

PLAT NO. S/D 76-30 MAP NO. H-15W-A

NAME VAN LEEUWEN ADDITION

LOCATION: South side of 15th Street South (Old U.S. 54
Highway) in an area west of 311th St. West.

ENGINEER D.L. Winfrey-P.E.

OWNER Max Van Leeuwen and Mickey L. Smith

APPLICATION FILED 4-12-76

SKETCH PLAT FILED 4-12-76

PRELIMINARY FILED _____

S/D ACTION _____

FINAL FILED _____

S/D ACTION _____

MAPC ACTION _____

SCC ACTION _____

RECORDED _____

REMARKS Closed 11-23-82. See sp 74-71. Same
Shepherd Addition

S/D 76-30 - VAN LEEUWEN ADDITION,
generally located on the south
side of 15th St. South (Old U.S.
54 Highway), in an area west of
311th Street West, by D.L. Win-

Map No. H-15W-A
Sec. No. 36
Twp. No. 27S
Range 4W

Subdivision Report and Progress

S/D No.: 76-30

Name: VAN LEEUWEN ADDITION

General Location: South side of 15th Street South (Old U.S. 54 Highway),
in an area west of 31st Street West.

Owner: Max Van Leeuwen & Mickel L. Smith

Address: _____ Phone: _____

Subdivider: Max Van Leeuwen

Address: _____ Phone: 722-6292

Engineer/Surveyor: D. L. Winfrey - P.E.

Address: 21 S. Lakeview Dr., Rt. #1 - Goddard, Ks. Phone: 794-2356
67052

Application Received <u>4-12-76</u>	FINAL PLAT RECEIVED _____
Conf. with Applicant _____	S/D Comm. Action _____
Sketch Plat Received <u>4-12-76</u>	Dept. Report on Final _____
Present Zoning <u>Unknown</u>	M.A.P.C. ACTION _____
Proposed Zoning <u>Residential</u>	Dept. Report on Final _____
Letter of Intent _____	Letter on Irons Received _____
PREL. PLAT RECEIVED _____	Title/Taxes Rec'd & Reviewed _____
S/D Comm. Action _____	Final Review _____
Dept. Report on Prel. _____	Referral to B.C.C. _____
	B.C.C. ACTION _____
TRACING PROGRESS:	Recorded _____
Received _____	
Released _____	
Received _____	
Released _____	

Comments:
4-13-76 Sketch plate sent to Mitchell, McKinley, Hamilton
Comments by 4-20-76

Central Development & Construction Co.
301 WEST CENTRAL
WICHITA, KANSAS 67202
(316) 262-5960
5269

KERRY PARHAM
(316) 722-6472

KENT ALGRIM
(316) 775-2076

No. 2153C
LAWRENCE, MISSOURI REGISTERED
LAWYER
LARRY D. ANDERSON, 714 U. S. A.

Subdivision Report and Progress

Map No. H-15W-A
Sec. No. 36
Twp. No. 27S
Range 4W

S/D No.: 76-30

Name: VAN LEEUWEN ADDITION

General Location: South side of 15th Street South (Old U.S. 54 Highway),
in an area west of 311th Street West.

Owner: Max Van Leeuwen & Mickey L. Smith Phone: _____

Address: _____

Subdivider: Max Van Leeuwen Phone: 722-6292

Address: _____

Engineer/Surveyor: D.L. Winfrey - P.E. Phone: 794-2356

Address: 21 S. Lakeview Dr., Rt. #1-Goddard, Ks. 67052

PLAT DATA

1. Gross Acreage of Plat 9.6
2. Number of Lots: 4
 - Residential _____
 - Commercial _____
 - Industrial _____
 - Other _____
 - Total 4
3. Min. Lot Frontage _____ ft.
4. Min. Lot Area _____ sq. ft.
5. Lineal Feet of New Streets:
 - (a) _____ R/W _____ ft.
 - (b) _____ R/W _____ ft.
 - (c) _____ R/W _____ ft.
 - (d) _____ R/W _____ ft.
 - (e) Total _____ ft.
6. Existing Zoning Unknown
7. Proposed Zoning Residential
8. Lot Area Required by Zoning _____ sq. ft.
9. Assoc. Zoning Case _____

COMMENTS:

PLAT PROGRESS

Application Received 4-12-76
 Conf. with Applicant _____
 Sketch Plat Received 4-12-76
 Letter of Intent _____

PREL. PLAT RECEIVED _____
 S/D Comm. Action _____

Dept. Report on Prel. _____

FINAL PLAT RECEIVED _____
 S/D Comm. Action _____

Dept. Report on Final _____

M.A.P.C. ACTION _____

Dept. Report on Final _____
 Tracing Received _____
 Letter on Irons Rec'd _____
 Title/Taxes Rec'd & Reviewed _____
 Final Review _____
 Referral to B.C.C. _____

B.C.C. ACTION _____

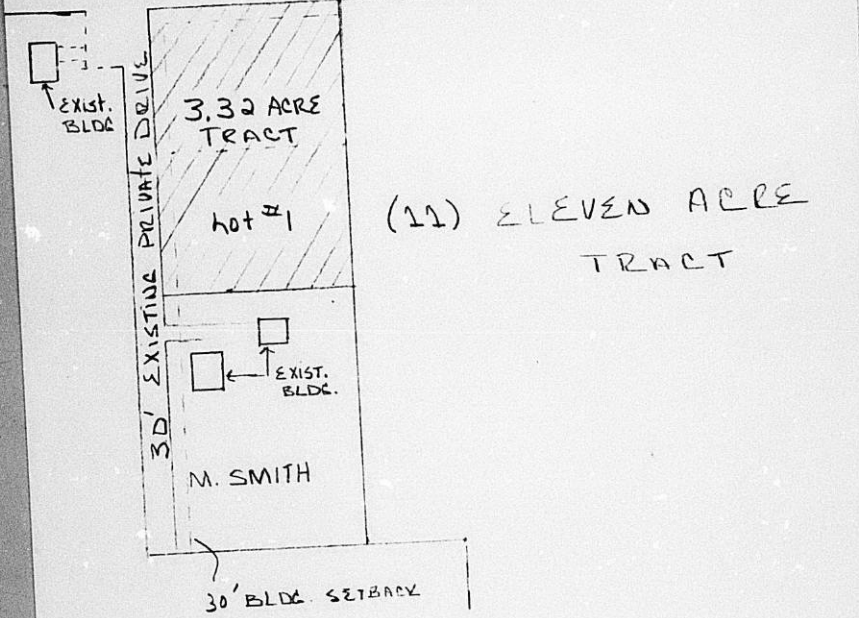
Prints _____
 Released _____
 Recorded _____

10-11-76

Central Development & Construction Co., Inc.

301 WEST CENTRAL - WICHITA, KANSAS 67202 - (316) 262-5209

"OLD 59 HWY"



AN ADDITION TO:
THE NE. 1/4 of SEC. 36, T27S R4W

NO SCALE:

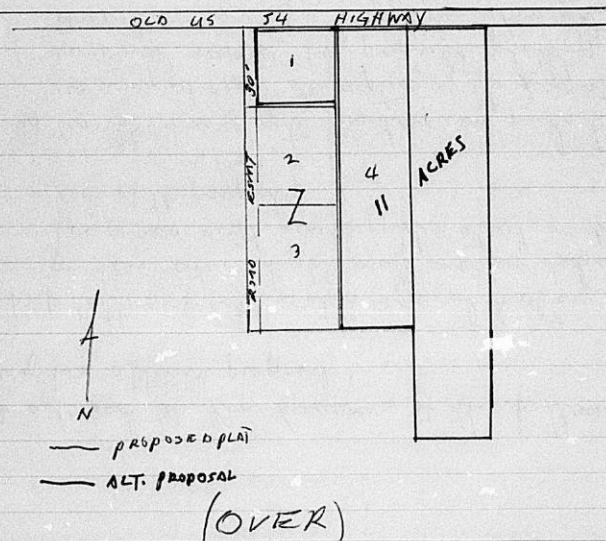


SKETCH

VAN ELLIEN'S 2ND ADDITION

5-26-76 - Mr Van Leeuwen ~~Advised~~ came into office to discuss problems with his plot.

I pointed out the various access, street dedication and drainage problems involved with the ~~prop~~ property ~~is~~, i.e., Lots 2 & 3 need to be served by a public street, ~~terracing~~ terracing on property, major drainage course across the southeast portion of the plot. He advised that there was already a house located on Lot 3 and all he really wanted was to be able to build on Lot 1. He said that he was going to keep Lot 4 together with the tract immediately to ~~west~~ west as one 11 acre site to build his own home on. He said he could also sell Lot 2 to the person whose home was on Lot 3. He then wanted to know what would have to be done to get a building permit on Lot 1 and on the proposed 11 acre site. See sketch below



I advised Mr Van Deewen of the follow regarding his alternate proposal:

- 1.) Platting of lot 1 is still required to obtain a permit on this site. The plat would involve dedication for a new north south public street on the west side of the property.
- 2.) On the 11 acre site Van Deewen needs to give us a good legal description of the property and we would review for possible platting exemption and if a favorable determination is made he would then be able to obtain a building permit on the 11 acres.

I cautioned Van Deewen that lot 2 would also require platting first if a building permit is wanted on that site in the event that the owner of lot 3 did not combine lot 2 with his present property. He indicated to me that he would instruct his engineer to proceed with platting lot 1 and he would submit a legal right away on the 11 acre site and request a platting exemption determination.

Carl Newby

April 27, 1976

D. L. Winfrey, P.E.
21 South Lakeview Drive
Route #1
Goddard, Kansas 67052

Re: S/D 76-30 - Sketch plan for
Van Leeuwen Addition.

Dear Mr. Winfrey:

We have completed our review of your sketch plan for Van Leeuwen Addition with the County Engineer and the Flood Control Office. After visiting the site and also viewing aerial photographs of the area, it would appear that the sketch does not accurately portray the existing topography. Nor does it show all of the existing structures and roadways on the subject property and adjacent properties. No easements for handling drainage in and from the property are shown.

We would request that you submit a revised sketch which includes the above mentioned items as well as the following design standards which are a part of the MAPC Subdivision Regulations:

- A) All lots shall have direct access to a public street;
- B) Minimum widths of suburban public streets shall be 70 feet;
- C) All deadend streets shall be terminated with a cul-de-sac;
- D) Residential lots shall not exceed in length $2\frac{1}{2}$ times their width;
- E) The name of the addition will need to be Van Leeuwen Second Addition or some other name, as there is already a Van Leeuwen Addition in Sedgwick County.

D. L. Winfrey, P.E.
April 27, 1976
Page 2

Health Department approval of septic tanks and private water wells will be necessary before a final plat can be approved. The applicant shall be advised that all utilities are to be placed underground.

If you would like to meet with representatives of our staff, the Flood Control office and County Engineering, please advise and we will be happy to schedule a meeting to discuss the problems and potentials of platting this land.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:LO:rme

cc: Max Van Leeuwen, 988 N. Robin, 67212
Kerry Parham, Central Development & Construction Co.,
301 W. Central, 67202
M. S. Mitchell, Maintenance-Flood Control
Don Yelton, County Building, Planning & Inspection



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1015 STILLWELL
WICHITA, KANSAS 67213

PHONE 268-7201

G. C. MCLURE, JR., P. E.
COUNTY ENGINEER/DIRECTOR OF PUBLIC WORKS

April 20, 1976

Louise Olivarez
Planning Analyst
Metropolitan Area Planning Department
455 North Main Street
Wichita, Kansas 67202

RE: Van Leeuwen Addition

Dear Louise:

Having reviewed the sketch of the above addition and inspected the site, our office has the following comments:

1. The existing drive near the west property line is not shown.
2. The existing house located adjacent to the west property line and its accompanying features are not shown.
3. Lot 3 has, in addition to the existing house included in the sketch, a second structure which is not indicated. Zoning permits were obtained through the Grand River Township.
4. The contour lines are deficient in that there is no evidence of the terraces seen to exist on the property.
5. The sketch shows no easements to handle drainage in and from the property.
6. The shape of Lot 4 is not only impractical but also does not meet the standard of maximum length to width ratio.
7. A cul-de-sac is required at the end of any non-through road.
8. Minimum road right of way width is 70 feet.

Louise Olivarez
April 20, 1976
Page 2

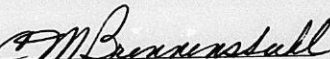
In order to meet the requirements as mentioned in items five through eight, Mr. VanLeeuwen, et al may wish to consider redivision of the property to provide for a central roadway with lots on both sides and a cul-de-sac to allow access to the lot now occupied.

Please feel welcome to contact this office if any further questions should arise.

Cordially yours,

Donald L. Yelton, P.E.
Assistant County Engineer

BY


C. M. Brenneshall, EIT
Civil Engineer I

DLY/CMB/lt

Map No.: H-15W-A
 Section No.: 36
 Twp. No.: 27S
 Range: 4W

Sheet S/D No. 76-30

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: VAN LEEUWEN ADD.
 Sedgwick County, Kansas.
 General Location: NW 1/4 Sec. 36, T. 27S. R. 4W - Sedgwick Co., Ka.
(1 MIL. WEST of Garden Plain, Kansas)
 Description: South side of 15th St. South (old U.S. 50 Hwy) in an area West of 311th St. West.
 Name of Applicant: MAX VAN LEEUWEN & MICKEY L. SMITH
 Address: 988th Robin
 Name of Subdivider: MAX VAN LEEUWEN Phone: 722 6292
 Address: ?
 Name of Agent: D.L. Winfrey-P.E. Phone: 794 2356
 Address: 21 S. Lakeview Dr. - McFL-Goddard, Ka. 67052
 Date of Application: _____

- SUBDIVISION INFORMATION:**
1. Gross Acreage of Plat: 9.8 Acres
 2. Number of Lots: 4
 Residential: 0
 Commercial: 0
 Industrial: 0
 Other: 0
 Total Number of Lots: 4
 3. Minimum Lot Frontage: 151 ft.
 4. Minimum Lot Area: 1.66 Acres
 5. Existing Zoning: unknown
 6. Proposed Zoning: (Res)
 7. Lineal Feet of New Streets:
 a. NONE X
 b. R/W _____
 c. R/W _____
 d. R/W _____
 e. R/W _____
 TOTAL: 0-
 8. Sidewalk Adjacent to all streets: None
 9. Public water supply: No (Yes-No). Name: Private well
 10. Public Sewerage: No (Yes-No). Name: Private septic tank
 11. Health Department Approval (where applicable): Yes (Yes/No)
 12. ~~QUIETNESS PROVISION~~ Three mile Area and approval for ~~septic tank~~

The owner herein agrees to comply with the Subdivision regulations by Ordinance 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 uniforming resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: MAX VAN LEEUWEN MICKEY L. SMITH

Wichita-Sedgwick County Metropolitan Area
 Planning Commission, Room 402, City Building
 Annex, 104 South Main Street, Wichita, Kansas

Received by: Cindy Newby
 Date: 4-12-76
 Fee Submitted: none

T9-301B
 (2-71)

*Acquire an Application
 From M.A.P.C.
 I AM OUT OF THEM*

*No fee
 Submitted*