

PLAT NO. S/D 79-120 *Not Approved* MAP NO. 5048

NAME LARRY SCHNEIDER 1ST ADDITION

LOCATION: West side of Hoover Road, in an area north
of Central.

ENGINEER Baughman Company

OWNER Larry Schneider

APPLICATION FILED 9-24-79

SKETCH PLAT FILED _____

PRELIMINARY FILED 9-24-79

S/D ACTION 10-4-79 *approve*

FINAL FILED _____

S/D ACTION _____

MAPC ACTION _____

BCC ACTION _____

RECORDED _____

REMARKS Cancelled: no response by holder

*Per
01/18/83*

POSTED
9-26-79

ACTION

DATE 10-4-79

S/D COMMITTEE (Prelim) approved
S/D (final)

M.A.P.C. _____

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

S/D 79-120 - LARRY SCHNEIDER 1ST
ADDITION - West side of Hoover Rd.
in an area north of Central. By
Baughman Company.

Map No. 5048
Sec. 15
Twp. 27S
Range 1W

Subdivision Report and Progress
S/D No.: 79-120

Name: LARRY SCHNEIDER 1ST ADDITION
General Location: West side of Hoover Road, in an area north of Central.
Owner: Larry Schneider
Address: 3501 W. Fairhaven Zip Code: 67217 Phone: 265-2930
Subdivider: _____ Zip Code: _____ Phone: _____
Address: _____ Zip Code: _____ Phone: _____
Engineer/Surveyor: Baughman Company
Address: 330 Laura Zip Code: 67211 Phone: 262-7271

PLAT DATA

1. Gross Acreage of Plat 2.04
2. Number of Lots:
 - Residential 5
 - Commercial _____
 - Industrial _____
 - Other _____
 - Total 5
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 "AA"
6. Proposed Zoning _____
7. Assoc. Zoning Case _____

PLAT PROGRESS

- APPLICATION RECEIVED 9-24-79
SKETCH PLAT RECEIVED _____
PREL. PLAT RECEIVED 9-24-79
S/D Comm. Action 10-4-79 *approve*
FINAL PLAT RECEIVED _____
S/D Comm. Action _____
M.A.P.C. ACTION _____
B.C.C. ACTION _____

COMMENTS:

Tracing Received _____
Released for Recording _____
Plat Recorded _____

FORM 7-21

PAYMENT NOTICE
City of Wichita

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

DESCRIPTION	AMOUNT
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NAME

ADDRESS

FUND	DUE DATE
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COMMENTS

DATE	BY
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May 4, 1983

Mr. Larry Schneider
3501 Fairhaven
Wichita, Kansas 67217

Re: S/D 79-120 - Proposed plat of Larry Schneider 1st
Addition on the west side of Hoover in an area
north of Central

Dear Mr. Schneider:

We are in the process of going through our active subdivision
files in order to close those files for which approval is no
longer requested. The above-referenced subdivision case has
remained inactive since October of 1979.

Please contact me at 268-4421 if you plan on completing this
1979 case. If I have not heard from you by June 10, 1983,
this case will be marked "closed."

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bh

cc: Baughman Company, P.A., 330 Laura, 67211

Closed
8/16/83
Pen

October 8, 1979

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 79-120 - Preliminary plat of Larry Schneider 1st Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 4, 1979, 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 submit a drainage plan to the City Engineer's office for review and approval. Written approval of the drainage plan shall be submitted to the Planning Department before the final plat can be scheduled for subdivision review.
- B. The Subdivision Committee recommends that design requirement limiting the depth of residential lots to 2 1/2 times the width be waived.
- C. The applicant shall guarantee the extension of sanitary sewer to serve all lots being platted.
- D. The applicant shall guarantee the construction of a sidewalk along Hoover. The City's Transportation Plan classifies Hoover Road, at this location, as a collector Street.
- E. The right-of-way for the west half of Hoover may be reduced to 33 feet.
- F. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- G. 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.

Baughman Company
October 3, 1979
Page 2

H. Requirements for a final plat (see pages 20-25, Part 4,
Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat
for your information and files.

If you should have any questions concerning this matter, please
call.

Sincerely,

Louise Olivarez
Senior Planner

LO:hh

Encl.

cc: Larry Schneider, 3501 Fairhaven, 67217
Dean Sellers, Assistant City Engineer

Preliminary Plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 79-120 Name Larry Schneider 1st Addition
Date Application Rec'd. 9-24-79 Preliminary Approval _____
Scheduled S/D Meeting 10-4-79

DESCRIPTION

General Location West side of Hoover Rd. in an area north of Central.

Owner Larry Schneider
Surveyor/Engineer Baughman Company
Address 330 Laura, 67211 Phone 262-7271

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>2.04</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>50</u> R/W <u>341.8</u> ft. |
| Residential <u>5</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>5</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>65</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>13,808</u> sqft. | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning _____ | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- A. The applicant shall submit a drainage plan to the City Engineer's office for review and approval. Written approval of the drainage plan shall be submitted to the Planning Department before the final plat can be scheduled for Subdivision Committee review.
 - B. Article 7-204, Section (C) of the Subdivision Regulations states that: "The maximum depth of all residential lots shall not exceed two and one-half times the width thereof." The lot dimensions proposed by this plat exceed this 1:2 1/2 design ratio. The Subdivision Committee and Utility Advisory Board should be prepared to discuss this situation.
 - C. The applicant shall guarantee the extension of sanitary sewer and municipal water to serve all lots being platted.
 - D. The applicant shall guarantee the construction of a sidewalk along Hoover. The City's Transportation Plan classifies Hoover Road, at this location, as a collector street.
 - E. The representative from City Public Works should be prepared to comment on how much road right-of-way should be dedicated off of this plat for Hoover Road (a collector street) and if the paving of this street is feasible.
 - F. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
 - G. 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.
- T9-303 H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Map No.: 5048
Section: 15
Twp.: 27-S
Range: 1-W

S/D No. 79-120

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: LARRY SCHNIEDER^{E1} 1ST ADDITION
General Location: NORTH OF CENTRAL WEST SIDE OF HOOVER RD.
in an area north of lot 11
Name of Property Owner: LARRY SCHNIEDER
Address: 3501 W Fairhaven Zip Code: _____ Phone: 265-2930
Name of Subdivider: _____ Zip Code: _____ Phone: _____
Address: _____ Zip Code: _____ Phone: _____
Name of Engineer/Surveyor: BALGHMAN COMPANY
Address: 330 LAURA Zip Code: 67211 Phone: 262-7271
Date of Application: 9/21/79

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 2.04
2. Number of Lots:
 - Residential 5
 - Commercial _____
 - Industrial _____
 - Other _____Total Number of Lots 5
3. Minimum Lot Frontage 65 ft.
4. Minimum Lot Area 13,828 sq. ft.
5. Existing Zoning AA
6. Proposed Zoning _____
7. Lineal Feet of New Streets:
 - a. 50 R/W 341.8 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL _____ ft.
8. Are Sidewalks existing?
Yes _____ No
9. Is a public water supply available? Yes _____ No, Name _____
10. Is a sanitary sewer available? Yes _____ No, Name _____
11. Has Health Department approval been obtained (where applicable) Yes _____ No _____
12. City of Wichita Three Mile Area _____ Outside of Wichita _____

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 Schnieder

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

Received by L.D.
Date 9-24-79
Fee Submitted 62.00