

SKETCH

PLAT. NO. S/D 80-22 MAP NO. 5653

NAME W.W.H. ADDITION

LOCATION: In an area north of 45th St. North and  
east of Hydraulic.

ENGINEER Air Capitol Land Surveyors

OWNER Frank A. Wolf

APPLICATION FILED 3-31-80

SKETCH PLAT FILED 3-31-80

PRELIMINARY FILED \_\_\_\_\_

S/D ACTION \_\_\_\_\_

FINAL FILED \_\_\_\_\_

S/D ACTION \_\_\_\_\_

MAPC ACTION \_\_\_\_\_

BCC ACTION \_\_\_\_\_

RECORDED Closed 4-23-82

REMARKS \_\_\_\_\_

S/D 80-22 - W.W.H. ADDITION -  
In an area north of 45th St. North  
and east of Hydraulic. Air Capital  
Land Surveyors.

3/29/80

*POSTED*  
*4-2-80*  
*[Signature]*

# ACTION

DATE

S/D COMMITTEE \_\_\_\_\_

M.A.P.C. \_\_\_\_\_

R.C.C./B. CO. C. \_\_\_\_\_



John Jorgensen, attorney,  
came in 3-4-83 to  
discuss W.W.H. Addition.  
Wants 2 5-acre lots.  
Represents the current owner.  
The 10-A tract is LANDLOCKED.  
He wanted to know how much  
r.o.w. he needs for access and  
where it should be before he  
sues the adjacent owners for  
access. (The 20 A was under  
one ownership at first; the two  
south 5-A tracts were sold off  
w/o retaining access for the  
N. 10-acre.) I told him the  
S/D Comm. & MAPC would  
make that determination. We  
need topo info before anyone  
can estimate the drainage

r.o.w. needed adjacent to  
the access road. We  
reviewed the April '80 letter.  
All comments still apply.  
I cautioned him to check w/ Health  
Dept. about possibly 2 lagoons.  
He may try to get more  
definite info from Phil Dietrich.

L.O.

11-23-82

Art Griffiths of Air Capital Land Surveyors said he thought this plat was probably dead. The recaller is the one who requested a review of the platting requirements and when they <sup>and the owner</sup> found out all the difficulties, they probably decided not to bother to plat.

Since no fee was paid and no action has occurred in 2½ years, the file will be closed.

L.O.

April 14, 1980

Ms. Marcie Cathey  
Don Dinning's Gallery of Homes  
3900 E. Harry  
Wichita, Kansas 67218

Re: S/D 80-22 - Sketch plat of W.W.H. Addition  
(in E 1/2 SW 1/4 22-26-1E)

Dear Ms. Cathey:

We have reviewed the above referenced sketch plat and would like to provide the following comments.

The Subdivision Regulations requires all lots in any subdivision to be served directly by a public street except that private streets may be permitted if there is an irrevocable covenant of record to provide for the perpetual continuance <sup>or</sup> maintenance of such private street. The width of the private street must be determined to be sufficient to serve the development. The County Public Works Department advises that a minimum 20-foot wide hard surface is required in order to comply with the fire code. Drainage would be handled in additional right-of-way adjacent to the 20-foot hard surface.

The 20-foot ingress and egress easement on the east side of this property appears to be at the same location as the hedgerow. I am sure it is not intended to remove the hedgerow in order to provide a road. The aerial photograph of this section of land shows a narrow access road west of this site but I cannot determine its exact location or its condition. The location of existing buildings adjacent to the south end of this roadway would seem to preclude any widening of this road. If any future division of your 10 acres is anticipated or if the access road to your site also serves other sites (e.g., the 20 acres north of this tract), then the required right-of-way for the access road will be 60 to 70 feet.

Utility services must be provided to this interior lot and easements of 10 to 20 feet in width will be needed. The various

Ms. Marcie Cathey  
4-14-80  
Page 2

utility companies will make their requests whenever a preliminary plat is submitted to the Subdivision Committee and Utility Advisory Committee for review. It is possible that the private road easement and the utility easements can be combined.

An application must be made to the Health Department for approval of a water well and sewage system. Because of the type of soil in this area, you will probably be required to construct a sewage lagoon rather than a septic tank. Please contact the Environmental Health Division of the County Health Department for instructions regarding percolation tests which are necessary to determine the type of sewage disposal system which will be acceptable.

Prior to filing a preliminary plat, please visit with Phil Dietrich in the County Engineer's office to determine what width of access roadway will be required and where it is to be located. Since the amount of drainage which must be carried in the road right-of-way has a significant bearing on the width of right-of-way needed, you should have topographical information of this site available when you visit with Mr. Dietrich. Since the property between your site and the public road (45th Street North) is in a separate ownership, obtaining additional easements for access and utilities will require that you work with the other property owner(s).

For future public road purposes the north 35 feet of this tract will need to be dedicated to the public. This may be a contingent dedication to become effective at such time as the right-of-way is actually needed for public street access to adjacent sites.

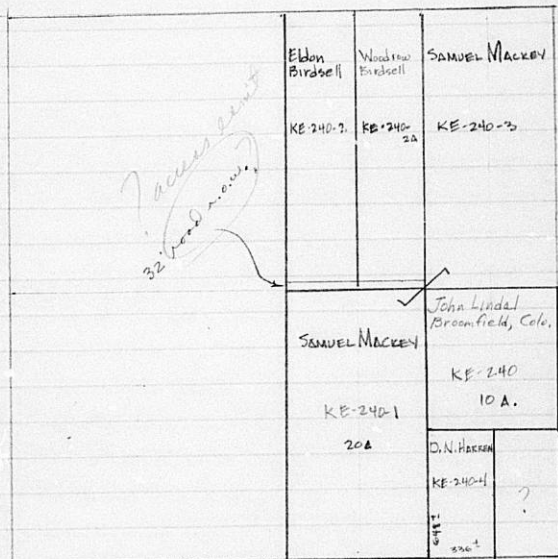
If you have any questions regarding these comments, you may call me at 268-4406.

Sincerely,

Louise Olivarez  
Senior Planner

LO:hh

cc: Frank A. Wolf, 751 S. 6th St., Brighton Colorado, 80601  
Air Capitol Land Surveyors, 1525 W. 29th, 67204  
Phil Dietrich, County Department of Public Works w/attach.



1" = 500'

SW 1/4 22-26-1E



KE-241

KE 240-2

KE 240-2A

KE-240-3

57' bldg setback

32' filed  
8-31-73  
Film 73  
Pg 621

KE 240-1

KE 240-4

KE 240

KE-242

almost all of SE 1/4  
in one ownership

W 1/2 SW 1/4 in one  
ownership adjacent  
to 1/4 sec. line  
etc. S. 357.5'  
to separate  
ownership

incorrect posting on  
1/4 sec map if legal  
for these key # are  
correct

E 1/2 SW 1/4 22-26-1E

check  
owners

✓ KE-240 John F. Lindal Jr et al  
14800 Montery Ct  
Broomfield Co. 80020

$\frac{1}{2}$  SE  $\frac{1}{4}$  SW  $\frac{1}{4}$  etc. bag SE con  
W 678.93'  
N 648.16'  
E to E line SW  $\frac{1}{4}$   
S 647.7' to bag

KE-240-1 Samuel A. Mackey et al  
22120 E. 45th St. N. 67217

W  $\frac{1}{2}$  SE  $\frac{1}{4}$  SW  $\frac{1}{4}$

KE-240-2 Eldon E. Birdsall et al  
2100 E. 45th St. N. 67217

W  $\frac{1}{2}$  W  $\frac{1}{2}$  NE  $\frac{1}{4}$  SW  $\frac{1}{4}$

KE 240-3 Samuel A. Mackey et al  
2212 E. 45th St. N.

E  $\frac{1}{2}$  NE  $\frac{1}{4}$  SW  $\frac{1}{4}$

✓ KE 240-4 Donald N. Harren, et al  
2606 E. 45th St N.

S 648.16' W 336.03' E  $\frac{1}{2}$   
S  $\frac{1}{2}$  E  $\frac{1}{2}$  SW  $\frac{1}{4}$

KE 240-24

Woodrow M Bursell  
435 Stecker Ln 67204

E $\frac{1}{2}$  W $\frac{1}{2}$  NE $\frac{1}{4}$  SW $\frac{1}{4}$

Film 73 Page 631

esmt + dedication

Woodrow M. Burdell et al

Eldon E. Burdell et al

owners of W $\frac{1}{2}$  NE $\frac{1}{4}$  SW $\frac{1}{4}$

conveys esmt dated 5-5-73

recorded in Rk 50

pg 894

- 1) grants access esmt over 5.32'  
to all persons who own land  
adjacent to this 32'
- 2) dedicates 57' hldg setback

Map No.: 5653  
Section: 22  
Twp.: 26  
Range: 1E

S/D No. 80-22

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: W. W. H. Addition (Tentative Title)  
General Location: Hydraulic & 45th Street North IN AN AREA NORTH OF 45th St. North & EAST OF HYDRAULIC.  
Name of Property Owner: Frank A. Wolf Plot area code 303  
Address: 751 S. 6th St., Brighton Colorado Zip Code: 80601 Phone: 659-0653  
Name of Subdivider: SAME Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_  
Name of Engineer/Surveyor: Air Capitol Land Surveyors  
Address: 1525 W. 19th St. No. 21 Zip Code: 67204 Phone: 838-9071  
Date of Application: March 24, 1980  
Marion Cathey 3900 E. Harry Wichita, Ks.

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 10 more or less
2. Number of Lots:
  - Residential 1
  - Commercial 0
  - Industrial 0
  - Other 0Total Number of Lots 1
3. Minimum Lot Frontage ? ft.
4. Minimum Lot Area 10 acres
5. Existing Zoning R1
6. Proposed Zoning R1
7. Lineal Feet of New Streets:
  - a.          R/W          ft.
  - b.          R/W          ft.
  - c.          R/W          ft.
  - d.          R/W          ft.
  - e.          R/W          ft.
  - TOTAL          ft.
8. Are Sidewalks existing? Yes          No X
9. Is a public water supply available? X Yes          No, Name Rel. line Improvement District
10. Is a sanitary sewer available? Yes X No, Name
11. Has Health Department approval been obtained (where applicable)          Yes X No
12. City of Wichita          Three Mile Area X Outside of Wichita

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc., shall be assumed and paid for by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: X Frank A. Wolf

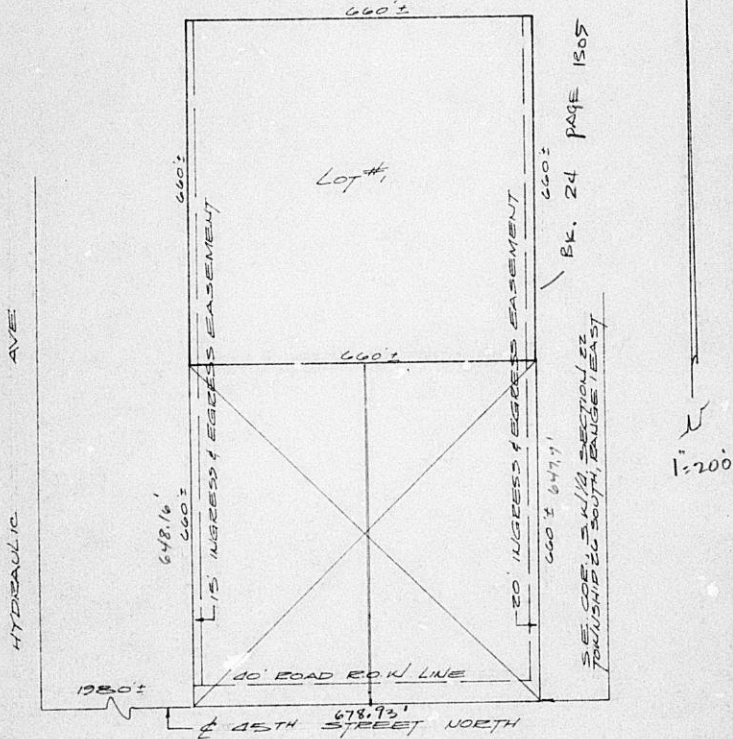
Wichita-Sedgwick County Metropolitan Area  
Planning Commission, 10th Floor, City Hall,  
455 North Main, Wichita, Kansas 67202

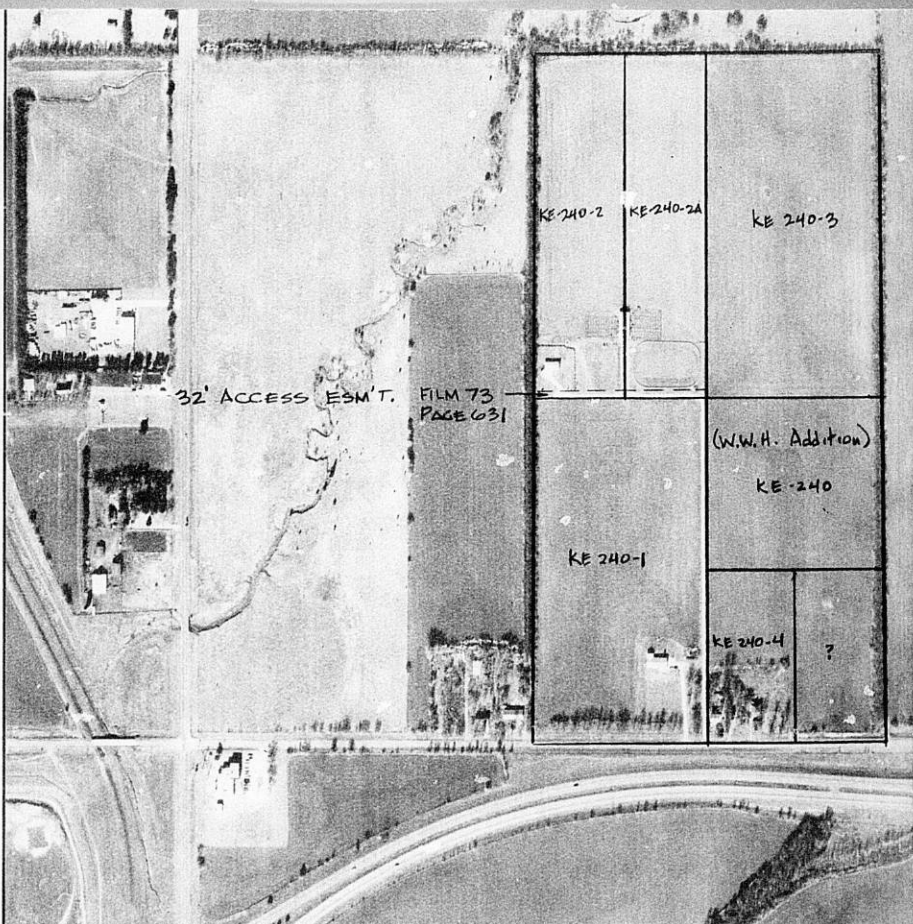
Received by FORREST NAGLEY  
Date 3/31/80  
Fee Submitted NONE (SETELS ONLY)

**Air Capitol Land Surveyors**  
1525 W. Twenty-ninth Street North  
Wichita, Kansas 67204 (316) 833-9071

SKETCH PLAT  
W. W. H. ADDITION, SEDGWICK COUNTY, KANSAS  
SEDGWICK COUNTY, KANSAS

MARCH 21, 1980





SCALE:  
1" = 400'

DATE:  
FEB. 1977

PREPARED BY

VERNON GRAPHICS

KANSAS GAS AND E