

PLAT NO. S/D 80-5 MAP NO. 4445

NAME VOHS ADDITION

LOCATION: On the north side of Pawnee, in an area  
1/2 mile west of 151st St. West.

ENGINEER Baughman Co., P.A.

OWNER Edward Vohs

APPLICATION FILED 1-25-80

SKETCH PLAT FILED 1-25-80

PRELIMINARY FILED \_\_\_\_\_

S/D ACTION \_\_\_\_\_

FINAL FILED 1-25-80

S/D ACTION 2-7-80 *refer subd. of applicants request*

MAPC ACTION \_\_\_\_\_

BCC ACTION \_\_\_\_\_

RECORDED \_\_\_\_\_

REMARKS \_\_\_\_\_

*Closed -  
No response to  
letter final*

S/D 80-5 - VOHS ADDITION-on the  
north side of Pawnee, in an area  
west of 151st St. West. Baughman  
Co., P.A.

# ACTION

*Posted  
1-25-80*

S/D COMMITTEE *(Final) refer info. as DATE 2-7-80*

M.A.P.C. \_\_\_\_\_

B.C.C./B. CO. C. \_\_\_\_\_

S/D 80-5 - VOHS ADDITION on the north side of Pawnee in an area west of 151st St. West. Baughman Co., P.A.



August 16, 1983

Mr. Edward Vohs  
3115 S. St. Paul  
Wichita, Kansas 67217

Re: S/D 80-5 Proposed platting of Vohs Addition, located  
on the north side of Pawnee, in an area west of 151st  
Street West.

Dear Mr. Vohs:

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 February 7, 1980.

Please contact me at 268-4421 if you plan on completing this 1980 case. If I have not heard from you by October 3, 1983, this be marked "closed."

Sincerely,

Forrest L. Nagley  
Junior Planner

FLN:bh

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

February 11, 1980

Baughman Company  
330 Laura  
Wichita, Ks. 67211

Re: S/D 80-5 - Final plat of Vohs Addition

Gentlemen:

At your request, the above referenced plat was deferred indefinitely by the Subdivision Committee at their regular meeting on February 7, 1980. If you should want this plat rescheduled for a later meeting, please let us know at least 9 days prior to the meeting date.

Sincerely,

Louise Olivarez  
Senior Planner

LO:hh

cc:  
Edward Vohs, 3115 S. St. Paul, 67217  
Phil Dietrich, Sedg. Co. Dept. of Public Works

Final plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 80-5 Name Vohs Addition  
Date Application Rec'd. 1-25-80 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 2-7-80

DESCRIPTION

General Location On the north side of Pawnee, in an area 1/2 mile west of 151st West

Owner Edward Vohs  
Surveyor/Engineer Baughman Company, P.A.  
Address 330 Laura, 67211 Phone 262-7271

- |  |   |
|--|---|
| 1. Gross Acreage of Plat <u>5 acres</u>                                  | 7. Lineal Feet of New Streets:  |
| 2. Number of Lots:   | a. <u>        </u> R/W <u>        </u> ft.                                  |
| Residential <u>        </u>  | b. <u>        </u> R/W <u>        </u> ft.                                  |
| Commercial <u>        </u>   | c. <u>        </u> R/W <u>        </u> ft.                                  |
| Industrial <u>        </u>   | d. <u>        </u> R/W <u>        </u> ft.                                  |
| Other <u>        </u>  | e. <u>        </u> R/W <u>        </u> ft.                                  |
| Total Number of Lots <u>        </u>                                     | TOTAL <u>        </u> ft.   |
| 3. Minimum Lot Frontage <u>163.8</u> ft.                                 | 8. Sidewalk adjacent to all streets? <u>        </u> yes <u>        </u> no |
| 4. Minimum Lot Area <u>209,647.238 sq.</u> ft.                           |   |
| 5. Existing Zoning <u>"R"</u>  |   |
| 6. Proposed Zoning <u>        </u>                                       |   |
| 9. Public Water Supply No <u>        </u> (Yes-No), Name <u>        </u> |   |
| 10. Public Sanitary Sewers <u>No</u> (Yes-No), Name <u>        </u>      |   |
| 11. Health Department Approval (where applicable) <u>No</u> (Yes-No)     |   |
| 12. City of Wichita <u>        </u> : Three-Mile Area <u>X</u>           |   |

STAFF COMMENTS:

- A. The applicant is hereby advised that this property is located in an area which generally has had soil percolation rates unacceptable for septic tanks. If soil percolation tests on this particular site prove unacceptable, it is recommended that the plat be denied. This recommendation is based on the fact that a sewage lagoon (the sewage treatment system which is required when public sewers are not available and septic tanks are not allowed) requires a minimum property width of 200 feet. The applicant shall contact the Health Department regarding procedures for conducting percolation tests.
- B. If a septic tank permit can be obtained, it is recommended that the owner plat only the south 2 acres of this property. (Two acres is the minimum lot size allowed in "R" zoning district). This would create a more acceptably shaped lot (approximately 164 feet x 550 feet), and would allow for future road extensions thru the north end of the property, if that should ever be necessary, or would allow for the future platting of the north end of this property in conjunction with the platting adjacent to the west.
- C. The minimum lot frontage allowed in "R" zoning is 200 feet. Approval of this plat with less frontage than 200 feet will require a variance from the County Board of Zoning Appeals or approval of a zone change to "R-1".
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Map No.: 4445  
Section: SE 1/4 34  
Twp.: 27-5  
Range: 2W

S/D No. 80-5

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: VOHS ADDITION

General Location: on or about 1/2 mile west of 151st St. W. on the north side of Pawnee

Name of Property Owner: Edward Vohs

Address: 3115 S. ST. PAUL Zip Code: 67217 Phone: 943-5573

Name of Subdivider: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_

Name of Engineer/Surveyor: BAUGHMAN COMPANY, P.E. Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: 330 LAURA Zip Code: 67211 Phone: 262-7271

Date of Application: JANUARY 17, 1980 Phone: \_\_\_\_\_

254

SUBDIVISION INFORMATION:

- Gross Acreage of Plat 5 Acres
- Number of Lots:
  - Residential 1
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
- Total Number of Lots 1
- Minimum Lot Frontage 163.8 ft.
- Minimum Lot Area 209, 647. 239 sq. ft.
- Existing Zoning R
- Proposed Zoning \_\_\_\_\_
- Is a public water supply available? Yes  No  Name \_\_\_\_\_
- Is a sanitary sewer available? Yes  No  Name \_\_\_\_\_
- Has Health Department approval been obtained (where applicable) Yes  No
- City of Wichita Three Mile Area  Outside of Wichita \_\_\_\_\_
- Lineal Feet of New Streets:
  - a. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL \_\_\_\_\_ ft.
- Are Sidewalks existing? Yes  No

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: Edward S Vohs

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

Received by FWJ  
Date 1/25/80  
Fee Submitted \$50.00

FORM 2021

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

NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY