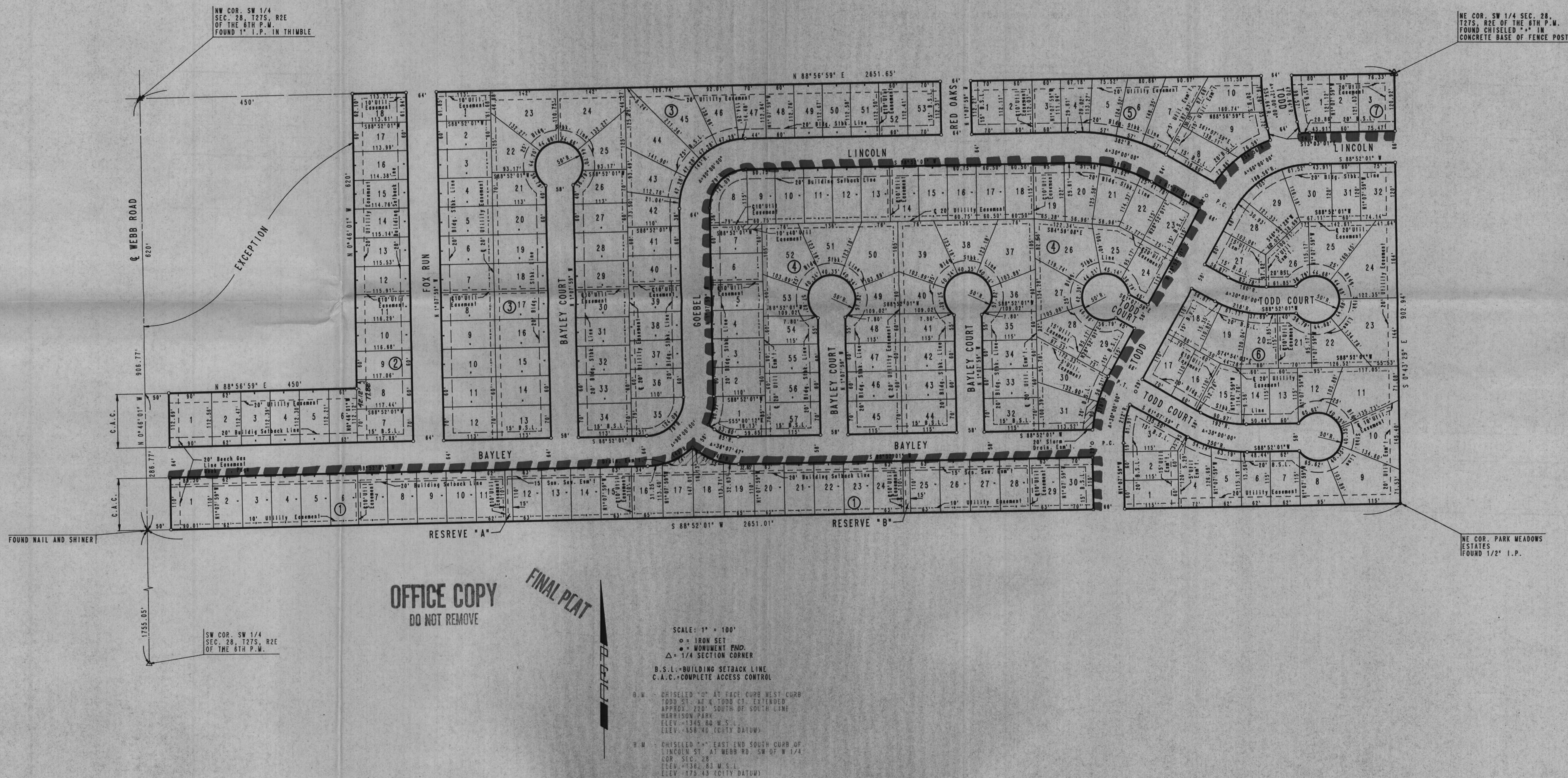
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1987.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

HARRISON PARK ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS



NW COR. SW 1/4
SEC. 28, T27S, R2E
OF THE 6TH P.M.
FOUND 1" I.P. IN THIMBLE

NE COR. SW 1/4 SEC. 28,
T27S, R2E OF THE 6TH P.M.
FOUND CHISELED "A" IN
CONCRETE BASE OF FENCE POST

SW COR. SW 1/4
SEC. 28, T27S, R2E
OF THE 6TH P.M.

NE COR. PARK MEADOWS
ESTATES
FOUND 1/2" I.P.

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FINAL PLAT

SCALE: 1" = 100'
○ = IRON SET
● = MONUMENT FND.
△ = 1/4 SECTION CORNER
B.S.L. = BUILDING SETBACK LINE
C.A.C. = COMPLETE ACCESS CONTROL
D.W. = CHISELED "D" AT FACE CURB WEST CURB
TODD ST. AT TODD CT. EXTENDED
APPROX. 220' SOUTH OF SOUTH LINE
ELEV. = 1345.80 M.S.L.
ELEV. = 158.40 (CITY DATUM)
D.W. = CHISELED "A" EAST END SOUTH CURB OF
LINCOLN ST. AT WEBB RD. SW OF W 1/4
COR. SEC. 28
ELEV. = 1362.83 M.S.L.
ELEV. = 175.43 (CITY DATUM)

- K. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- L. 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.
- M. The final plat tracing shall indicate the recording information for the 20-foot Beech Gas Line easement on this property.
- N. Any relocation, lowering or encasement of the gas line, made necessary by this development, will not be at the expense of the City.
- O. The applicant shall submit a copy of the instrument which establishes the 20-foot Beech Gas Line easement on this property.
- P. Since the reserves are being platted for dedication to the Board of Park Commissioners, the subdivision need not create a homeowner's association for their ownership and maintenance. The applicant shall obtain a letter from the Park Board or the Director of Parks stating their agreement to accept the dedication of the reserves.
- Q. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mail box locations can be determined.
- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- U. Recording of the plat within 30 days after approval by the City Council.
- V. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

OCTOBER 8, 1987

STAFF REPORT
(Final Plat; Preliminary Approved 8/27/87)

CASE NUMBER: S/D 87-61 - HARRISON PARK ADDITION

OWNER/APPLICANT: Harrison Park Associates, c/o Wadley Homes, Inc.

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: On the east side of Webb Road at Lincoln.

SITE SIZE: 48.6± Acres

NUMBER OF LOTS:

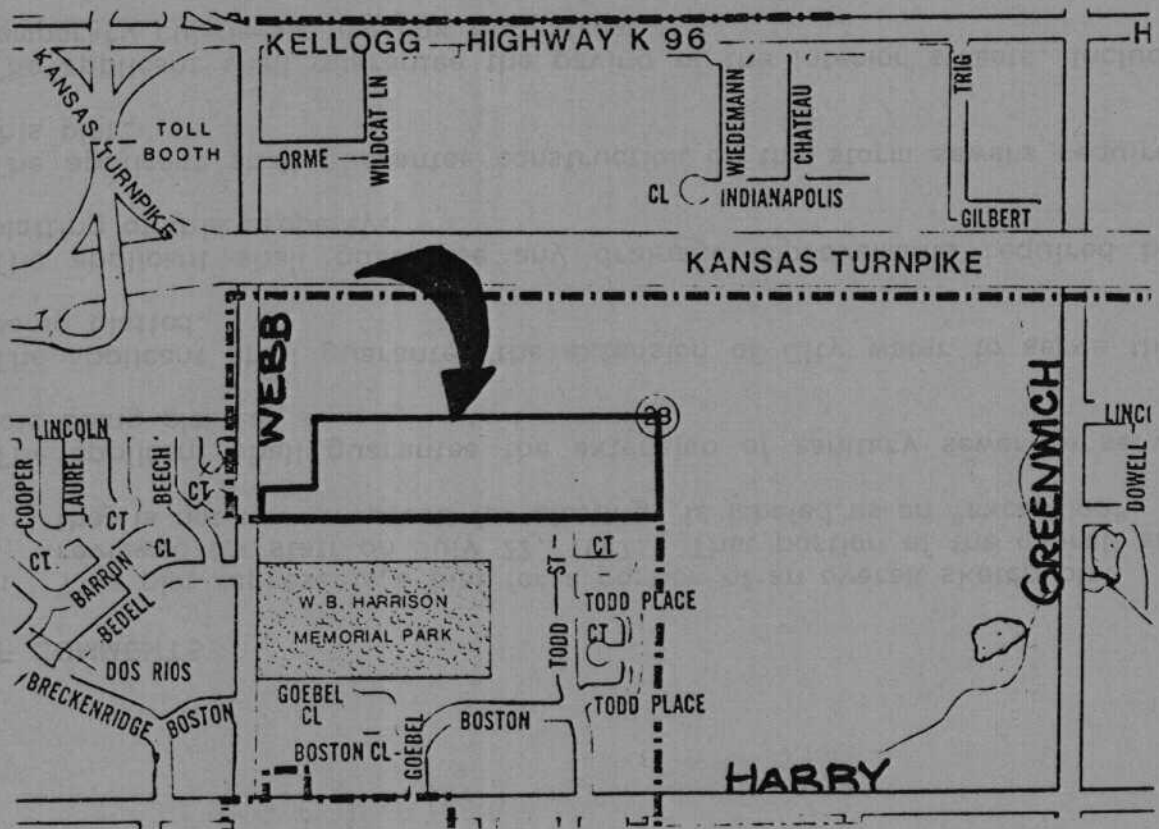
Residential:	203
Office:	
Commercial:	
Industrial:	
Total:	203

MINIMUM LOT AREA: 6,600 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA", "BB" and "LC"

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat represents a plat for a portion of an overall sketch plat reviewed by staff on July 22, 1987. That portion of the overall sketch, that is not now proposed for platting, is labeled as an "exception".

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the interior streets, including a temporary cul-de-sac for Fox Run Street.
- F. Approve the sidewalk plan as proposed and recommend that the City Council waive that section of the Sidewalk Ordinance that requires sidewalks on both sides of collector streets. The sidewalk plan proposed a sidewalk system that will be more meaningful to future residents of this subdivision and takes into account the fact that sidewalks do not exist on both sides of Todd Street to the south.
- G. In accordance with the sidewalk plan for this property, the applicant shall provide for sidewalks in the following street paving petitions:
 - 1. South side of Bayley, from Webb Road to Todd.
 - 2. East side of Goebel, from Bayley to Lincoln.
 - 3. South side of Lincoln, from Goebel to Todd.
 - 4. North side of Lincoln, adjacent to Lots 8 and 9, Block 5 and Lots 1, 2 and 3, Block 7.
 - 5. West side of Todd, from Lincoln to the south line of the plat.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. On the final plat tracing, another name shall be selected for Bayley Court, adjacent to Block 3. The "circle" suffix shall be used on the new name. This street name change is needed in order to assure sufficient address numbers.
- J. The applicant shall obtain, by separate instrument, an off-site temporary street dedication for the proper termination of Fox Run. The wording of this instrument shall specify that the temporary dedication shall expire upon extension of Fox Run. If the platlor chooses, a temporary cul-de-sac may be dedicated within the perimeter of this plat provided appropriate language is referenced in the platlor's text and the temporary cul-de-sac is indicated on the face of the plat.