

METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 25, 1993

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 93-12 - YODER AIRPORT 2ND ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 25, 1993, 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 March 19, 1993.

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:rh

cc: Donald D. Yoder, 3010 W. Central, Wichita, KS 67203
Mike Lindebak, City Engineer

marks shall also be indicated.

- E. The platator's text shall indicate who is to own and maintain the Reserve.
- F. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. Maintenance responsibilities shall be particularly specified as regards the Reserves for private streets.
- G. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- H. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2-1/2 time the width thereof."
- I. On the final plat tracing, a minimum 35-foot building setback shall be platted to U.S. 54, along the north line of Lot 1.
- J. 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.
- K. 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.
- L. The final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the enclosed "marked" copy of the plat.
- M. 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.
- N. As indicated by County Engineering, before this plat is scheduled for County Commission review, a number of changes need to be approved in the drainage plan and the final plat tracing shall

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-5

March 25, 1993

STAFF REPORT
(Final Plat Approved 3/18/93)

CASE NUMBER: S/D 93-12 - YODER AIRPORT 2ND ADDITION

OWNER/APPLICANT: Donald D. Yoder, 3010 W. Central, Wichita, KS 67203

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

LOCATION: West of 247th Street West and south of Highway U.S. 54

SITE SIZE: 59.2 Acres

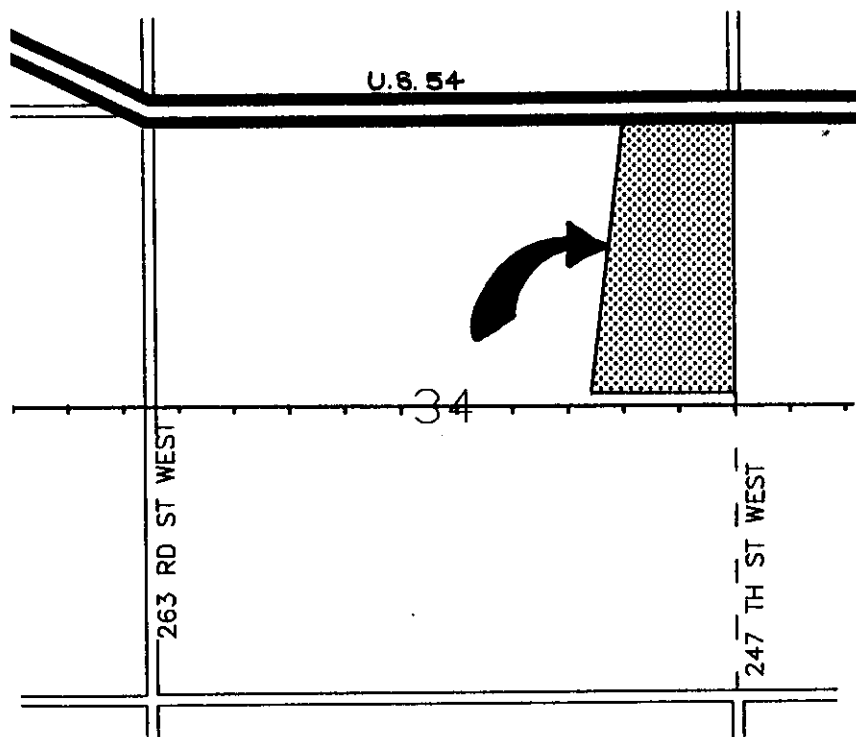
NUMBER OF LOTS

Residential:	7
Office:	
Commercial:	
Industrial:	
Total:	7

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "R" Rural Residential

VICINITY MAP:



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. As requested by the applicant, the final plat tracing may indicate the platting of a private street rather than a public street. In terms of this private street, the following conditions shall be satisfied:
 - 1. The perimeter of this plat shall be amended so as to include the segment of Harry Drive originally platted with the first Yoder Airport Addition. Proof shall be provided that the property platted as the Yoder Airport Addition is still under the same ownership as the property now being platted; if not, the final plat tracing will need to include the signatures of any other such owner.
 - 2. Since the proposed interior streets are to be private streets, they shall be platted as a Reserve for private street purposes. Appropriate language shall be added to the plat's text. Regarding Reserves which are being platted for private drive purposes, discussion with the Law Department indicate a need for language in the covenant, which sets forth ownership and maintenance responsibilities of the reserves, to establish future reversionary rights of the reserves to the lots benefiting from the reserves.
 - 3. The applicant shall guarantee the installation of the private street to the public Suburban Street Standard. If the applicant chooses to install this street himself, rather than providing a financial guarantee, the plat will not be released for County Commission approval until County Engineering approves the street's installation to the Suburban Street Standard.
 - 4. Since Harry Drive will be vacated by this plat, a new street name should be used. Either this street should be considered as a Court coming off of Kellogg (U.S.54) or a Circle using an appropriate existing name or unused name (Cub Lane Circle).
- C. The applicant shall submit a covenant concerning ownership and maintenance of the floodway and the County's right to enter into the floodway and maintain it if necessary and to charge back the costs to the involved property.
- D. When originally platted, a minimum building pad requirement was established for a lot at the south end of this Addition. This minimum pad elevation is still required, and the final plat tracing shall indicate such minimum building pad elevation. It shall be noted on the face of the plat and referenced in the plat's text. It shall also indicate that the elevation(s) is for the lowest floor level. Both on-site and off-site bench

OFFICE COPY
DO NOT REMOVE

SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 3/18/93 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLINE
IN OUR LETTER DATED 3-19-93

FINAL PLAT

1" = 100'

⊙ = 1/2" Baughman Radar (Found)

● = 1/2" Baughman Rebar (Set)

State of Kansas) 55 We, Baughman Company P.A. Surveyors in Sedgewick County and state do hereby certify that have surveyed and plotted "HODDER AIRPORT 2ND ADDITION", Sedgewick County, Kansas and that the corresponding plat is a true and correct exhibit of the properly surveyed described as that part of the E1/2 of the NE1/4 of Sec. 34, Twp. 27-5-S., R.3-W of the 6th P.M., Sedgewick County, Kansas. Sec. 34, Twp. 27-5-S., R.3-W of the 6th P.M., Sedgewick County, Kansas. expect the north 60 feet thereof for highway and except the right of way of the A.C. & S.F. Railroad, and except that part platted as "Hodder Airport Addition

Existing public easements being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Date _____

Gregory F. Severns

- *Survivor*

Now all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, a Block and a Street to be known as "RODER AIRPORT 2ND ADDITION", Sedgwick County, Kansas, Reserve "A" is hereby reserved for landscaping, open space, access to exception parcel, and drainage as confined to easements. The Street is hereby dedicated to and for the use of the public. The utility easements are hereby granted for the construction and maintenance of all public utilities. The drainage easements are hereby granted for drainage purposes. The floodway easement is hereby reserved for floodway purposes and shall be the responsibility of the owners of each respective lot until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements of the drainage. No building shall be constructed on or within said floodway nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of said appropriate governing body. With such permission of said appropriate governing body, additional improvements and/or activities may be permitted within said floodway. Access control to or from U.S. 54 (Harry Street) Highway is per Condemnation Case No. R-17272.

Donald D. Yoder

Janet S. Yoder

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgewick County) fore me, this _____ day of _____ 1983, by Donald D.
Yoder and Janet S. Yoder, husband and wife.

Notary Public

My App't. Exp

Notary Public

This plot of "COZER AIRPORT 2ND ADDITION" Sedgwick County, Kansas has been submitted and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1983.

Wichita-Sedgwick County Metropolitan Area Planning Commission

L. O. Breckenridge Jr

Secretary

This plot acquired and all dedications shown herein, accepted by the Board of County Commissioners of Sedgewick County, Kansas this _____ day of _____, 1933.

Chairman
Mark F. Schroeder

Pro-Term
Billy J. McCrory

1007 7th Ave. S. • Minneapolis, MN 55404 • 612-338-1100

COMMISSIONER
Paul W. Hancock

Tom Winters

Susan E. Crockett... Spoon County Clerk

Entered on transfer record this _____ day
of _____ 1933.

Susan E. Crockett-Spoon County Clerk

State of Kansas) 55 This is to certify that this plot has been
Seawick County) filed for record in the office of the Register of Deeds, this _____ day
of _____ 1993, at _____ o'clock _____ M., and is duly
recorded.

Register of Deeds

Ed Raso Deputy

