

PLAT NO. S/D 84-85 MAP NO. 5451 C

NAME WOODLAND ACRES ADDITION

LOCATION: South of 32nd Street north between
Woodland and Mascot.

ENGINEER Baughman Company, P.A.

OWNER Realty Ventures, Inc. c/o Larry D. Schneider

APPLICATION FILED 8-27-84

SKETCH PLAT FILED 8-27-84

PRELIMINARY FILED _____

S/D ACTION ~~8-27-84~~

FINAL FILED _____

S/D ACTION _____

MAPC ACTION _____

BCC ACTION _____

RECORDED _____

REMARKS _____

3/16/90 File closed

S/D 84-85 - WOODLAND ACRES ADDN. -
South of 32nd Street North between
Woodland and Mascot.
Raughman Co., P.A.

DATE ~~9/15/90~~
COMMITTEE _____
M.A.P.C. _____
B.C.C./R. CO. C. _____

3/16/90 File Closed

FORM 29-2

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Pibg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.

Planning

DESCRIPTION AMOUNT

NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

January 2, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 84-85 - WOODLAND ACRES ADDITION

Gentlemen:

On August 27, 1984, you filed the above-referenced request for subdivision approval. Since the last action on this application was on September 12, 1984, we request that you notify this office by January 31, 1990, if you intend to complete this subdivision case. If we have not heard from you by February 5, 1990, we will proceed to close the file.

If you have any questions about this matter or intend to complete this case, please feel free to contact this office at 268-4421.

Very truly yours,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Realty Ventures, Inc., Larry D. Schneider, 3501 W.
Fairhaven, Wichita, KS 67217

FILE COPY

September 12, 1984

Mr. Larry D. Schneider
3501 W. Fairhaven
Wichita, Kansas 67217

Re: S/D 04-85 - Sketch plat response for Woodland Acres Addition.
Located south of 32nd Street North between Woodland and
Hascot.

Dear Mr. Schneider:

We have completed our review of the above-referenced sketch plat and would now like to provide you with our comments:

Sanitary Sewer:

I have discussed your proposed sanitary sewer layout with City Engineering and they have advised a sanitary sewer lateral already exists to serve proposed Block A. Your proposal to extend sanitary sewer under future Jeanette Street to serve proposed Block B is acceptable, provided that a 20-foot utility easement is provided which is centered on the lot line common to Lots 5 and 6 of this block. This easement is necessary in order to provide sanitary sewer service to property to the south.

Drainage:

Since the sketch plat does not provide any ground elevation information, City Engineering could not evaluate the drainage characteristics of the area. The only information they were able to provide was that an old drainage study for the area exists which shows the 32nd Street and Jeanette intersection as being in a sump. The old study calls for the installation of a storm sewer inlet at the intersection with a storm sewer being constructed north in Jeanette to an open ditch approximately 600 feet north of 33rd Street. Needless to say, this proposed plat is located in an area of poor drainage. Your proposal for handling drainage in the area of 32nd Street and Jeanette needs to be submitted to City Engineering prior to or at the time of submitting a preliminary plat. The drainage problems that exist, have no doubt, kept this property and surrounding properties from developing in the past. Providing a means of drainage for the property which is acceptable to the City Engineer, is our major concern regarding this sketch plat.

Mr. Larry D. Schneider
September 12, 1984
Page 2

Streets:

An issue to be resolved is whether or not the drainage characteristics of this area permit or require the paving of adjacent 32nd Street and Jeanette street. This issue will be resolved at the Subdivision Committee after you have provided City Engineering sufficient information regarding your drainage concept for the area. In any regard, a temporary cul-de-sac shall be dedicated for Jeanette Street adjacent to Lot 5, Block A, and Lot 5, Block B. Also, it is safe to assume that this plat will need to guarantee the opening up of 32nd Street North from Woodland to Mascot.

Municipal Water:

Water mains presently exist in Woodland and Mascot. A requirement of this replat will be a guarantee for water to be extended in 32nd Street from Woodland to Mascot and for an extension of the line in Jeanette to the south line of this plat. Water presently exists in Jeanette at the north line of 32nd Street.

With the above comments in mind, I would suggest that you re-evaluate your development proposal relative to the drainage problems which exist in this area. The handling of drainage for this plat is our major concern. I suggest you contact a representative of the City Engineer's office and discuss directly with them drainage of this area. I suggest you do this prior to filing a preliminary plat for this property, so you understand from the outset the amount of time and money, necessary to prepare a drainage plan for this replat.

Should you have any questions about these comments, please call me.

Sincerely,

Forrest L. Hagley
Senior Planner

FLN:bh

cc: Baughman Company, P.A., 330 Laura, 67211
Larry Henry, Program Development Engineer, City Engineer's office
Vicky Haug, Civil Engineer, II, City Engineer's office

THE CITY OF WICHITA
OFFICE OF City Engineer

DATE September 7, 1984

TO Forrest Nagley, Senior Planner
FROM Vicky Huang, Civil Engineer II
SUBJECT Sketch Plat of Woodland Acres

We have reviewed the sketch plat of Woodland Acres and have the following comments:

1. There is an existing sanitary sewer line running in north - south direction in the middle of Block A. This sewer may be extended to serve Block B. However, a 20' utility easement should be granted between Lots 5 and 6, Block B, for possible sewer extension to serve the property south of Woodland Acres.
2. The sketch plat does not provide any ground elevation information for us to evaluate the drainage characteristics of this area. According to an old drainage study by this office, the intersection of 32nd Street and Jeanette is in a sump and cannot drain without storm water sewer. The proposed storm sewer is to run north in Jeanette to an open ditch approximately 600' north of 33rd Street North.

If you have any other questions, please let me know.

Vicky Huang
Vicky Huang
Civil Engineer II

VH:gr

APPROVED BY:

Larry Henry
Larry Henry Program Development Engineer

RECEIVED

SEP 10 1984

METROPOLITAN PLANNING

ROUTE _____

WICHITA - SEDGWICK COUNTY
Metropolitan Area Planning Department

August 28, 1984

TO: Mike Lindebak, City Engineer

FROM: Forrest L. Nagley, Senior Planner

SUBJECT: Sketch plat of Woodland Acres - S/D 84-85

Attached for your review and comments is a sketch plat for the above-referenced property located east of Woodland in an area south of 32nd Street North. The property is zoned "AA" single family.

The applicant has advised that he wishes to extend sanitary sewer to this property from Block A, Hamrick Addition. His proposal entails extending the sanitary sewer under 32nd Street, into his proposed Block A and then, east under Jeanette into his proposed Block B. Is this sewer extension route feasible?

As I remember past discussions about proposed developments in this area, I recall mention of poor drainage. Do the drainage characteristics of this area permit the paving of 32nd Street adjacent to this plat?

I would like to respond to this sketch plat by September 10. Please review the proposal and let me know of your concerns.

Forrest L. Nagley
Senior Planner

FLN:bh

cc: Larry Schneider, 3501 Fairhaven, 67217

Map No.: 5451C
Section: 32
Twp.: 26S
Range: 1E

S/D No. 84-85

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: WOODLAND ACRES ADDITION to Wichita, Sedgwick County, Kansas

General Location: South of 32nd Street North; between Woodland and Mascot

Name of Property Owner: REALTY VENTURES, INC.
Address: 3501 W. Fairhaven Zip Code: 67217 Phone: 522-1171
Name of Subdivider: Larry D. Schneider
Address: 3501 W. Fairhaven Zip Code: 67217 Phone: 522-5415
Name of Engineer/Surveyor: Baughman Co.
Address: 330 Laura Zip Code: 67211 Phone: 262-7271
Date of Application: July 16, 1984

SUBDIVISION INFORMATION:

- | | |
|--|--------------------------------|
| 1. Gross Acreage of Plat <u>3.00</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>168</u> ft. |
| Residential <u>11</u> | b. <u> </u> ft. |
| Commercial <u> </u> | c. <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> ft. |
| Other <u> </u> | e. <u> </u> ft. |
| Total Number of Lots <u>11</u> | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage <u>60</u> ft. | 8. Are Sidewalks existing? |
| 4. Minimum Lot Area <u>7,020</u> | Yes <u> </u> No <u>XX</u> |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Is a public water supply available? <u>xx</u> Yes <u> </u> No, Name <u> </u> | |
| 10. Is a sanitary sewer available? <u>yy</u> Yes <u> </u> No, Name <u> </u> | |
| 11. Has Health Department approval been obtained (where applicable) <u> </u> Yes <u> </u> No <u> </u> | |
| 12. City of Wichita <u>XXXX</u> Three Mile Area <u> </u> Outside of 3-mile area <u> </u> | |

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: Larry D. Schneider

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

Received by BB
Date 8-27-84
Fee Submitted \$ 200.00