

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall petition for the extension of municipal water across the front of these lots. This petition will be held until it can be combined with other petitions in the area.
- E. The applicant shall provide proof, by letter from the Kansas Gas Supply Corporation or by copy of the pipeline easement agreements, that the pipeline easement as shown is sufficient and that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City. It is the applicant's responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement.
- F. 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.
- G. 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 mailbox locations can be determined.
- 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # 13

APRIL 7, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-25 - LARSON ADDITION

OWNER/APPLICANT: Wayne R. Larson, 3711 W. MacArthur, Wichita, KS 67217

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: South side of MacArthur, in an area east of West Street.

SITE SIZE: 2.4 Acres

NUMBER OF LOTS:

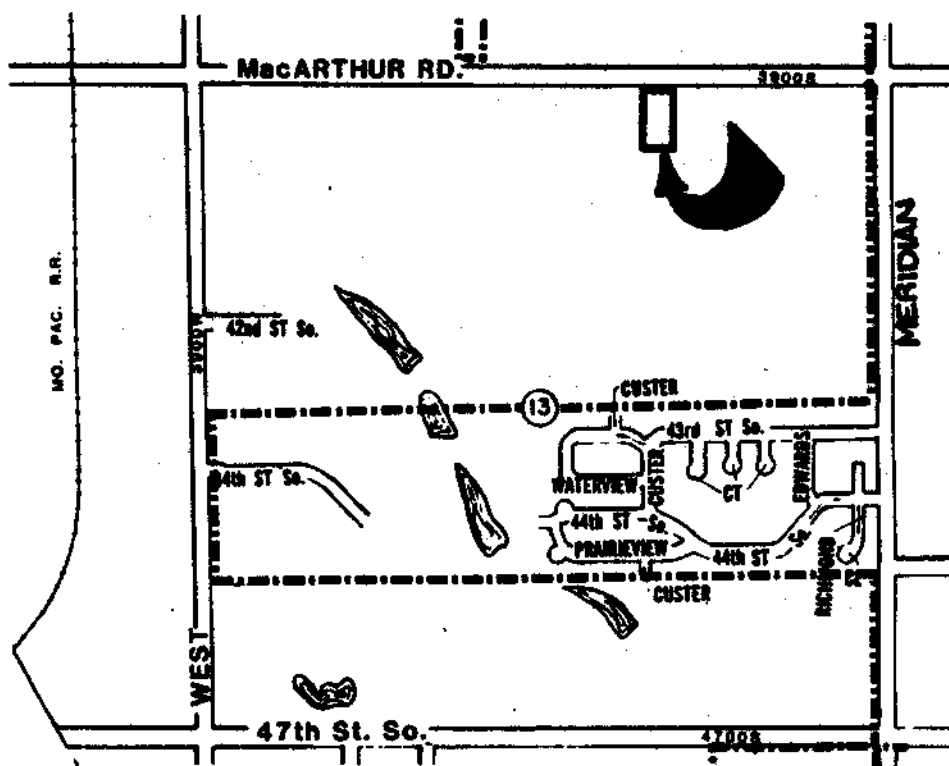
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 40,332 Sq. Ft.

CURRENT ZONING: "R-1"

PROPOSED ZONING: "R-1"

VICINITY MAP:



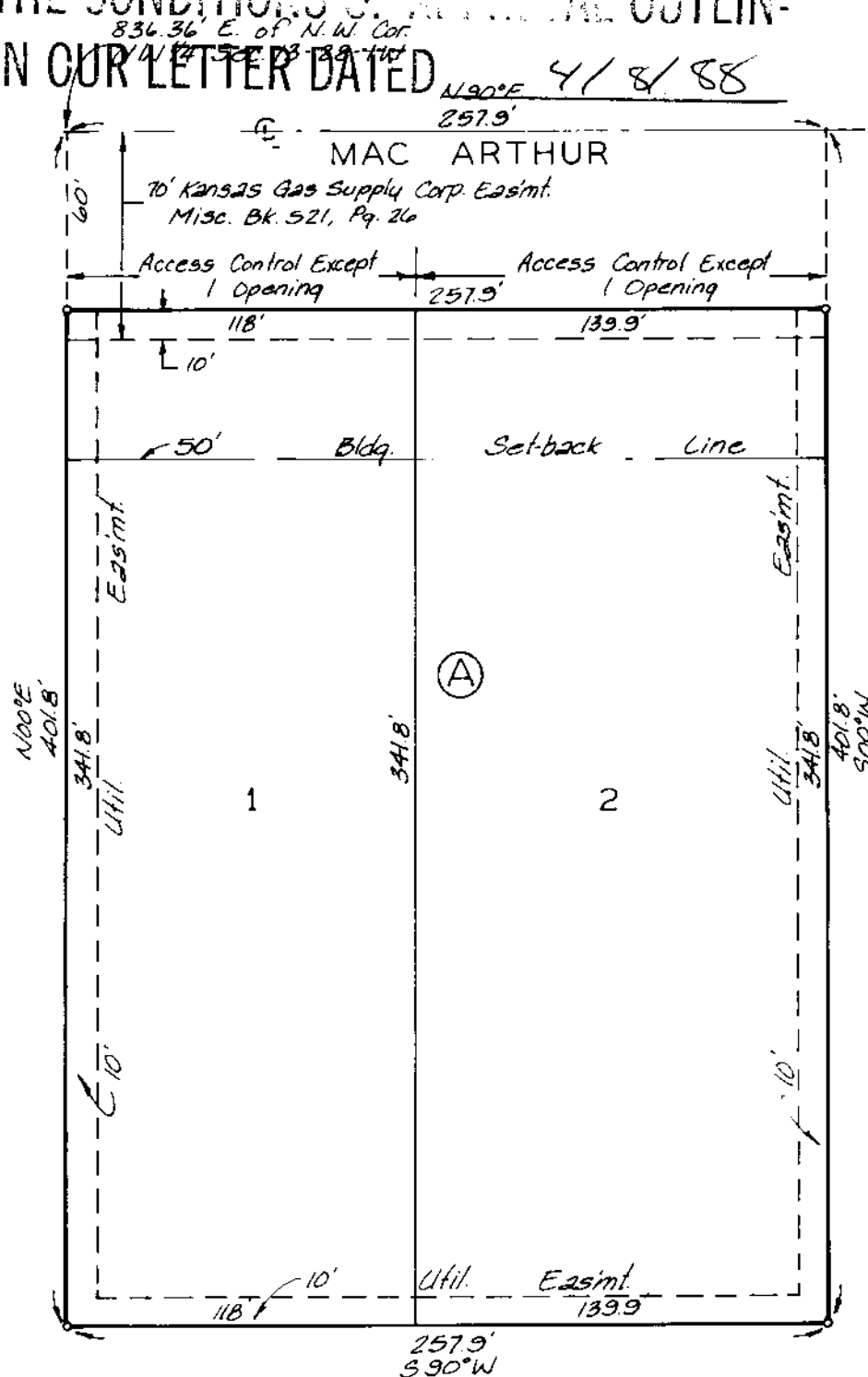
DO NOT REMOVE

FINAL PLAT

LARSON ADDITION

SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 4/1/88 SUBJECT
TO THE CONDITIONS OF APPLICABLE OUTLIN-
ED IN OUR LETTER DATED 4/1/88



This plat of "LARSON ADDITION," Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 198_____
Wichita-Sedgwick County Metropolitan Area Planning Commission

Elton Parsons Chairman

Marvin S. Krout Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 198_____.

Robert G. Knight Mayor

Dele E. Rea Deputy City Clerk

This plat approved and all dedications shown hereon accepted by the Board of Commissioners, Sedgewick County, Kansas, this _____ day of _____ 198_____.

Mark F. Schroeder Chairman

Billy G. McCray Chairman Pro Tem

David Bayouth Commissioner

Tom Scott Commissioner

Bernard A. Hentzen Commissioner

Don Wright County Clerk

Entered on transfer record this _____
day of _____ 198_____.

Don Wright County Clerk

State of Kansas }
Sedgewick County } S.S. This is to certify that this plat has
been filed for record in the office of the Register of
Deeds this _____ day of _____ 198____, at
_____ o'clock _____ M., and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

We, the undersigned, holders of a mortgage on the above described property do hereby consent to the plat of "LARSON ADDITION," Sedgewick County, Kansas.

Fidelity Savings Association of Kansas

Ilene Severns Senior Vice President

State of Kansas }
Sedgewick County } S.S. The foregoing instrument acknowledged
before me this _____ day of _____, 198____, by
Ilene Severns, Senior Vice President of Fidelity Savings
Association of Kansas, on behalf of the Association.

My Appt. Exp. _____ Notary Public

State of Kansas }
Sedgwick County } S.S. We, Baughman Company, P.A., Surveyors
in aforesaid county and state do hereby certify that we
have surveyed and platted "LARSON ADDITION," Sedgwick
County, Kansas, and that the accompanying plat is a true
and correct exhibit of the property surveyed, described
as commencing at the NW corner of the NW 1/4 of the NW 1/4 of
Sec. 13, Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County,
Kansas; thence N. 90° E., along the north line of said NW 1/4,
836.36 feet to a point of beginning; thence N. 90° E., along
the north line of said NW 1/4, 257.90 feet; thence S. 00° E.,
401.80 feet; thence S. 90° W., 257.90 feet; thence N. 00° E.,
401.80 feet to the point of beginning.

Date _____ Baughman Company, P. A.

Gregory F. Severns Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots, block and street to be known as "LARSON ADDITION," Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from Mac Arthur Road over and across the north line of Lots 1 and 2 are hereby granted to the appropriate governing body, provided however that Lots 1 and 2 shall have access to Mac Arthur Road at one point each as shall be determined by the appropriate engineer.

Wayne R. Larson

State of Kansas }
Sedgewick County } S.S. The foregoing instrument acknowledged
before me this _____ day of _____, 198____, by
Wayne R. Larson and Rosemary Larson, his wife.

My Appt. Exp. _____ Notary Public

My Appt. Exp. _____

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

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

April 14, 1988

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

Re: Final Plat S/D 88-25 - LARSON ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 14, 1988, 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 April 8, 1988.

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 platlor.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Wayne R. Larson, 3711 W. MacArthur, Wichita, KS 67217