



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 17, 1995

Mark Savoy S/D 93-32
Savoy, Ruggles, & Bohm, P.A.
924 North Main
Wichita, KS 67203

Re: S/D 93-32 KIMPLE ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 17, 1995, 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 August 10, 1995.

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 developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Harold J. Strunk, Route 1, Goddard, KS 67052
Cash Kimple, ~~500 N. Craig, Goddard, KS 67052~~, 613 N. Bay Country, Wichita, KS 67235-1337
Mike Lindebak, City Engineer

SEDGWICK COUNTY



August 10, 1995

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Savoy, Ruggles, & Bohm, P.A.
924 North Main
Wichita, KS 67203

Re: S/D 93-32 KIMPLE ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 10, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

~~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. Based on the probable lot size being at or just above 2-acres, this approval will need to be for a septic system. (An October 1, 1993 memo has been submitted from Health indicating such approval.)

~~B.~~ The applicant shall guarantee any drainage improvements required by the platting of this property.

~~C.~~ J. Wilk, Called 8/31 - DR = OK. D.H.
Prior to this plat being released for County Commission review, a drainage plan shall be submitted to and approved by County Engineering.

~~D.~~ 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.)

~~E.~~ 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.

~~F.~~ 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

S/D 93 - 32 - Final Plat of KIMPLE ADDITION
August 10, 1995 - Page 2

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.

- ~~G.~~ Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- ~~H.~~ Recording of the plat within 30 days after approval by the City Council.

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.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 17, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Harold J. Strunk, Route 1, Goddard, KS 67052
Cash Kimple, ~~500 N. Craig, Goddard, KS 67052~~, 613 N. Bay Country, Wichita, KS
67235-1337
Mike Lindebak, City Engineer

August 17, 1995

STAFF REPORT
(Final Plat Approved 8/10/95, deferred 6/10/93)

CASE NUMBER: S/D 93-32 - KIMPLE ADDITION

OWNER/APPLICANT: Harold J. Strunk, Route 1, Goddard, KS 67052

AGENT: Cash Kimple, ~~500 N. Craig, Goddard, KS 67052~~ 613 N. Bay Country,
Wichita, KS 67235-1337

SURVEYOR/ENGINEER: Mark Savoy, Savoy, Ruggles, & Bohm, P.A., 924 North Main, Wichita, KS
67203

LOCATION: South of Central and east of 215th Street West

SITE SIZE: 2.01 Acres

NUMBER OF LOTS

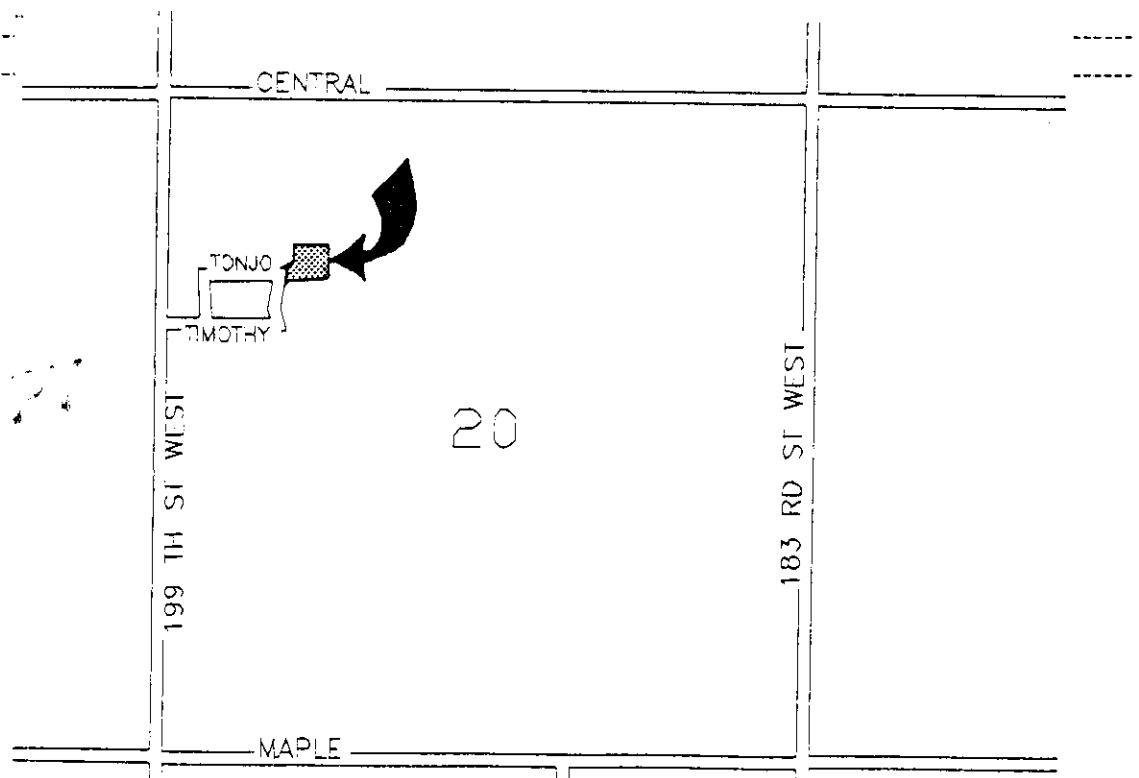
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 87,664 sq. ft.

CURRENT ZONING: "R"

PROPOSED ZONING:

VICINITY MAP:



1000

NOTE: This plat was originally submitted in 1993. However, the plat involved a site of only 1.46 Acres while zoning involved "R" County Rural Residential which has a two (2) acre requirement. The applicant was informed that either a revised plat would be needed of at least 2-acres, or a zone change obtained. The plat now being considered has been revised to include over 2-acres. The following comments are basically the same as provided for the original plat.

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. Based on the probable lot size being at or just above 2-acres, this approval will need to be for a septic system. (An October 1, 1993 memo has been submitted from Health indicating such approval.)
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. Prior to this plat being released for County Commission review, a drainage plan shall be submitted to and approved by County Engineering.
- D. 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.)
- E. 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.
- F. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.