

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 31, 1997

Savoy, Ruggles & Bohm, P.A.
% Mark Savoy
924 N Main
Wichita KS 67203

FILE COPY

Re: S/D 97-77 -- One-Step Final Plat of DODSON ESTATES

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 30, 1997, 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 October 24, 1997.

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 and/or 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 developments.
4. Submission of a disk to the Planning Department detailing this plat. This will be used by the City and County GIS Departments.

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October 31, 1997 -- Page 2

Please call if you have any questions.

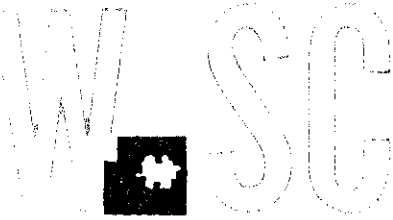
Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Bruce A. Dodson, 825 S. Sedgwick, Wichita, KS 67213
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau
of Public Services, 1250 S. Seneca, Wichita, KS 67213

SEDGWICK COUNTY



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October 24, 1997

Savoy, Ruggles & Bohm, P.A.
Attn.: Randy Johnson
924 N. Main
Wichita, KS 67203

FILE COPY

Re: S/D 97-77 -- One-Step Final Plat of DODSON ESTATES

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 23, 1997, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. Neither municipal water nor sanitary sewer is available to serve this property, and the applicant has proposed a sewage lagoon. A memorandum of approval will be needed from the Environmental Health Division of the Health Department regarding on-site sewerage facilities and water wells. .
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. 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.)
- D. 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.
- E. 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.

- F. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- G. Perimeter closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within thirty (30) days after approval by the City Council and/or county Commission.
- I. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- J. County Engineering needs to comment on the acceptability of the two access openings on 199th St. West. County Engineering has limited access to one opening on 199th St. West.
- K. The depth of this lot exceeds its width by more than a factor of 2.5, in violation of the Subdivision regulations. The property would conform with lot depth standards if divided into two lots, with access to the easternmost lot by a street along the southern property line. A 36-foot wide suburban gravel street standard would be required. A minimum of five acres is required for each lot served by a sewage lagoon.
- The Subdivision Committee recommends waiver of the lot depth to width standard in this case.
- L. The building setback must be increased to 35 feet to conform with zoning requirements (85 feet setback from centerline of section road in the County).
- M. On the final plat, the Chairman of the MAPC should be amended to read Richard Lopez.
- N. The applicant should provide a 35-foot wide contingent dedication of street right-of-way adjoining the southern property line in order to provide potential street connection between this property and the adjacent property. ^{hole}
- O. County Engineering has approved the drainage plan.

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

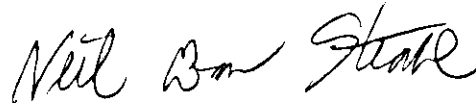
S/D 97-77 -- One-Step Final Plat of DODSON ESTATES
October 24, 1997 -- Page 3

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, October 30, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink that reads "Neil Evan Strahl". The signature is written in a cursive style with a large, stylized "S" at the end.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure: Marked Copy of plat

cc: Bruce A. Dodson, 825 S. Sedgwick, Wichita, KS 67213

Mike Lindebak, City Engineering, Mail Stop (1-71)

Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of
Public Services, 1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-5

October 30, 1997

STAFF REPORT

(One-Step Final Plat-Approved 10/23/97)

CASE NUMBER:

S/D 97-77 DODSON ESTATES

OWNER/APPLICANT:

Bruce A. Dodson, 825 S. Sedgwick,
Wichita, KS 67213

SURVEYOR/ENGINEER:

Savoy, Ruggles & Bohm, Attn: Mark A. Savoy,
924 N. Main, Wichita, KS 67203

LOCATION:

East side of 199th St. North, north of 119th St.
North

SITE SIZE:

9.94 acres

NUMBER OF LOTS

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

MINIMUM LOT AREA:

9.57 acres

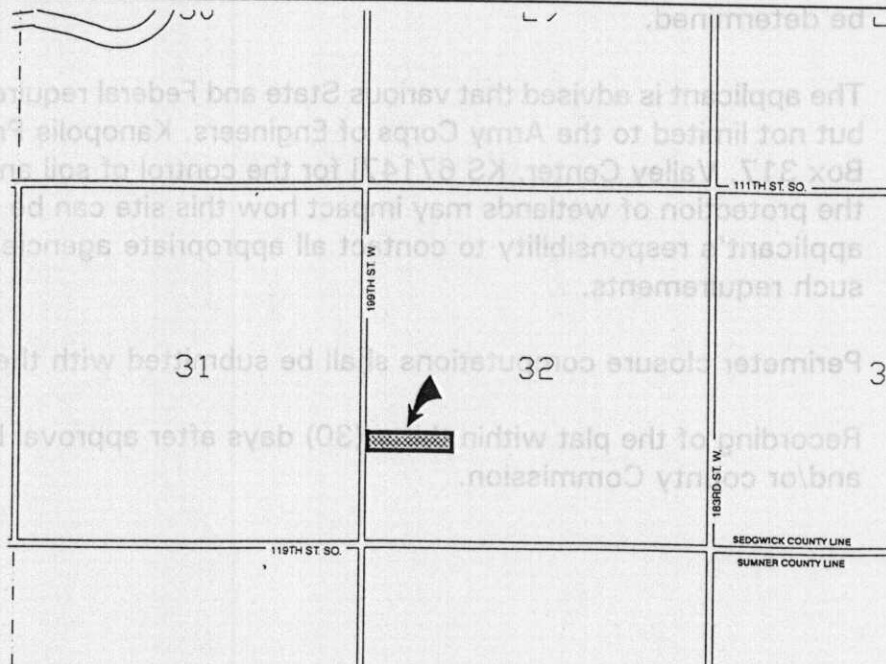
CURRENT ZONING:

RR, Rural Residential

PROPOSED ZONING:

Same

VICINITY MAP



FILE COPY

Note: This site is located in the County, and is classified as a suburban subdivision. The site is located in a an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. This site is located within the Clearwater area of influence.

STAFF COMMENTS:

- A. Neither municipal water nor sanitary sewer is available to serve this property, and the applicant has proposed a sewage lagoon. A memorandum of approval will be needed from the Environmental Health Division of the Health Department regarding on-site sewerage facilities and water wells. .
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
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