

UBDIVISION REPORT

/D NO. S/D 77-138 Name KUEHN ADDITION
 ate Application Rec'd. 8-14-78 Preliminary Approval _____
 Scheduled S/D Meeting 8-24-78

DESCRIPTION

eneral Location South of 55th Street South and west of Hydraulic.

wner Ray G. Kuehn - 1227 E. 55th St. South, Wichita, Ks. 67216
 urveyor/Engineer Baughman Company
 ddress 330 Laura, Wichita, Kansas 67211 Phone 262-7271

- . Gross Acreage of Plat 7.8
- . Number of Lots:
 - Residential 11
 - Commercial _____
 - Industrial _____
 - Other _____
- Total Number of Lots 11
- . Minimum Lot Frontage 134 ft.
- . Minimum Lot Area 21,980.0 ft.
- . Existing Zoning R-1
- . Proposed Zoning _____
- . Public Water Supply NO (Yes-No), Name _____
- . Public Sanitary Sewers YES (Yes-No), Name City of Wichita
- 1. Health Department Approval (where applicable) No (Yes-No)
- 2. City of Wichita _____: Three-Mile Area X
- 7. Lineal Feet of New Streets:
 - a. 50 R/W 165 ft.
 - b. 58 R/W 1417.35 ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 1582.35 ft.
- 8. Sidewalk adjacent to all streets? yes X no

TAFF COMMENTS:

- A. The applicant shall request annexation of the subject property.
- B. Complete access control adjacent to 55th Street South shall be indicated on Lot 1, Block A.
- C. A 25 foot front yard building setback and a 15 foot side yard building setback shall be indicated on the corner lots.
- D. { The applicant shall guarantee the paving of Laura Avenue and 57th Street South to City of Wichita Standards.
- E. { The applicant shall guarantee the installation of sanitary sewer to serve all lots being platted.
- F. The applicant shall obtain a letter from the Environmental Health Division of the Community Health approving the use of private water wells on subject property until such time as a public water supply is available to serve the lots. A copy of this letter shall be submitted to the Planning Department.
- G. The applicant's surveyor shall submit 3 copies of a parking layout indicating on which side of the streets parking will be permitted.
- H. The applicant shall submit a covenant which assures that four off-street parking spaces will be provided on each lot and acknowledging that parking will be permitted on only one side of the street.
- I. The applicant shall guarantee the installation of sidewalks adjacent to both sides of Laura and 57th Street South.
- J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and

Water

Pre-Sub June 20, 1985

1. Karl Solomon. Vacation of utility easement. No water lines in easement. No problem.
 2. Broadway Christian Church. Alley vacation. No water lines in alley. No problem.
 3. John M. Vest. Utility easement vacation. No water lines in easement. No water problems.
 4. Golden Hills Addition. Item B. Water to be extended from existing 16" main in Central. Suggest supply line in 119+L to be run to allow for system reinforcement.
 5. East Hampton Addition. Item B. Water to be extended from existing 24" main in Woodlawn. Proposed layout is satisfactory if main is extended across lot 42 Block 2.
 6. Lindemere Addition. Item B. Water mains to be extended from Oxford.
 7. Dietz Addition. Existing water mains in Seneca and 32nd St. No water problems.
 8. Dellrose Church of Christ Addition. Item A is in error. Existing 12" Watermain in Greenwich Road. Existing 8" Watermain in Osie. Both may and should be extended into the Addition. Application for water outside city and Restrictive Covenant required.
 9. Bader 3rd Addition. Item A. Water to be extended from 8" in 2nd St.
 10. Kuehn Addition. Item D. Existing water main in 55+L St. So. ends at Mosley from the West. Existing water in Hydraulic ends approx 250' S of Campus. Interest expressed by several land owners as to the possibilities of extending water main.
- 11,12 Virginia Reynolds. No water problems.

S/D No.: 85-49 Name: KUEHN ADDITION

Preliminary Approved: 6/20/85
Scheduled S/D Meeting: 8/1/85

DESCRIPTION

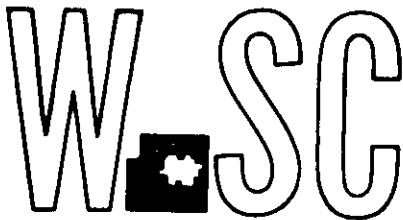
General Location: South of 55th Street South in an area west of Hydraulic.
Owner: Raymond G. Kuehn, 1227 East 55th Street South, Wichita, KS 67216
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 7.8 Acres
 2. Number of Lots:
 - Residential: 6
 - Office:
 - Commercial:
 - Industrial:
 - Total: 6
 3. Minimum Lot Area: 20,000 Sq. Ft.
 4. Existing Zoning: "R-1"
 5. Proposed Zoning: "R-1"
-

STAFF COMMENTS:

- A. The applicant shall petition for the extension of sanitary sewer to serve each of the lots being platted. An outside-the-City sewer service application shall be executed and submitted for recording.
- B. The applicant shall guarantee the improvement of the proposed interior streets, including the temporary culs-de-sac, to the suburban street standard.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The Environmental Health Office of the Department of Community Health has approved water wells for this property, but has advised that the groundwater in the area is not of the best quality, and connection to public water should be made as soon as public water is available in this area.
- E. The applicant shall obtain, by separate instrument, the required drainage easement from the property to the south.
- F. The applicant shall obtain, by separate instrument, the 10-foot utility easement required to connect the 10-foot easement on Lot 1, Block 2 with 55th Street South.
- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- I. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

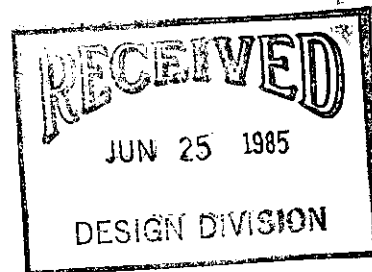
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

June 21, 1985



Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 85-49 - Preliminary Plat of Kuehn Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 20, 1985, 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:

- A. The applicant shall petition for the extension of sanitary sewer to serve each of the lots being platted. An outside-the-City sewer service application shall be executed and submitted for recording.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Since it is not economically feasible to extend municipal water to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to determine what tests may be required and what standards must be met for approval of individual water wells on subject property until such time as a public water supply is available to serve the lots. A memorandum specifying approval shall be obtained.
- D. The applicant shall obtain, by separate instrument, the required drainage easement from the property to the south.
- E. The applicant shall obtain, by separate instrument, the 10-foot utility easement required to connect the 10-foot easement on Lot 1, Block 2 with 55th Street South.
- F. The final plat shall indicate a minimum building pad of 1266 Mean Sea Level.
- G. The final plat shall indicate Pattie as the name for the proposed north/south street.

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Baughman Company, P.A.

Re: S/D 85-49 - Preliminary plat of Kuehn Addition.

June 21, 1985

Page 2

- H. The final plat shall indicate a 10-foot utility easement centered on the lot line common to Lots 2 and 3, Block 1; Lots 3 and 4, Block 1 and Lots 1 and 2, Block 2.
- I. On the final plat, temporary cul-de-sac right-of-way shall be indicated at the east end of 57th Street South. Based on the design of the final plat, the temporary cul-de-sac right-of-way shown adjacent to Lot 1, Block 2 should be eliminated.
- J. On the final plat, a 25-foot front yard building setback and a 15-foot sideyard building setback shall be indicated on the corner lots.
- K. Closure computations shall be submitted with the final plat tracing.
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: ~~Raymond C. Kuehn~~, 1227 East 55th Street South, Wichita, KS 67216
✓ Mike Lindebak, City Engineer
Jim Weber, County Engineer's Office

Proc-Sub Aug. 1, 85

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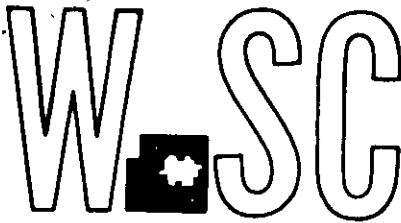
1. Builders Inc. Vacation of Alley. No water problems.
2. Robert W. Moore. Vacation of Fire Lane. No water problems.
3. Everett Long. Vacation of Drainage R/W. No water problem.
4. Richard A. Hiebsch. Vacation of Utility Esm't. No water problem.
5. West Meadows Addition. Existing 16" AC in 135th St. West, going south from Rolling Hills, existing 12" A.C. in 13th St. N. going E. from Cedar Park. To extend water would be possible with a "supply line" benefit district, 12" to be extended in 13th. Item A. No water available.
6. E. A. Niss Addition. Item A. Nearest water at Keywest and Meridian. No water available.
7. Central - Maize Second Addition. Existing 16" AC Water mains in Central and Maize. No water lines shown on preliminary plot. No water problems.
8. Midtown Third Addition. Existing water main in 60' Utility Esm't. No water problem.
9. Leonard A. Garnett Addition. Existing 12" Water main in 31st St. S. 6" or 8" to be extended north from 31st to serve Lot 2. Sizing depends on fire hydrant requirements.
10. A. J. Sorries 9th Addition. Existing 8" water in Woodrow Ct. No water problem.
11. Hybritect Wheat Addition. Nearest water at Keywest and Meridian. Item A.
12. Home State Bank Addition. Item A. No water available.
13. C.C.R. Addition. Item C. 12" Main to be extended along Rock Rd. from Security Storage Properties to N. Line of C.C.R. Addition.

Pre-Sub Aug. 1, 1985

(2)

14. Kuehn Addition. Item D. Wells to be allowed. Existing water going West from Mosley in 55th.
15. Ford M. Duke. Street Dedication. Existing water line now in Curtis St. going N. from Robinson. Existing water easement along a portion lots 18 and 19, not being utilized.
16. Tallgrass Company. Granting Utility Esmt. No Water problem.
17. Other Matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



August 2, 1985

Mr. William Korber
Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 85-49 - Final Plat of Kuehn Addition

Dear Mr. Korber:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 1, 1985, 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:

- A. The applicant shall attempt to obtain a valid petition for extension of sanitary sewer to serve this plat and abutting property.
- B. If the applicant cannot obtain a valid petition for extension of sanitary sewer, approval from the Health Department will be needed for use of on-site sewerage systems. In this regard, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewerage. A memorandum shall be obtained specifying approval.
- C. The applicant shall guarantee the improvement of the proposed interior streets, including the temporary culs-de-sac, to the suburban street standard.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The Environmental Health Office of the Department of Community Health has approved water wells for this property, but has advised that the groundwater in the area is not of the best quality, and connection to public water should be made as soon as public water is available in this area.

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Mr. William Korber
Baughman Company, P.A.
Re: S/D 85-49 - Final Plat of Kuehn Addition
August 2, 1985
Page 2

- F. The applicant shall attempt to obtain, by separate instrument, the 10-foot utility easement required to connect the 10-foot easement on Lot 1, Block 2 with 55th Street South.
- G. The final plat shall indicate 20-foot wide perimeter utility easements.
- H. The applicant shall obtain, by separate instrument, the required drainage easement from the property to the south. This requirement may be deleted by the County Engineer's office if supporting calculations are submitted which indicate that the grade of the proposed north/south street will be such that drainage will be directed to 55th Street South. If this requirement is to be deleted, a memorandum so stating shall be obtained from County Engineering.
- I. Closure computations shall be submitted with the final plat tracing.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are 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, August 8, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

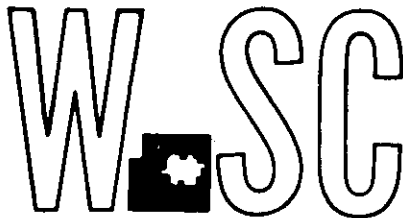

Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Raymond G. Kuehn, 1227 East 55th Street South, Wichita, KS 67216
Jim Weber, County Engineer's Office
✓ Mike Lindebak, City Engineer
Jack Brown, Health Department

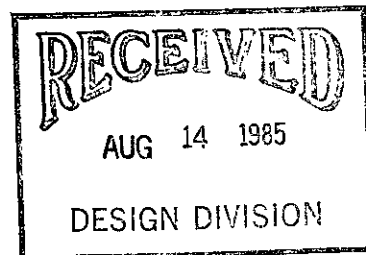
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

August 8, 1985



Mr. William Korber
Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 85-49 - Final Plat of Kuehn Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 8, 1985, 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 August 2, 1985.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platfor.
3. Certification that all real estate taxes for the first half of 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

BRB

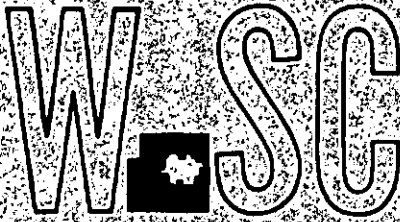
Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Raymond G. Kuehn, 1227 East 55th Street South, Wichita, KS 67216
Jim Weber, County Engineer's Office
Mike Lindebak, City Engineer
Jack Brown, Health Department

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WICHITA - SEDGWICK COUNTY

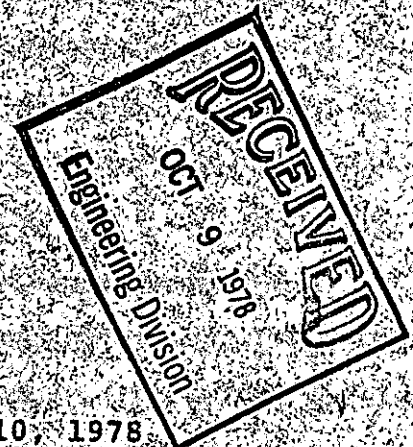


METROPOLITAN AREA PLANNING
DEPARTMENT

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

Baughman Company
330 Laura
Wichita, Kansas 67211

October 10, 1978



Re: S/D 77-138 - Preliminary plat of Kuehn Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, the above-captioned plat was considered. The action of the Committee was to, at the applicant's request, defer this plat indefinitely. At such time as you wish to have the plat rescheduled for consideration by the Subdivision Committee, please contact our office.

Sincerely yours,

Curtis L. Newby
Curtis L. Newby
Junior Planner

CLN:bn

cc: Raymond G. Kuehn, 1227 E. 55th St., South 67217
Leroy Cates, 1315 E. 55th St., South, 67207
Dean Sellers, Assistant City Engineer

Preliminary Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 85-49 Name: KUEHN ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 6/20/85

DESCRIPTION

General Location: South of 55th Street South in an area west of Hydraulic.
Owner: Raymond G. Kuehn, 1227 E. 55th Street South, Wichita, KS 67216
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 7.8 Acres
 2. Number of Lots:
 - Residential: 6
 - Office:
 - Commercial:
 - Industrial:
 - Total: 6
 3. Minimum Lot Area: 20,000 Sq. Ft.
 4. Existing Zoning: "R-1"
 5. Proposed Zoning: "R-1"
-

STAFF COMMENTS:

NOTE: In 1977, the applicant submitted a sketch plat for this property which depicted four (4) suburban-sized lots (greater than 40,000 square feet). At that time, the applicant was advised that the plat should be redesigned to an urban scale since the property was adjacent to the City of Wichita's City Limits and was accessible to a sanitary sewer main in 55th Street South. Municipal water is located at Mosley and 55th Street South and at Campus and 54th Street South. Without public water, the "R-1" County Zoning District requires a minimum of 40,000 square feet per lot.

- A. The applicant shall petition for the extension of sanitary sewer to serve each of the lots being platted. An outside-the-City sewer service application shall be executed and submitted for recording.
- B. The applicant shall guarantee the paving of the proposed interior streets, including a temporary cul-de-sac at the end of 57th Street South (southwest corner of the plat).
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since it is not economically feasible to extend municipal water to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to determine what tests may be required and what standards must be met for approval of individual water wells on subject property until such time as a public water supply is available to serve the lots. A memorandum specifying approval shall be obtained.
- E. On the final plat, temporary cul-de-sac right-of-way shall be indicated at the east end of 57th Street South. Based on the design of the final plat, the temporary cul-de-sac right-of-way shown adjacent to Lot 1, Block 2 should be eliminated.
- F. On the final plat, a 25-foot front yard building setback and a 15-foot side yard building setback shall be indicated on the corner lots.
- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- I. The county Engineer's representative shall be prepared to comment on the applicant's drainage concept and state whether any drainage improvements need to be guaranteed with this plat.

SUBDIVISION REPORT

S/D NO. S/D 77-138 Name KUEHN ADDITION
 Date Application Rec'd. 8/14/78 Preliminary Approval _____
 Scheduled S/D Meeting 10/5/78

DESCRIPTION

General Location South of 55th Street South in an area west of Hydraulic.

Owner Ray G. Kuehn - 1227 E. 55th St. South, Wichita, Kansas, 67216
 Surveyor/Engineer Baughman Company
 Address 330 Laura, Wichita, Kansas, 67211 Phone 262-7271

- | | | | |
|--|-----------------------|---|--|
| 1. Gross Acreage of Plat | <u>7.8</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>50</u> R/W <u>165</u> ft. | |
| Residential | <u>11</u> | b. <u>70</u> R/W <u>1417.35</u> ft. | |
| Commercial | _____ | c. _____ R/W _____ ft. | |
| Industrial | _____ | d. _____ R/W _____ ft. | |
| Other | _____ | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>11</u> | TOTAL <u>1582.35</u> ft. | |
| 3. Minimum Lot Frontage | <u>125.75</u> ft. | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>20,007</u> sq. ft. | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> | |
| 5. Existing Zoning | <u>R-1</u> | | |
| 6. Proposed Zoning | <u>R-1</u> | | |
| 9. Public Water Supply <u>no</u> (Yes-No), Name _____ | | | |
| 10. Public Sanitary Sewers <u>no</u> (Yes-No), Name _____ | | | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | | | |
| 12. City of Wichita _____: Three-Mile Area <u>X</u> | | | |

STAFF COMMENTS:

- A. As City water is not readily available to this site, it is recommended that a suburban plat of this property be allowed.
- B. In the "R-1" zoning district, 40,000 sq. ft. is required for each building site unless municipal water is available. Therefore, lots shall be grouped together by restrictive covenant to provide for a minimum of 40,000 sq. ft. until City water is extended to serve the lots.
- C. The applicant shall obtain a letter from the Environmental Health Division of the Health Department approving the use of septic tanks and water wells on subject property. A copy of this letter shall be submitted to the Planning Department.
- D. The applicant shall guarantee by cash, bond, letter of credit, or actual construction, the improvement of Laura Avenue and 57th Street South to county standards. Plans and profiles shall be submitted to and approved by the County Engineer. A copy of the approved plans shall be submitted to the City Engineer.
- E. "Complete access control" adjacent to 55th Street South shall be indicated on Lot 1, Block A.
- F. 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantees, etc.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).