

SUBDIVISION REPORT

S/D NO.80-59 Name Ohlson Addition
Date Application Rec'd. July 25, 1980 Preliminary Approval _____
Scheduled S/D Meeting 8-7-80

DESCRIPTION

General Location East side of Broadway in an area between I-235 and MacArthur

Owner Ohlson Realty, c/o Brad Ohlson
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, 67211 Phone 262-7271

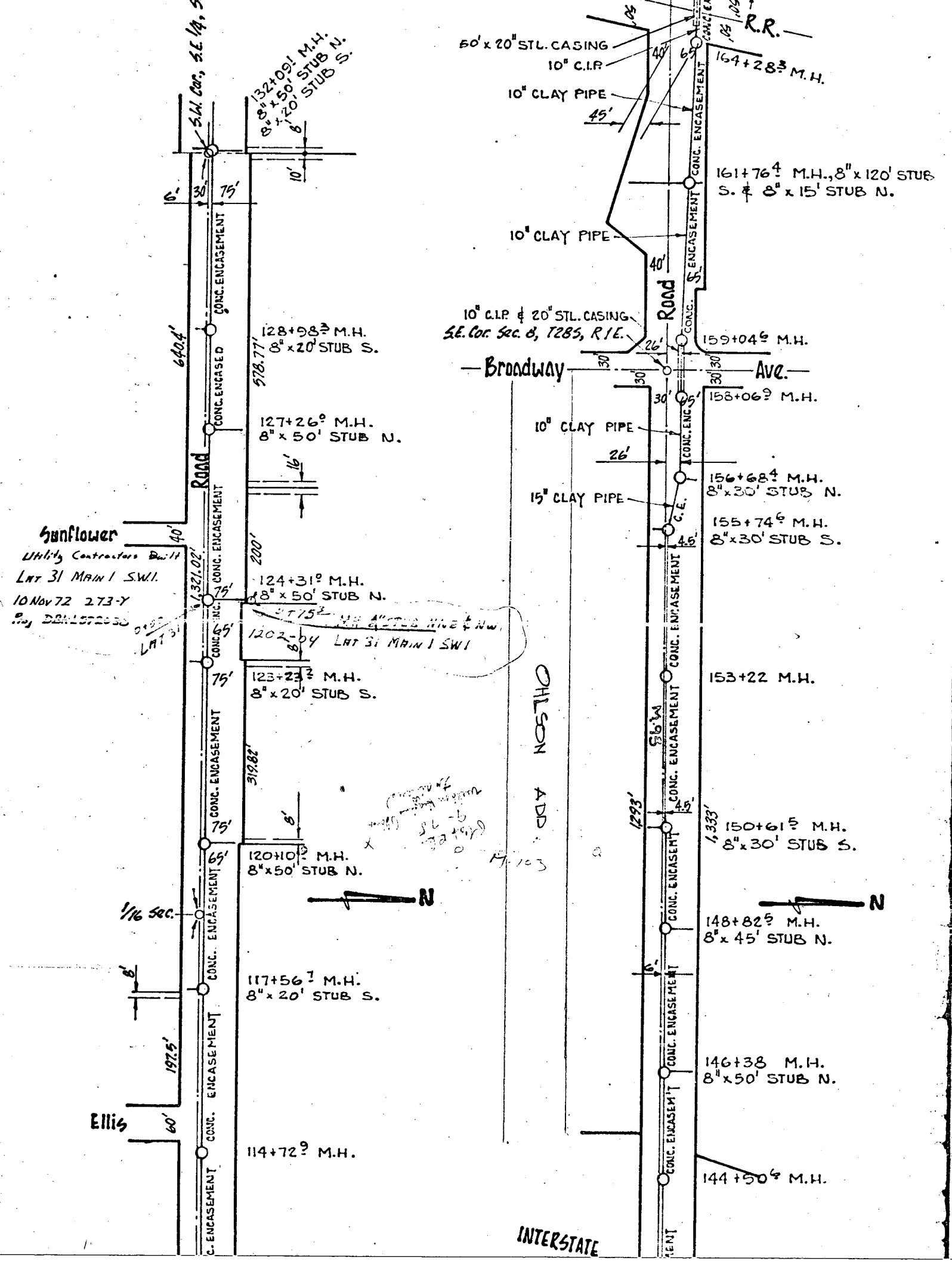
- 1. Gross Acreage of Plat 5.0
- 2. Number of Lots:
 - Residential _____
 - Commercial 2
 - Industrial _____
 - Other _____
- 3. Minimum Lot Frontage 164.56 ft.
- 4. Minimum Lot Area 94,343 sq. ft.
- 5. Existing Zoning C and AA
- 6. Proposed Zoning C (Z-2266)
- 7. Lineal Feet of New Streets:
 - a. 70' R/W 185 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 185 ft.
- 8. Sidewalk adjacent to all streets? yes no
- 9. Public Water Supply Yes (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
- 11. Health Department Approval (where applicable) _____ (Yes-No)
- 12. City of Wichita X: Three-Mile Area _____

STAFF COMMENTS:

Note: The applicant has filed an associated zone case (Z-2266) requesting "C" zoning on Lot 2. Lot 1 is presently zoned "C"

- A. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant drainage plan.
- B. The applicant shall submit a restrictive covenant which ties together Lots 1 and 2. Such covenant shall specify that neither lot can be sold or developed separately until Emporia Street is opened out to MacArthur Road and until sanitary sewer and City water are extended to serve Lot 2.
- C. When Childs 2nd Addition was platted, a petition for paving Emporia was obtained. The City Engineer's representative shall be prepared to comment on this matter and state whether or not a new guarantee will be needed.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Note: This plat is submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

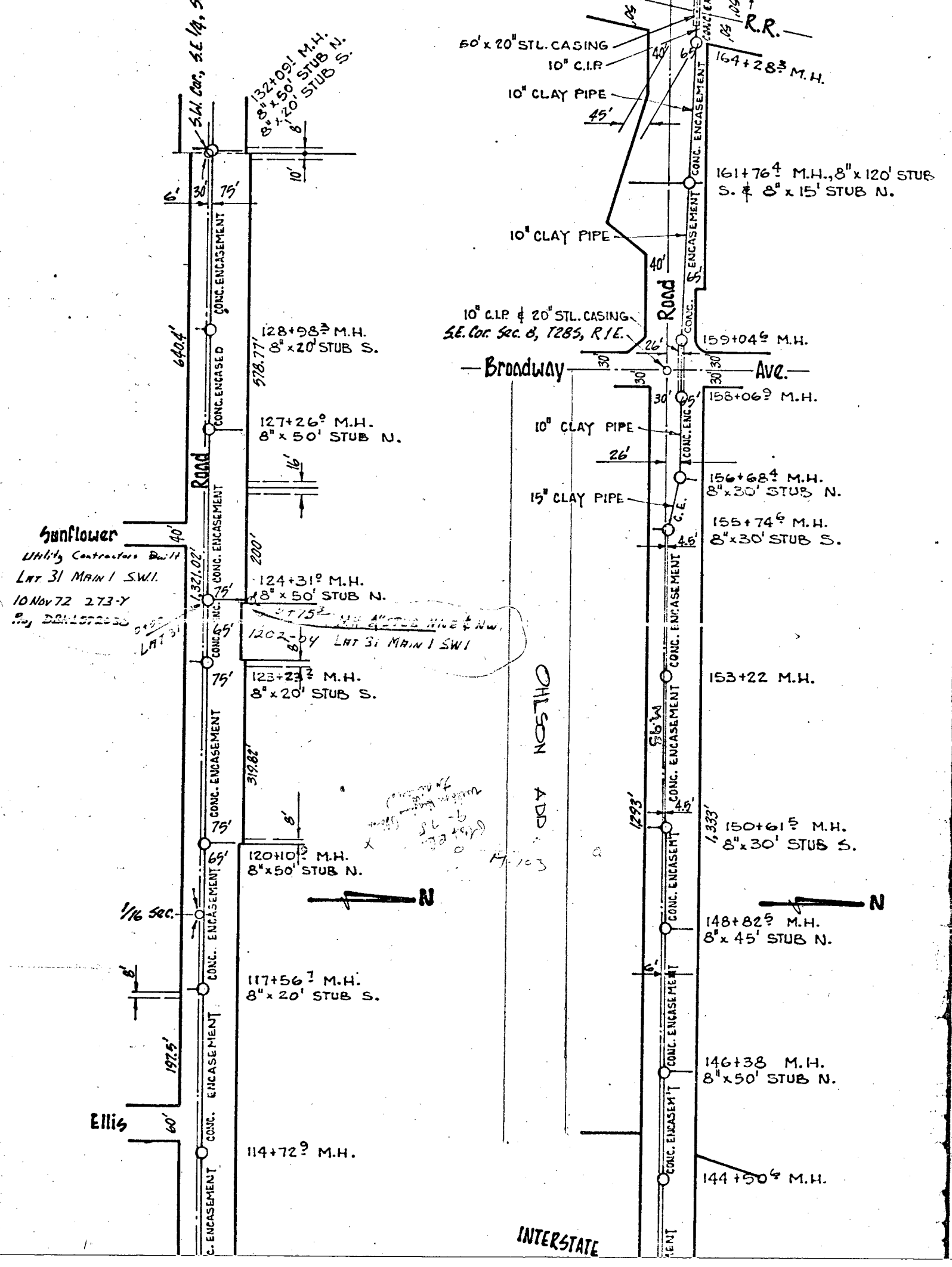


Sunflower
 Utility Contractors Built
 LAT 31 MAIN I SWI
 10 Nov 72 2.73-Y
 By DAN STANSON

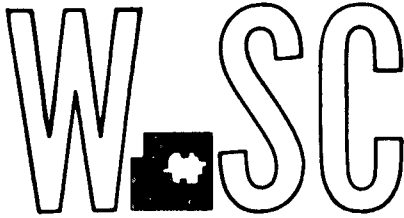
Ellis

INTERSTATE

OHLSON ADD



WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 8, 1980

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 80-59 - Final plat of Ohlson Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 7, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The applicant shall obtain written approval from the State Highway Department for draining Lot 2 to the highway right-of-way.
- B. The applicant shall submit a restrictive covenant which ties together Lots 1 and 2. Such covenant shall specify that neither lot can be sold or developed separately until Emporia Street is opened out to MacArthur Road and until sanitary sewer and City water are extended to serve Lot 2.
- C. The applicant shall petition for the paving of Emporia between Lots 1 and 2.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

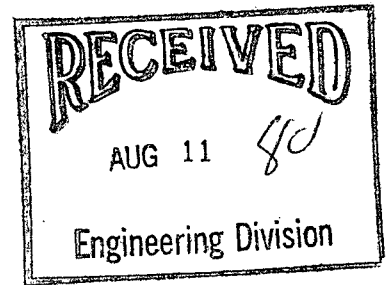
The enclosed "marked" copy of the final plat is for your information and files.

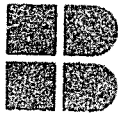
This matter will be forwarded to the Planning Commission for its consideration on August 14, 1980, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez
Louise Olivarez
Senior Planner
LO:bh

cc: Ohlson Realty, 4020 S. Broadway
67216
X Dean Sellers, Acting City
Engineer





BAUGHMAN COMPANY, P.A.

S U R V E Y O R S

316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

August 22, 1980

Kansas Department of Transportation
P. O. Box 769
Hutchinson, KS. 67501

Attn: M. G. Siebel, District Engineer

Re: Ohlson Addition
Wichita, KS.

File

Dear Mr. Siebel:

We are presently in the process of platting an area of ground located south of MacArthur Road and west of I-135 known as Ohlson Addition in Wichita, Kansas.

The property slopes and drains from just east of Broadway to I-135. Emporia Street is being petitioned at this time to be paved. At the time it is paved, only the east half of Lot 2 will drain to I-135, as indicated on the proposed drainage plan.

We would like to request that the above mentioned property be permitted to drain to the I-135 ditch till such time as the street improvements take place.

We have enclosed a copy of the drainage plan for your files. We would appreciate your attention concerning this request. Thank you.

Sincerely,
Baughman Company, P.A.

N. Brent Wooten, P.E.

cc: ✓ Paul Johnston, Wichita Flood Control

William Goebel, M.A.P.C.

AUG 26 1980

Received

KANSAS DEPARTMENT OF TRANSPORTATION

STATE OFFICE BUILDING—TOPEKA, KANSAS 66612



JOHN B. KEMP, Secretary of Transportation

JOHN CARLIN, Governor

Box 769
Hutchinson, Kansas
August 28, 1980

Ohlson Addⁿ

Mr. N. Brent Wooten, P.E.
Baughman Company, P.A.
330 Laura
Wichita, Kansas 67211

Dear Mr. Wooten:

This is in response to your letter of August 22, 1980, with regard to an area of ground south of MacArthur Road and west of I-135 in Wichita, Kansas in which you requested that this property be allowed to drain into the I-135 ditch until this particular tract could be improved.

On August 27, 1980, I reviewed this particular location and can see no reason why you cannot go ahead with your plans as indicated. We want to thank you for giving KDOT the opportunity to review this particular location prior to your improvement.

If we can be of further assistance, please advise.

Sincerely yours,

M. G. SEIBEL, P.E.
DISTRICT ENGINEER

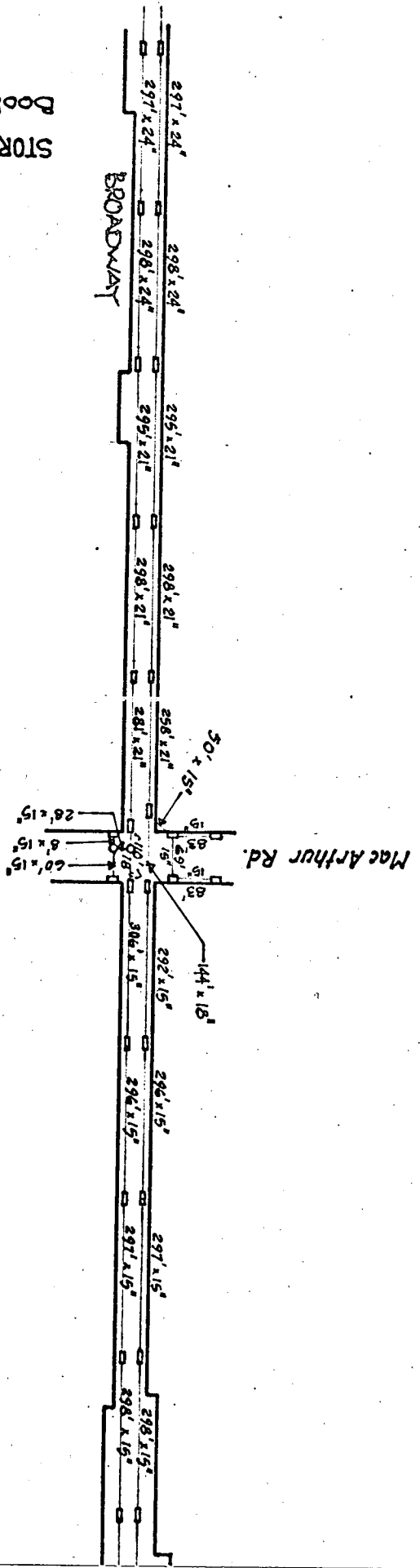
BY: 
MILTON S. FRY, P.E.
DIST. MAINTENANCE ENGINEER

MSF:s1

On Map

STORM WATER SEWER for So. Bro
Booked from Inspectors Sketch,

ST SO.



Drainage Canal

SCALE 8" = 300'

1239