

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee a decel lane on 21st St. North to serve this site.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. As this site is adjacent to the City of Wichita and will be using City of Wichita water and sanitary sewer, prior to this plat being scheduled for City Council review, annexation shall have been obtained. Upon annexation this site will be zoned "LC" which is the equivalent zoning approved by the County zone change.
- E. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- F. The applicant shall submit a revised legal description for the platting binder. The binder is indicating the site as being in "Range 2 East" instead of West.
- G. On the final plat tracing, the MAPC signature block shall be amended to indicate Christopher J. Goebel as chairman.
- 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. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.

December 19, 1991

STAFF REPORT
(Final Plat Approved 12/12/91,
Preliminary Plat Approved 10/3/91)

CASE NUMBER: S/D 91-49 - HARP ADDITION

OWNER/APPLICANT: Lloyd & Karen Harp, 215 S. Tyler, Wichita, KS
67209

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

LOCATION: North side of 21st St. North in an area west
of 119th St. West

SITE SIZE: 5.0 Acres

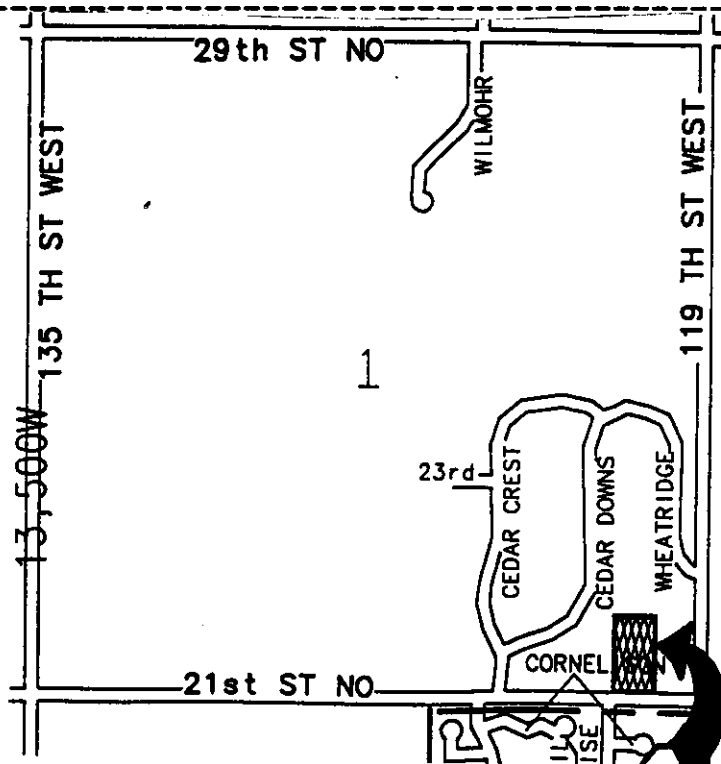
NUMBER OF LOTS
Residential:
Office:
Commercial: 1
Industrial:
Total: 1

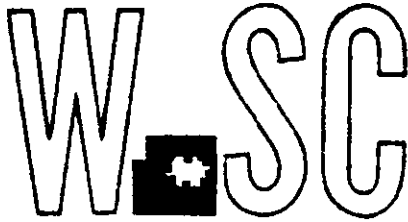
MINIMUM LOT AREA: 191,400 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "LC" Light Commercial (SCZ-0629)

VICINITY MAP:





METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 20, 1991

Greg Severns
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 91-49 (Final Plat) Harp Addition

Dear Greg:

At the regular meeting of the Metropolitan Area Planning Commission on December 19, 1991, 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 December 13, 1991.

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 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 and residential developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:sm

cc: Lloyd and Karen Harp, 215 S. Tyler, Wichita, KS 67209
Mike Lindebak, City Engineer

FILE COPY

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 12/12/91 SUBJECT **HARP ADDITION**
TO THE CONDITIONS OF APPROVAL OUTLIN
ED IN OUR LETTER DATED 12/13/91
WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed
and platted "HARP ADDITION", Wichita, Sedgwick County, Kansas, and
that the accompanying plat is a true and correct exhibit of the prop-
erty surveyed described as the West 330 feet of the East 680 feet
of the South 660 feet of the S.E. 1/4 of Sec. 1, Twp. 27-S, R-2-W
of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Date

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 known as "HARP ADDITION", Wichita, Sedgwick County,
Kansas. The street is hereby dedicated to and for the use of the public.
All abutters rights of access to or from 21st St. No. over and
across the south line of Lot 1, are granted to the City of Wichita,
provided however that Lot 1 shall have two points of access to 21st
St. No. as shall be determined by the City Engineer of Wichita, Kansas.

Lloyd L. Harp

Karen L. Harp

State of Kansas) SS The foregoing instrument was acknowledged
Sedgwick County) before me this _____ day of _____ 1991, by Lloyd L. Harp and
Karen L. Harp, husband and wife.

Notary Public

My App't Exp. _____

Entered on transfer record this _____ day of

1991.

Don Wright County Clerk

State of Kansas) SS This is to certify that this plat has been filed
Sedgwick County) for record in the office of the Register of Deeds this _____ day of

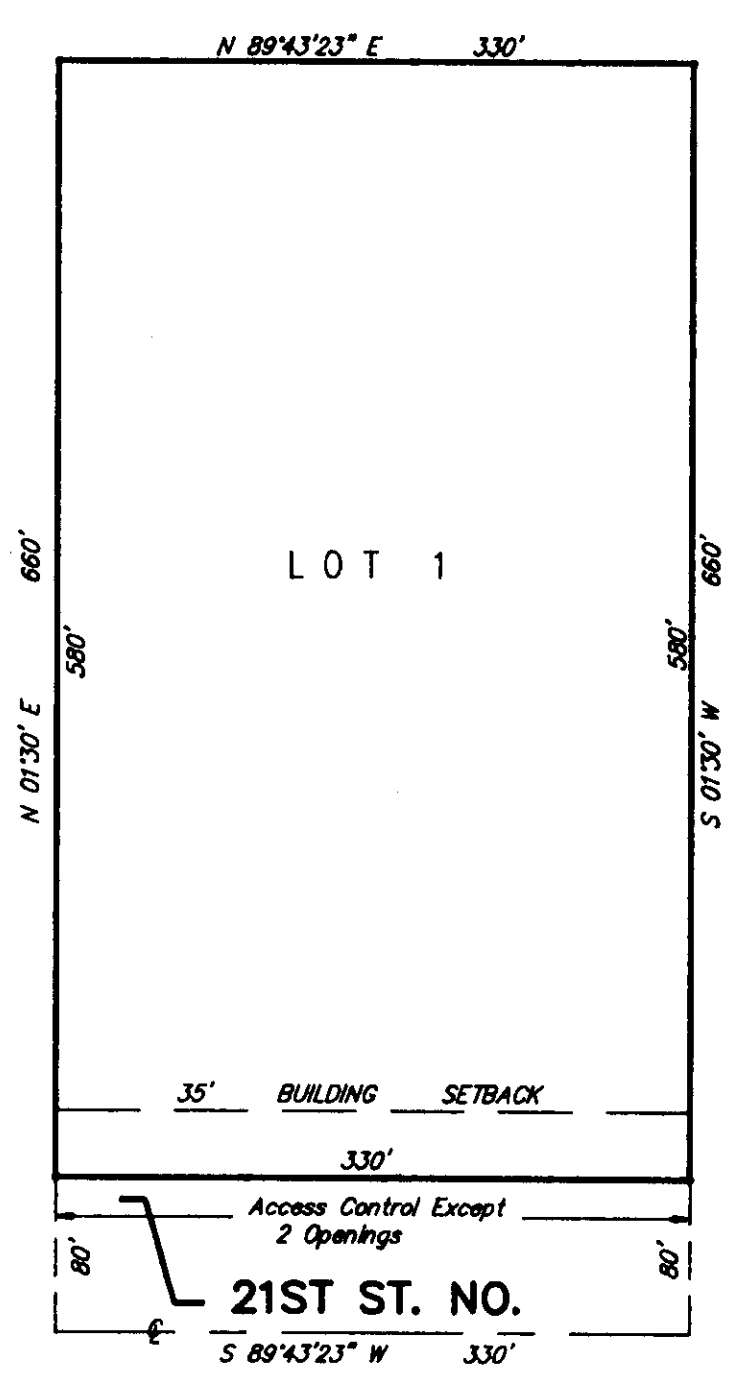
1991, _____ o'clock _____ M.; and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy



TWA



This plat of "HARP 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 _____ 1991.
Wichita-Sedgwick County Metropolitan Area Planning Commission

George D. Sherman 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 _____ 1991.

Bob Knight Mayor

Pat Burnett Deputy City Clerk