

- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.
- M. County Engineering has approved the applicant's drainage plan.

**WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 2-3

January 30, 1992

STAFF REPORT

(Revised Final Plat Approved 11/14/91;
Preliminary Plat Approved 10/3/91)

CASE NUMBER: S/D 91-48 - YODER AIRPORT ADDITION

OWNER/APPLICANT: Donald D. Yoder

SURVEYOR/ENGINEER: Baughman Company

CURRENT ZONING: "R-1" Suburban Residential

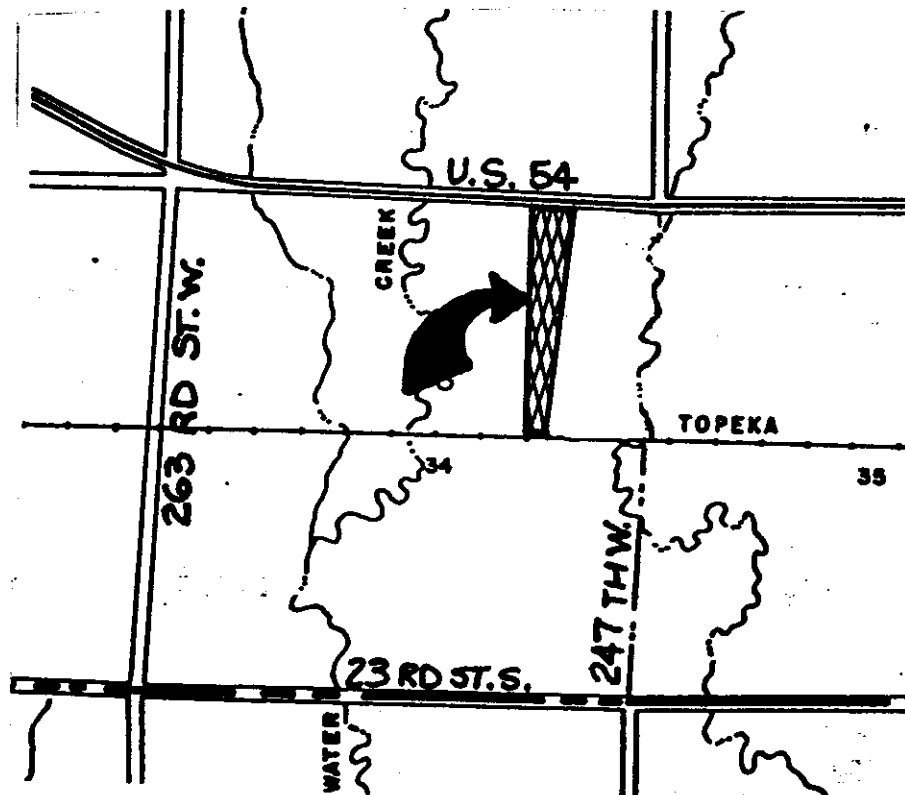
SITE SIZE: 12.9 Acre

LOCATION: South side of Harry (US 54) and west of 247th West.

NUMBER OF LOTS

Other:	1
Total:	1

MINIMUM LOT AREA: 234,326 sq. ft.



RECOMMENDATION: Approve the request, subject to the following conditions:

- 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. If only nonhabitable uses are intended for this site, this requirement may be waived if the covenant noted below indicates no such use will be allowed on this one lot addition.
- B. Since the applicant desires to use the lot designation for the lot (Lot 1) intended for the airport runway, a covenant shall be submitted noting that this lot will not, as presently platted, be used for any residential purpose.
- C. The applicant shall guarantee the installation of Harry Drive to the suburban street standard.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property. This guarantee may be included with the street guarantee.
- E. Since Lot 1 is apparently intended for the airport facilities, it should conform to the legal description of the conditional use CU-339. However, it appears that the area indicated on this plat is less than that of the CU. The applicant has submitted an adjustment to the CU so as to bring these areas into conformity. This adjustment to the CU shall be obtained before the plat is scheduled for County Commission review.
- F. The applicant is advised that as noted in the Conditional Use approval, all requirements of FAA regulations need to be satisfied.
- G. On the final plat tracing the MAPC signature block shall be amended to indicate Christopher J. Goebel as chairman.
- H. The applicant is advised that the Board of County Commissioners has changed chairmanship positions and the final plat tracing should indicate the appropriate order for Commission signatures with Betsy Gwin as Chairman and Mark Schroeder as Chairman Pro-Tem.
- I. 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.

applicant has submitted an adjustment to the CU so as to bring these areas into conformity. This adjustment to the CU shall be obtained before the plat is scheduled for County Commission review.

- ☒ F. The applicant is advised that as noted in the Conditional Use approval, all requirements of FAA regulations need to be satisfied.
- ☒ G. On the final plat tracing the MAPC signature block shall be amended to indicate Christopher J. Goebel as chairman.
- ☒ H. The applicant is advised that the Board of County Commissioners has changed chairmanship positions and the final plat tracing should indicate the appropriate order for Commission signatures with Betsy Gwin as Chairman and Mark Schroeder as Chairman Pro-Tem.
- ☒ I. 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.
- ☒ J. 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.
- ☒ K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- ☒ L. Recording of the plat within 30 days after approval by the City Council.
- ☒ M. County Engineering has approved the applicant's drainage plan.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be placed on the agenda for final plat consideration before the Subdivision Committee:

Submission of a title report (current platting binder) by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor; if the title report or attorney's opinion has not already been submitted.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

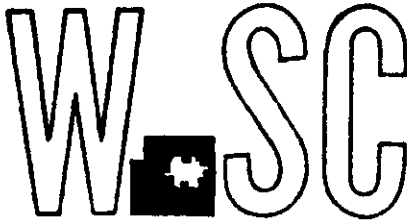
Sincerely,



Don Losew
Senior Planner

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

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 28, 1992

Greg Severns
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 91-48 (Revised Final Plat) Yoder Airport Addition

Dear Greg:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 23, 1992, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- Submitted to
Governor*
- 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. If only nonhabitable uses are intended for this site, this requirement may be waived if the covenant noted below indicates no such use will be allowed on this one lot addition.
- L.O.C.
Following*
- B. Since the applicant desires to use the lot designation for the lot (Lot 1) intended for the airport runway, a covenant shall be submitted noting that this lot will not, as presently platted, be used for any residential purpose.
- C. The applicant shall guarantee the installation of Harry Drive to the suburban street standard.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property. This guarantee may be included with the street guarantee.
- E. Since Lot 1 is apparently intended for the airport facilities, it should conform to the legal description of the conditional use CU-339. However, it appears that the area indicated on this plat is less than that of the CU. The

FILE COPY

REVISED COPY
FINAL

YODER AIRPORT ADDITION

SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that have surveyed and
and platted "YODER AIRPORT ADDITION", Sedgwick County, Kansas and
that the accompanying plat is a true and correct exhibit of the prop-
erty surveyed, described that part of the E1/2 of the NE1/4 of Sec.
34, Twp. 27-S, R-3-W of the 6th P.M., Sedgwick County, Kansas,
beginning at the intersection of the west line of said E1/2 and the
south right-of-way line of US-54 Highway as condemned in Case No.
A-42403; thence N 90° E, along said US-54 Highway right-of-
way, 392 feet; thence S 00° W, 70 feet; thence S 90° W, 70 feet;
thence S 06°42'43" W, 2397.21 feet to a point on the north right-
of-way line of the A.T. & S.F. Railroad, said point being 130 feet
east of the west line of said E1/2; thence west, along said Railroad
right-of-way, 130 feet to the west line of said E1/2; thence north,
along the west line of said E1/2, 2454.36 feet to the place of beg-
inning.

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

Baughman Company, P.A.

Date _____ Surveyor
Mark A. Savoy

Know all men by these presents that we,
the undersigned, have caused the land described in the surveyors
certificate to be platted into a Lot, Block and Street to be known
as "YODER AIRPORT ADDITION", Sedgwick County, Kansas. The street
is hereby dedicated to and for the use of the public. Access con-
trol to or from U.S. 54 (Harry St) Highway is per Condemnation
Case No. B-17272.

Donald D. Yoder

Janet S. Yoder

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 199____, by Donald D.
Yoder and Janet S. Yoder, husband and wife.

My App't. Exp. _____ Notary Public

This plat of "YODER AIRPORT ADDITION",
Sedgwick County, Kansas has been submitted and approved by the
Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.

Dated this _____ day of _____, 199____.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Chairman
George D. Sherman

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 _____, 199____.

Chairman
Billy O. McCray

Chairman
Pro-Tem
Betsey Gwin

Commissioner
Paul W. Hancock

Commissioner
Bud Hentzen

Commissioner
Mark F. Schroeder

County Clerk
Don Wright

Entered on transfer record this _____ day
of _____, 199____.

County Clerk
Don Wright

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 199____, at _____ o'clock _____ M; and is duly
recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa

