

- J. As requested by K.G.& E. the final plat tracing shall indicate a 10 foot utility easement adjacent to the south line of the plat.
- K. Prior to this plat being scheduled for City or County review, the applicant shall submit to County Engineering the requested drainage information.
- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.

December 5, 1991

STAFF REPORT
(Final Plat Approved 11/25/91)

CASE NUMBER: S/D 91-58 - DODDS ADDITION

OWNER/APPLICANT: John & Sheila Dodds, 4565 N. Ridge Rd.,
Wichita, KS 67205

SURVEYOR/ENGINEER: Reiss & Goodness Engineers, 2160 W. 21st
Street, Wichita, KS 67203

LOCATION: At the southwest corner of 45th Street North
and Ridge Road.

SITE SIZE: 5 Acres

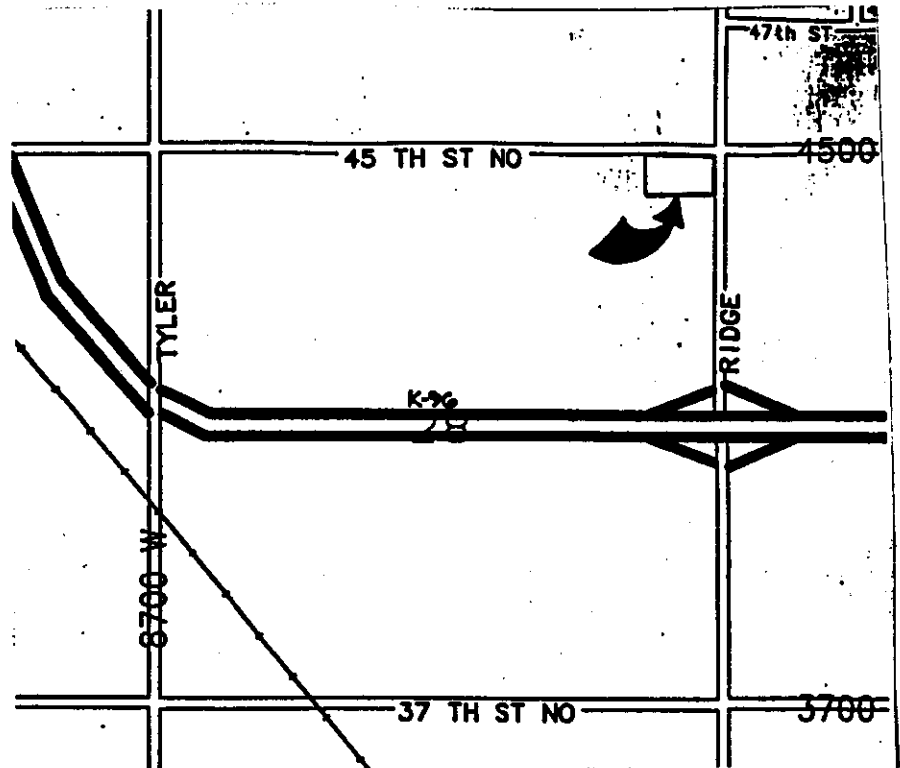
NUMBER OF LOTS

Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

MINIMUM LOT AREA: 40,000 sq. ft.

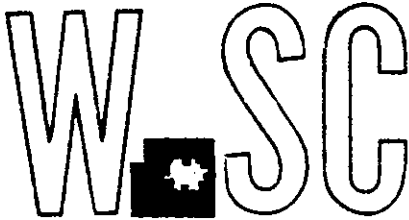
CURRENT ZONING: "R-1" Suburban Residential

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. On the final plat tracing, the complete access control for lot 1 shall be shown from a distance of 100 feet from the northeast corner of this lot along both 45th St. North and Ridge Road, rather than from the center of the intersection.
- C. Although the building setback along the north line of this plat appears to be a requirement of the pipeline, in order to also assure that a building setback will be observed in the future should the pipeline ever be removed, the final plat tracing shall show this setback as "platted and pipeline building setback."
- D. For the existing structure located on lot 1 and within the contingent street dedication and 25-foot building setback, the applicant is advised that the portions of the building within these areas may be maintained or remodeled but the building within those areas cannot, however, be enlarged and if the building is removed, any new building construction must observe the platted building setback.
- E. The applicant shall submit a copy of the instrument which establishes the Williams Gas Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- F. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- G. The applicant's agent is advised that the recording information for the pipeline easement appears to have an error on the "Misc. Bk number". The proper number shall be indicated on the final plat tracing.
- H. As indicated in the platting binder, property taxes are due for this site. Prior to releasing the plat tracing for County Commission review, the applicant shall submit proof that these taxes have been paid.
- I. The applicant's agent is advised that a new MAPC chairman has been appointed and the MAPC signature shall be amended to indicate Christopher J. Goebel.



METROPOLITAN AREA PLANNING
DEPARTMENT

December 6, 1991

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

Bob Previterra
Reiss & Goodness Engineers
2160 W. 21st Street
Wichita, KS 67203

Re: S/D 91-58 - Dodds Addition

Dear Bob:

At the regular meeting of the Metropolitan Area Planning Commission on December 5, 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 November 27, 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

cc: John & Sheila Dodds, 4565 N. Ridge Road, Wichita, KS 67205

FILE COPY

LEGAL DESCRIPTION

The East 647.05 feet of the North Half of the Northeast Quarter of Section 28, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, except the South 979.75 feet thereof.

STATE OF KANSAS)
 COUNTY OF SEDGWICK) ss

I, Adolf E. Reiss, being a duly licensed professional land surveyor in said County and State, do hereby certify that I have caused the tract of land as set forth in the Legal Description to be surveyed and platted and that said survey and the accompanying exhibit are true and correct to the best of my knowledge and information available.

ADOLF E. REISS LS#77 DATE

Know all men by these presents that John P. Dodds and Sheila J. Dodds, husband and wife, have caused the tract of land as set forth in the Legal Description to be surveyed and platted into lots, a block and streets to be known as Dodds Addition, Sedgwick County, Kansas. Easements are hereby granted as indicated for utility construction and maintenance. Streets are hereby dedicated to and for the use of the public. Access control as indicated on the face of the plat is hereby granted to the appropriate governing body and the location of permitted openings shall be determined by the appropriate Engineer. The contingent street dedication as shown on the plat is dedicated to the public contingent upon the removal of that portion of the existing building which is constructed within the area of the contingent dedication. No structures shall be constructed below the minimum first floor elevation designated on the face of the plat. Minimum first floor elevations refer to mean sea level datum.

JOHN P. DODDS

SHEILA J. DODDS

STATE OF KANSAS)
 COUNTY OF SEDGWICK) ss

The foregoing instrument was acknowledged before me this ___ day of _____, 1991 by John P. Dodds and Sheila J. Dodds, husband and wife.

_____, Notary Public

My Appointment Expires: _____

We, First Mortgage Investment Company, holders of a mortgage on the above described property, do hereby consent to the plat of Dodds Addition, Wichita, Sedgwick County, Kansas.

_____, President
 PHILLIP J. HOLTGRAVES

STATE OF KANSAS)
 COUNTY OF JOHNSON) ss

The foregoing instrument was acknowledged before me this ___ day of _____, 1991 by Phillip J. Holtgraves, President on behalf of the First Mortgage Investment Company.

_____, Notary Public

My Appointment Expires: _____

This plat of Dodds 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 _____, 1991.

_____, Chairman
 GEORGE SHERMAN

_____, Secretary
 MARVIN S. KROUT

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this ___ day of _____, 1991.

_____, Mayor
 BOB KNIGHT

_____, Deputy City Clerk
 PAT BURNETT

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

_____, Chairman
 GILBERT H. HUBBARD

_____, Chair Pro Tem
 BETSY GWIN

_____, Commissioner
 PAUL W. HANCOCK

_____, Commissioner
 BERNARD A. HENTZEN

_____, Commissioner
 MARK F. SCHROEDER

ATTEST:

_____, County Clerk
 DON WRIGHT

Entered on transfer record this ___ day of _____, 1991.

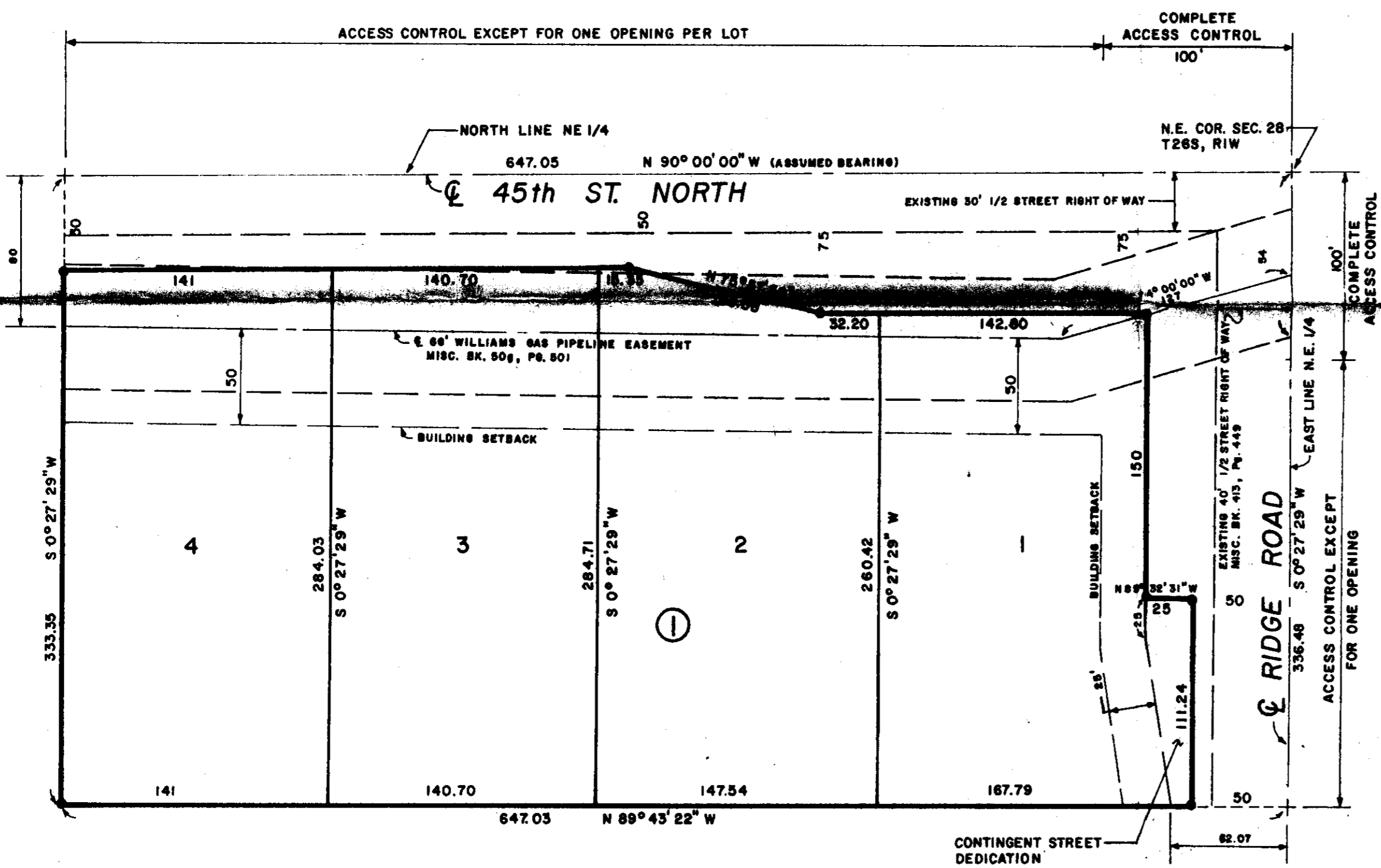
_____, County Clerk
 DON WRIGHT

STATE OF KANSAS)
 COUNTY OF SEDGWICK) ss

This is to certify that this instrument was filed for record in the Register of Deeds office at ___ o'clock ___ .M. on the ___ day of _____, 1991.

_____, Register of Deeds
 PAT KETTLER

_____, Deputy
 ED REBA



LEGEND

- MONUMENT SET
- MINIMUM FIRST FLOOR ELEVATION = 1338 M.S.L.
- B.M. RR. SPIKE IN POWER POLE 40' EAST & 30' NORTH OF SECTION CORNER ELEV. = 1336.69

**DODDS ADDITION
 SEDGWICK COUNTY, KANSAS
 1991**

REISS & GOODNESS ENGINEERS
 2100 WEST 21ST STREET
 WICHITA, KANSAS 67204
 (316) 832-0283

