

PLAT NO. S/D 79-71 MAP NO. 3445

NAME STEVE SHEPHERD ADDITION

LOCATION: South side of U.S. 54 Highway, approx.
1/4 mile west of 311th St. West.

ENGINEER Reiss and Goodness Engineers

OWNER Steve and Gale Shepherd

APPLICATION FILED 6-12-79

SKETCH PLAT FILED 6-12-79

PRELIMINARY FILED _____

S/D ACTION _____

FINAL FILED _____

S/D ACTION _____

MAPC ACTION _____

BCC ACTION _____

RECORDED _____

REMARKS Closed 1-18-83

S/D 79-71 - STEVE SHEPHERD ADD'N.
South side of U.S. 54 Highway,
approx. 1/4 mile west of 311th St.
West. Reiss & Goodness Engineers

POSTED
6-13-79

ACTION

DATE

S/D COMMITTEE _____

M.A.P.C. _____

B.C.C./B. CO. C. _____

Closed 1-18-83

Map No. 3445
Sec. 36
Twp. 27S
Range 4W

Subdivision Report and Progress
S/D No.: 79-71

Name: STEVE SHEPHERD ADDITION
General Location: South side of U.S. 54 Highway, approx. 1/4 mile west of 311th St. West
Owner: Steve and Gale Shepherd
Address: Box 702, Goddard, Kansas 67052 Zip Code: _____ Phone: 794-8437
Subdivider: Same
Address: _____ Zip Code: _____ Phone: _____
Engineer/Surveyor: Reiss and Goodness Engineers
Address: 2160 West 21st St. Wichita Zip Code 67203 Phone: 832-0213

PLAT DATA

1. Gross Acreage of Plat 10
2. Number of Lots:
 - Residential 7
 - Commercial _____
 - Industrial _____
 - Other _____
 - Total 7
3. Min. Lot Area _____ sq. ft.
4. Lineal Feet of New Streets:
 - (a) _____ R/W _____ ft.
 - (b) _____ R/W _____ ft.
 - (c) _____ R/W _____ ft.
 - (d) _____ R/W _____ ft.
 - (e) Total _____ ft.
5. Existing Zoning "R"
6. Proposed Zoning "R"
7. Assoc. Zoning Case _____

COMMENTS:

Closed 1-18-83

PLAT PROGRESS

APPLICATION RECEIVED 6-12-79
SKETCH PLAT RECEIVED 6-12-79
PREL. PLAT RECEIVED _____
S/D Comm. Action _____
FINAL PLAT RECEIVED _____
S/D Comm. Action _____
M.A.P.C. ACTION _____
B.C.C. ACTION _____
Tracing Received _____
Released for Recording _____
Plat Recorded _____

xnxxnxx
(316) 268-4421

December 8, 1982

Mr. and Mrs. Steve Shepherd
Box 702
Goddard, Kansas 67052

Re: S/D 79-71 - Sketch plat of Steve Shepherd Addition,
generally located on the south side of old U.S. 54
approximately 1/4 mile west of 311th Street West

Dear Mr. and Mrs. Shepherd:

You may recall that in June, 1979, you submitted the above-referenced sketch plat to our office for review. Our reply suggested several changes that needed to be made and we cautioned you about a potential drainage problem in the area. We have heard nothing more from you or your platting engineer and we are wondering if you still wish to pursue the platting of this property. If so, would you please contact us at your earliest convenience.

If we have not heard from you by January 17, 1983, we will assume that you are no longer interested in platting this property at this time and the plat file will be closed.

Sincerely,

Louise Olivarez
Senior Planner

LO:hh

cc: Reiss and Goodness Engineers, 2160 W. 21st St., 67203

*No response from applicant.
File closed 1-18-83.*

July 20, 1979

Mr. Barbar Khan
Reiss and Goodness, Engineers
2160 W. 21st Street
Wichita, Kansas 67203

Re: S/D 79-71 - Sketch plat of Steve Shepherd Addition

Dear Mr. Khan:

We have reviewed the above-referenced sketch plat with various County departments and wish to provide the following information:

There is a 336 foot wide unplatted tract of ground immediately east of this property and west of Stuhlsatz Addition. In order to achieve the most economical development for both the Shepherd property and the tract to the east, a north-south street should be designed to provide access to both tracts. Perhaps half the street could be dedicated from each tract. Or east-west streets could be designed to intersect with a north-south street and lots could be platted with frontage on these east-west streets. Please keep in mind that the Grand River Township zoning regulations require lots with a minimum depth of 200 feet and an average width of not less than 100 feet. Setbacks from all streets are to be a minimum of 40 feet.

If both septic tanks and water wells are to be utilized a minimum lot area of 40,000 square feet will be required. The applicant should contact the Environmental Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells.

The County Engineer's Office has advised that a five acre platting exemption has been approved for a tract south of the Shepherd property. This means that a north-south street will probably not continue past this south property line and therefore, you will need to show a temporary cul-de-sac at the south end of your proposed north-south street.

In addition to the layout of the proposed lots and streets, another major concern is that of drainage. Both the Flood Control Office and the County Engineer's office have requested topography information and a drainage concept plan. The method

Mr. Barbar Khan
July 20, 1979
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of handling the Spring Creek tributary which flows through this property will have a great deal of influence on the design of the subdivision.

Once you have consulted with the Flood Control office and the County Engineer's office regarding the drainage, please submit three copies of a revised sketch plat to the Planning Department for review. We will be happy to meet with you at any time to discuss this or any revised sketch plats. Please call me at 268-4421 if you have any questions.

Sincerely,

Louise Olivarez
Senior Planner

LO:bh

cc: Mr. and Mrs. Steve Shepherd, Box 702, Goddard, Ks. 67052

609

Comments from Phil
Dietrich on Steve
Sheppard Addition
Sketch plat

1. Need temp. cul-de-sac
at south end because
a 5-A platting exemption
has been approved for
a tract south of this plat
and street probably will
not go thru
2. Need topo and drainage
plan
3. May need drainage
esmt thru lots 4 & 5 Blk 1
and Lot 1 Blk 2

THE CITY OF WICHITA

OFFICE OF Flood Control and Landfill **DATE** June 18, 1979
Division

TO Jack Galbraith, Chief Planner- Mapd

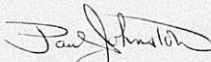
FROM Paul Johnston, Flood Control Engineer

SUBJECT - Steve Shepherd Adn.

Reference is made to your request for comments on subject Addition.
Please find comments as follows:

- 1) Should show grades and proposed drainage to handle tributary to Spring Creek.
- 2) Area lies south of Section line (old U.S. 54 Highway) relocated north and appropriate notation should be made.

I trust this information is sufficient; if however, you need more information or discussion, please advise.



Paul Johnston,
Flood Control Engineer
Flood Control and Landfill Division

PJ/glm

cc: Steve Shepherd Adn. Flat File



Map No.: 2445
Section No.: 36
Twp. No.: 27S
Range: 4W

S/D No. 79-71

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Steve Shepherd Addition

General Location: approximately 1 mile west of Garden Plains, south of and abutting U.S. Highway #54. South side of US 54 Hwy approx 1/4 mi. west of 311^{1/2} St. West

Name of Property Owner: Steve Shepherd and Gale Shepherd

Address: Box 702, Goddard, Kansas 67052 Phone: 794-8437

Name of Subdivider: -Same- Phone: _____

Address: -same- Phone: _____

Name of Agent/Surveyor: Reiss and Goodness Engineers

Address: 2160 West 21st Street, Wichita, Kansas 67203 Phone: 832-0213

Date of Application: _____

SUBDIVISION INFORMATION:

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>10</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>70</u> R/W <u>1,300</u> ft. |
| Residential <u>7</u> | b. _____ R/W _____ ft. |
| Commercial <u>0</u> | c. _____ R/W _____ ft. |
| Industrial <u>0</u> | d. _____ R/W _____ ft. |
| Other <u>0</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>7</u> | TOTAL <u>1,300</u> ft. |
| 3. Minimum Lot Frontage <u>150</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>40,000</u> Sq.ft. | |
| 5. Existing Zoning <u>"R"</u> | |
| 6. Proposed Zoning <u>"R"</u> | |
| 9. Public Water Supply <u>No</u> (Yes-No), Name <u>Water Wells</u> | |
| 10. Public Sanitary Sewers <u>No</u> (Yes-No), Name <u>Septic Tanks</u> | |
| 11. Health Department Approval (where applicable) <u>Yes</u> _____ (Yes-No) | |
| 12. City of Wichita <u>Three-Mile Area</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 by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: X Steve Shepherd
X Gale Shepherd

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

Received by FCN
Date 6/12/79
Fee Submitted None



REISS & GOODNESS ENGINEERS
2160 WEST 21ST STREET - WICHITA, KANSAS 67203 (316) 832-0253

June 11, 1979

Nagley

Mr. Curtis Newby
Metropolitan Area Planning Department
10th Floor, City Hall
455 N. Main
Wichita, Kansas 67202

Re: Steve Shepherd Addition
Sedgwick County, Kansas

Dear Mr. Newby:

Enclosed is an application for Sub-division approval and 5 copies of Sketch Plan for the above referenced addition. We have submitted the results of the percolation tests to the Environmental Health Department of Sedgwick County.

Please review the application and the sketch plan, and let us know of your decision, so that we can proceed with the preliminary plat.

Feel free to call me if you have any questions.

Very truly yours,

REISS & GOODNESS ENGINEERS

Babar M. Khan
Babar M. Khan

BMK/sc
Enc.

