

September 12, 1991

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 91-41 - LIPPS ADDITION

OWNER/APPLICANT: Nicklas Lipps, 632 N. Young, 67212

SURVEYOR/ENGINEER: Armstrong Land Survey, 1021 E. Waterman, Ste. 4, 67203

LOCATION: South of 117th St. N. & east of 151st St. W.

SITE SIZE: 5 Acres

NUMBER OF LOTS

Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

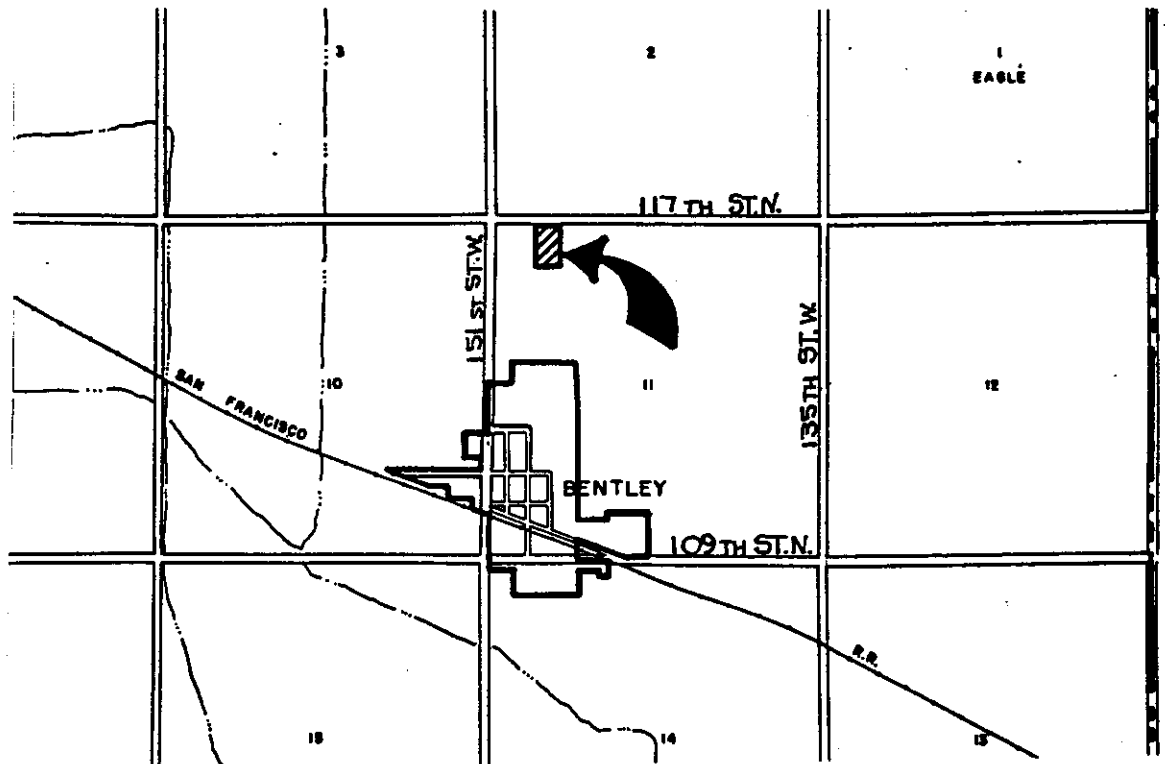
MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "R" Rural Residential District

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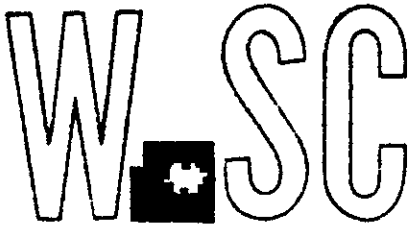
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VICINITY MAP:



Approve the plat, subject to:

- A. A septic tank permit has been issued and the septic tank installation has been approved by the Health Department. Water wells shall be installed in accordance with all applicable codes.
- B. On the final plat tracing since access is being provided to 117th St, the word "Complete" shall be removed from the face of the plat.
- C. On the final plat tracing, the MAPC signature block shall delete "acting" from the chairman's signature. At this time George Sherman is the "chairman." However, in the next several weeks new appointments to the MAPC may occur, and the chairman's position may change.
- D. This site is under County "R" Rural Residential zoning, and under such zoning a 30-foot front yard setback is required. Since there are no unique conditions or limitations on this site, the final plat tracing shall also indicate a 30-foot building setback to 117th Street North.
- E. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing [Section 5-101(c)].
- H. The applicant's drainage concept has been approved by County Engineering. Prior to scheduling this plat for governing body review, a final drainage plan prepared by a professional engineer shall be submitted to County Engineering for review and approval.
- I. Recording of the plat within 30 days after approval by the City Council.



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

September 13, 1991

Don Armstrong  
Armstrong Land Survey  
1021 E. Waterman, Ste. 4  
Wichita, KS 67203

Re: S/D 91-41 - Final plat of Lipps Addition, zoned "R" Rural Residential, located south of 117th St. N. & east of 151st St. W.

Dear Mr. Armstrong:

At the regular meeting of the Metropolitan Area Planning Commission on September 12, 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 September 9, 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 County Commission 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,

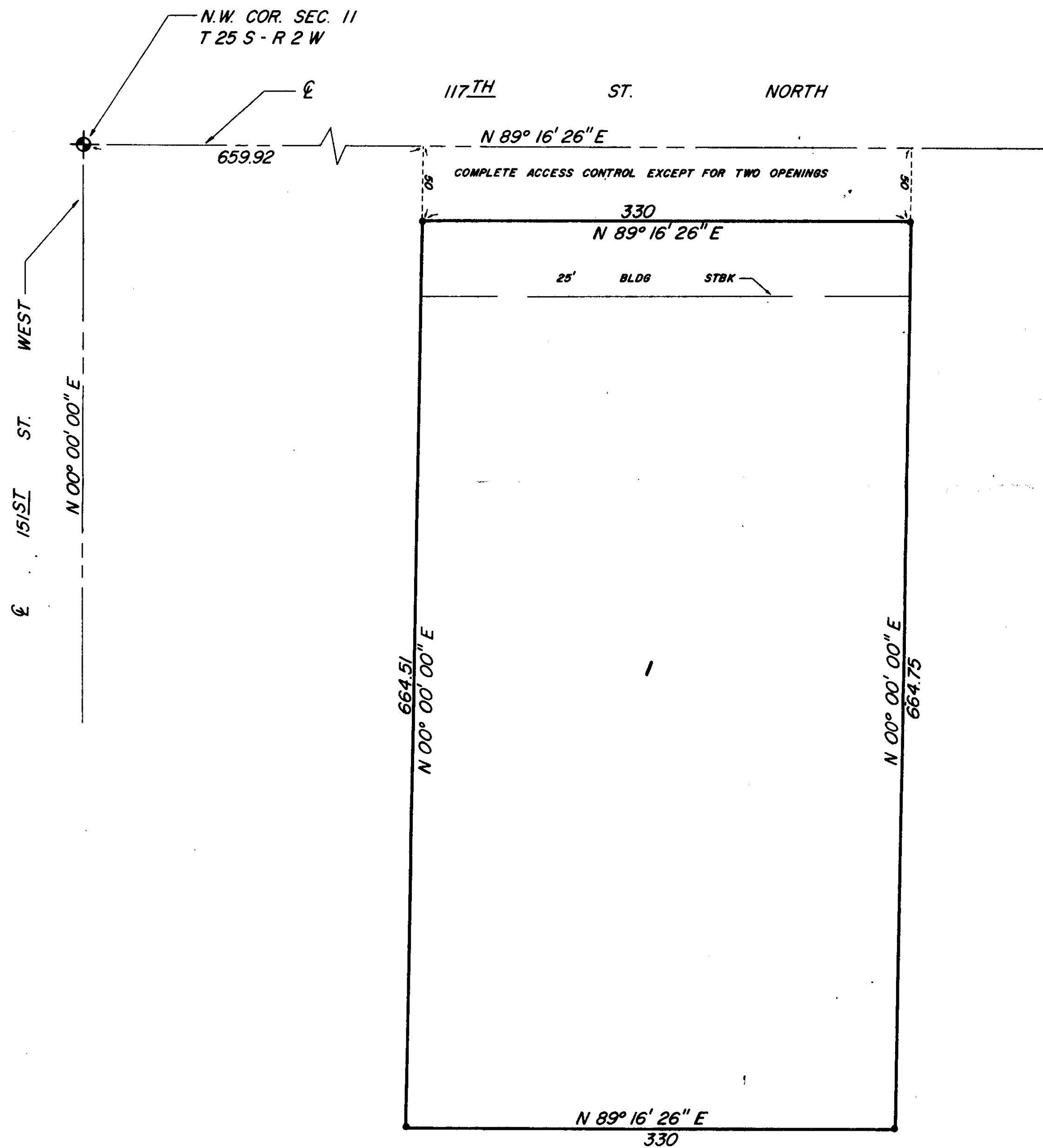
  
Louise Olivarez  
Principal Planner

cc: Nicklas Lipps, 632 N. Young, 67212  
Mike Lindebak, City Engineer

**FILE COPY**

# LIPPS ADDITION

SEDGWICK COUNTY, KANSAS



State of Kansas )  
County of Sedgwick ) ss

I, Donald C. Armstrong, a Registered Land Surveyor in said state and county do hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 1991 I have surveyed and platted a lot and subdivision known as "LIPPS ADDITION" to Sedgwick County, Kansas; the same being described as: BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 25 SOUTH, RANGE 2 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, 659.92 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE N 89 DEGREES 16' 26" E ALONG THE NORTH LINE OF SAID N.W. QUARTER, 330 FEET; THENCE S 00 DEGREES 00' 03" E, 664.75 FEET; THENCE S 89 DEGREES 19' 36" W, 330 FEET; THENCE N 00 DEGREES 00' 03" W, 664.51 FEET TO THE POINT OF BEGINNING.

DONALD C. ARMSTRONG L.S. 1780

Know all men by these presents that I, the undersigned, have caused the land described in the surveyors certificate to be platted into a lot to be known as "LIPPS ADDITION" to Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. All abutters' rights of access to and from 117th street North over and across the north line of lot 1 is hereby granted to the appropriate governing body, provided however that lot 1 shall have access to 117th street North at two openings to be determined by the appropriate engineer.

Owner:

Nicklas Lipps

State of Kansas )  
County of Sedgwick ) ss

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 1990, before me, a Notary Public in aforesaid state and county, came Nicklas Lipps, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. 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 \_\_\_\_\_, 1991.

\_\_\_\_\_, Chairman  
George Sherman (acting chairman)

\_\_\_\_\_, Secretary  
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1991.

\_\_\_\_\_, Chairman  
Billy Q. McCray

\_\_\_\_\_, Chairman Pro Tem  
Betsy Gwin

\_\_\_\_\_, Commissioner  
Paul W. Hancock

\_\_\_\_\_, Commissioner  
Bernard A. Hentzen

\_\_\_\_\_, Commissioner  
Mark F. Schroeder

\_\_\_\_\_, County Clerk  
Don Wright

Entered on transfer record the \_\_\_\_\_ day of \_\_\_\_\_, 1991.

\_\_\_\_\_, County Clerk  
Don Wright

State of Kansas )  
County of Sedgwick ) ss

This is to certify that this plat has been filed for record in the office of the Register of Deeds this \_\_\_\_\_ day of \_\_\_\_\_, 1991, at \_\_\_\_\_ M., and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Pat Kettler

\_\_\_\_\_, Deputy  
Ed Resa