

PLAT. NO. S/D 81-136 MAP NO. 5452D

NAME SHADOW LAKE ADDITION

LOCATION: East side of North Seneca, in an area north  
of I-235.

ENGINEER Baughman Co., P.A.

OWNER Don K. Smith, et al

APPLICATION FILED 12-28-81

SKETCH PLAT FILED \_\_\_\_\_

PRELIMINARY FILED 6-25-82

S/D ACTION 7-8-82 approve

FINAL FILED \_\_\_\_\_

S/D ACTION 8-5-82 approve

NAPC ACTION 8-12-82 approve

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

RECORDED \_\_\_\_\_

REMARKS Closed  
5/15/86 plat  
No response to  
letter.

S/D 81-136 - SHADOW LAKE ADDITION -  
East side of North Seneca, in an  
area north of I-235, Baughman Co.

12-29-81

*POSTED*

**ACTION**

S/D COMMITTEE (Pulkin) *withdrawal of application* ~~12-31-81~~ ~~1-7-82~~ ~~2-1-82~~

M.A.P.C. approve 8-12-82

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

S/D (Pulkin) approve 7-8-82

S/D (final) approve 6-5-82

*Closed 5/5/86 Fen*



Map No. 5452D  
Sec. 29  
Twp. 26  
Range 1E

Subdivision Report and Progress  
S/D No.: 81-136

Name: SHADOW LAKE ADDITION

General Location: East side of North Seneca, in an area north of T-235

Owner: Don K. Smith  
Address: 8727 E. Boston

Wichita Zip Code: 67207 Phone: 262-6171  
Subdivider: Richard A. Shull, Suite #312, Century Plaza Building  
Address: 111 West Douglas

Wichita Zip Code: 67202 Phone: 263-0611  
Engineer/Surveyor: Baughman Co., P.A.  
Address: 330 Laura

Wichita Zip Code: 67211 Phone: 262-7271

**PLAT DATA**

1. Gross Acreage of Plat 5.0 Acres
2. Number of Lots:  
Residential 1  
Commercial \_\_\_\_\_  
Industrial \_\_\_\_\_  
Other \_\_\_\_\_  
Total 1
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 \_\_\_\_\_  
6. Proposed Zoning \_\_\_\_\_  
7. Assoc. Zoning Case \_\_\_\_\_

**PLAT PROGRESS**

- APPLICATION RECEIVED \_\_\_\_\_  
SKETCH PLAT RECEIVED \_\_\_\_\_  
PREL. PLAT RECEIVED \_\_\_\_\_  
S/D Comm. Action 7-8-82
- FINAL PLAT RECEIVED \_\_\_\_\_  
S/D Comm. Action \_\_\_\_\_
- M.A.P.C. ACTION \_\_\_\_\_
- B.C.C. ACTION \_\_\_\_\_

**COMMENTS:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Tracing Received \_\_\_\_\_  
Released for Recording \_\_\_\_\_  
Plat Recorded \_\_\_\_\_

March 11, 1986

Mr. Don K. Smith  
8727 E. Boston  
Wichita, KS 67207

Re: S/D 81-136 - Request for subdivision approval of Shadow  
Lake Addition. Located on the east side of Seneca, in  
an area north of I-235.

Dear Mr. Smith:

On December 28, 1981, you filed the above-referenced request for subdivision approval. Since the last action on this application was in August of 1982, we request that you notify this office by April 10, 1986 if you intend to complete this subdivision case. If we have not heard from you by April 24, 1986, we will proceed to close the file.

Should you have any questions about this matter or intend to complete this case, please call me at 268-4421.

Very truly yours,

Forrest L. Nagley  
Senior Planner

FLN:mlh

cc: Baughman Company, P.A., 330 Laura, Wichita, KS 67211  
Richard A. Shull, Century Plaza Building, Suite 312, Wichita, KS  
67202

August 13, 1982

Baughman Company, P.A.  
330 Laura  
Wichita, Kansas 67211

Re: S/D 81-136 - Final plat of Shadow Lake Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, August 12, 1982, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of August 6, 1982.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department;
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor;
3. Certification that all taxes due and payable for 1981 and prior years have been paid.

Please call if you have any questions.

Sincerely,

Louise Olivarez  
Senior Planner

LO:bb

cc: Don K. Smith, 8727 E. Boston, 67207  
Richard A. Shull, Suite 312, Century Plaza Bldg., 67202

August 6, 1982

Baughman Co., P.A.  
330 Laura  
Wichita, Ks. 67211

S/D 81-136 - Final plat of Shadow Lake Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 5, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Within the urban growth area, and particularly within the City limits, lots this large are discouraged because of the potential for very large assessments for sewer, water, and paving. At the present time, none of these urban facilities are available but petitions are being circulated for paving Seneca and for extending water north beyond this plat. The applicant shall sign these petitions if they are presented to him.
- B. The applicant shall contact the Environmental Health Division of the 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 private water wells. A memorandum shall be obtained specifying approval. The Health Department has advised there may be problems with contamination of the ground water supply and problems may exist with the suitability of the soils for a septic tank.
- C. The plat's text shall be amended to reference that the 20-foot drainage easement adjacent to the south line of this plat is for purposes of draining storm waters from Seneca to the lake on this property.
- D. Closure computations shall be submitted with the final plat tracing.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Baughman Co. - Page 2  
August 6, 1982

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 Thursday, August 12, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Magley  
Junior Planner

FLM:hh

cc: Don E. Smith, 8727 E. Boston, 67207  
Richard A. Shull, Suite 312, Century Plaza Bldg., 67202  
Mike Lindebak, City Engineering

Final plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 81-136 Name Shadow Lake Addition  
Date Application Rec'd. 12-28-81 Preliminary Approval July 8, 1982  
Scheduled S/D Meeting August 5, 1982

DESCRIPTION

General Location East side of north Seneca in an area north of I-235.

Owner Don K. Smith  
Surveyor/Engineer Baughman Company, P.A.  
Address 330 Laura, Wichita, KS. Zip Code 67211 Phone 262-7271

- |  |   |
|--|---|
| 1. Gross Acreage of Plat <u>5.0</u>  | 7. Lineal Feet of New Street                                      |
| 2. Number of Lots :  | a. <u>      </u> R/W <u>      </u> ft.                            |
| Residential <u>1</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>1</u>  | TOTAL <u>      </u> ft.   |
| 3. Minimum Lot Frontage <u>260.44</u> ft.  | 8. Sidewalk adjacent to all streets <u>      </u> yes <u>X</u> no |
| 4. Minimum Lot Area <u>208,450</u> sq. ft.   |   |
| 5. Existing Zoning <u>AA</u>   |   |
| 6. Proposed Zoning <u>AA</u>   |   |
| 9. Is public water available <u>      </u> Yes <u>X</u> No, Name <u>      </u>               |   |
| 10. Is sanitary sewer available <u>      </u> Yes <u>X</u> No, Name <u>      </u>            |   |
| 11. Has Health Dept. approval been obtained (where applicable) <u>      </u> Yes <u>X</u> No |   |
| 12. City of Wichita <u>X</u> 3-Mile Area <u>      </u> Outside of 3-Mile Area <u>      </u>  |   |

STAFF COMMENTS:

- A. Within the urban growth area, and particularly within the City limits, lots this large are discouraged because of the potential for very large assessments for sewer, water, and paving. At the present time, none of these urban facilities are available but petitions are being circulated for paving Seneca and for extending water north beyond this plat. The applicant shall sign these petitions if they are presented to him.
- B. The applicant shall contact the Environmental Health Division of the 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 private water wells. A memorandum shall be obtained specifying approval. The Health Department had advised there may be problems with contamination of the ground water supply and problems may exist with the suitability of the soils for a septic tank.
- C. Closure computations shall be submitted with the final plat tracing.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF Environmental Health

DATE July 16, 1982

TO Louise Oliveraz, Senior Planner

FROM Jack A. Brown, Chief, Environmental Quality Services


SUBJECT Shadow Lake Addition - SD No. 81-136  
East Side of North Seneca and North  
of I-235

This Division will require the following items to establish soil and water characteristics for approval of on-site sewerage facilities and water wells:

1. Soil percolation tests to be conducted in locations as sited on the attached sheet.
2. A measurement of the groundwater depth from a bore hole sited on the attached sheet.

All testing and results are to be conducted by a certified testing laboratory.

It is also recommended that the buyer of this property have water sampling performed to determine if any chemical and/or bacteriological contamination exists.

  
Jack A. Brown, Chief  
Environmental Quality Services

JAB/jk

Attachment

cc: Baughman Company  
330 Laura  
Wichita, Kansas 67211

**RECEIVED**

JUL 19 1982

METROPOLITAN PLANNING

ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

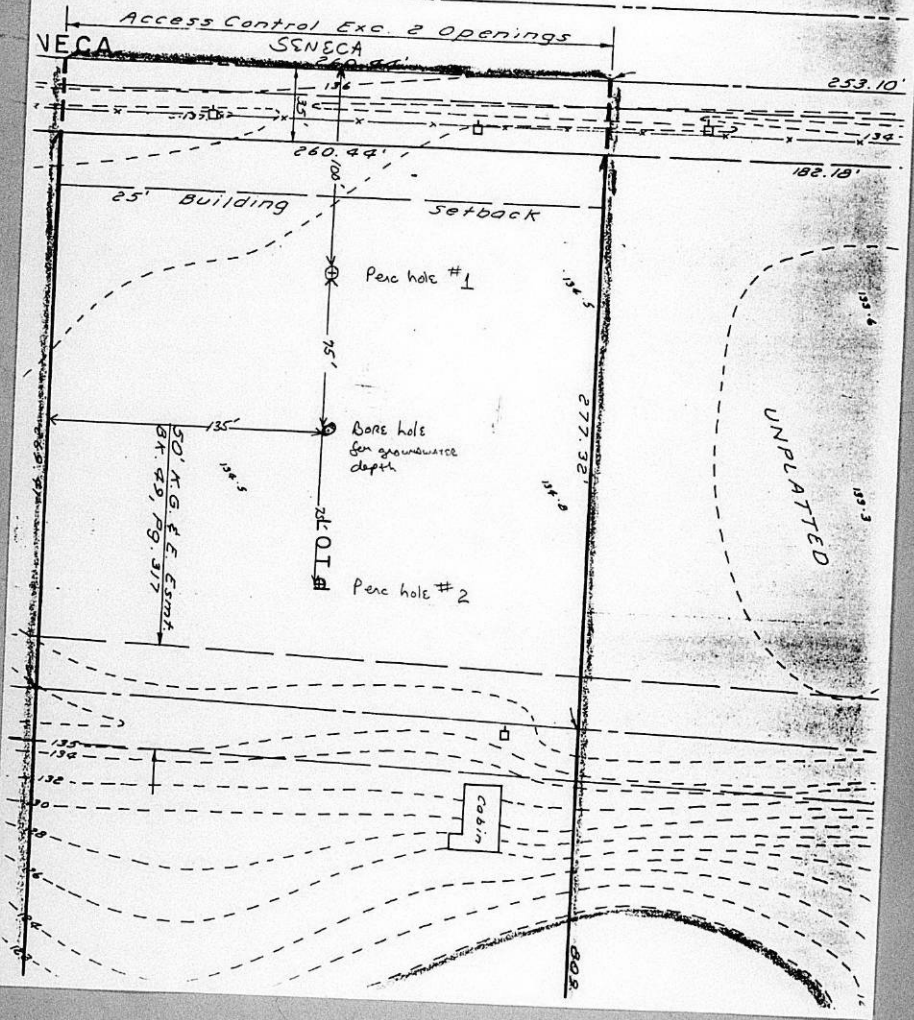
SHADOW LAKE AODN. 1" = 50'

KPTS  
ADD.

ACESCO

ADD.

N →



July 9, 1982

Baughman Company, P.A.  
330 Laura  
Wichita, Kansas 67211

Re: S/D 81-136 - Preliminary plat of Shadow Lake Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on July 8, 1982, the above captioned case was considered. The action of the Subdivision Committee was to approve the plat subject to the following:

- A. Within the urban growth area, and particularly within the City limits, lots this large are discouraged because of the potential for very large assessments for sewer, water, and paving. At the present time, none of these urban facilities are available but petitions are being circulated for paving Seneca and for extending water north beyond this plat. The applicant shall sign these petitions if they are presented to him.
- B. A 20-foot drainage easement shall be granted on the south side of this plat from Seneca to the lake. The purpose of this easement will be to drain Seneca, when paved, into the lake.
- C. Since Seneca Street is not classified as an arterial street at this location, the final plat does not need to indicate access controls.
- D. The applicant shall contact the Environmental Health Division of the 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 private water wells. A memorandum shall be obtained specifying approval. The Health Department advises there may be problems with contamination of the water supply and problems with suitability of the soils for septic tanks.

Baughman Company, P.A.  
July 9, 1982  
Page 2

E. 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.

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

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

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

Sincerely,

Louise Olivarez  
Senior Planner

LO:bh

cc: Don K. Smith, 8727 E. Boston, 67207  
Richard A. Shull, Suite 312, Century Plaza Bldg., 67202  
Mike Lindebak, City Engineering

DATE: July 6, 1982

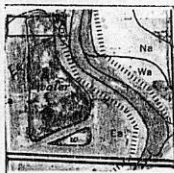
PROPERTY NAME: Shadow Lake Addition

LOCATION: East side of north Seneca in an area north of I-235.

MAILED TO: Baughman Company, P.A.  
330 Laura  
Wichita, KS 67211

PREPARED BY: Larry L. Henry  
District Conservationist  
USDA-Soil Conservation Service  
4100 Maple, Wichita, Kansas 67209  
(316) 942-8422

REQUESTED BY: Wichita-Sedgwick County  
Metropolitan Area Planning  
Commission



Scale: 1" equals 1/4 mile

Special Situations

SOILS LEGEND

<u>SYMBOLS</u>	<u>CLASS</u>	<u>SOIL</u>	<u>BRIEF DESCRIPTION</u>	<u>HYDROLOGIC GROUP</u>
Na	I-1	Naron sandy loam.	Deep, nearly level and gently sloping, well drained soils on bottomlands and terraces. These soils have slow runoff and moderate to high available water capacity. Permeability is moderate to moderately rapid.	B
Ea	I-1	Elandco silt loam.	Description same as above.	B

S&CD-CONS-5 (Rev. 9-78)  
 RESOURCE MANAGEMENT HANDBOOK FOR URBANIZING LAND

<u>SYMBOL</u>	<u>CLASS</u>	<u>SOIL</u>	<u>ITEMS</u>	<u>LIMITATIONS</u>	<u>REASON</u>
Na	I-1	Naron sandy loam.	Dwellings Local Roads & Streets Small Commercial Buildings Parks & Playgrounds	Slight Moderate  Slight  Slight	Low Strength
Ea	I-1	Elandco silt loam.	Dwellings Local Roads & Streets Small Commercial Buildings Parks & Playgrounds	Severe Severe  Severe  Moderate	Floods Low Strength  Floods  Dusty, Too Clayey.

RECOMMENDATIONS:

1. Disturb only the area needed for construction.
2. Remove only those trees, shrubs, and grasses that must be removed for construction; protect the rest to preserve their esthetic and erosion-control values.
3. Disturbing as small area as possible, install streets, curbs, water-mains, electric and telephone cables, storm drains and sewers in advance of home or other buildings construction.
4. Temporarily stabilize each segment of graded or otherwise disturbed land by seeding and mulching or by mulching alone. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to the Sedgwick County Conservation District Standards and specifications.
5. Stabilize each lot within 60 days after work starts on home or other building construction.
6. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
7. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: (316) 942-8422.

Preliminary plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 81-136 Name Shadow Lake Addition  
Date Application Rec'd. 12-28-81 Preliminary Approval  
Scheduled S/D Meeting July 8, 1982

DESCRIPTION

General Location East side of north Seneca in an area north of T-235

Owner Don K. Smith  
Surveyor/Engineer Baughman Company, P.A.  
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- |  |  |
|--|--|
| 1. Gross Acreage of Plat <u>5.0</u>  | 7. Lineal Feet of New Street           |
| 2. Number of Lots :  | a. <u>      </u> R/W <u>      </u> ft. |
| Residential <u>1</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>1</u>  | TOTAL <u>      </u> ft.                |
| 3. Minimum Lot Frontage <u>260.44</u> ft   | 8. Sidewalk adjacent to all            |
| 4. Minimum Lot Area <u>208,450</u> sq. ft.   | streets <u>      </u> yes <u>X</u> no  |
| 5. Existing Zoning <u>AA</u>   |  |
| 6. Proposed Zoning <u>AA</u>   |  |
| 9. Is public water available <u>      </u> Yes <u>X</u> No, Name <u>      </u>               |  |
| 10. Is sanitary sewer available <u>      </u> Yes <u>X</u> No, Name <u>      </u>            |  |
| 11. Has Health Dept. approval been obtained (where applicable) <u>      </u> Yes <u>X</u> No |  |
| 12. City of Wichita <u>X</u> 3-Mile Area <u>      </u> Outside of 3-Mile Area <u>      </u>  |  |

STAFF COMMENTS:

- A. Within the urban growth area, and particularly within the City limits, lots this large are discouraged because of the potential for very large assessments for sewer, water, and paving. At the present time, none of these urban facilities are available but petitions are being circulated for paving Seneca and for extending water north beyond this plat. The applicant shall sign these petitions if they are presented to him.
- B. The representative from City Engineering should be prepared to comment on the applicant's drainage concept and state what minimum pad elevation will be required.
- C. Since Seneca Street is not classified as an arterial street at this location, the final plat does not need to indicate access controls.
- D. The applicant shall contact the Environmental Health Division of the 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 private water wells. A memorandum shall be obtained specifying approval.
- E. 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.
- F. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Map No.: 5452D  
Section: 29  
Twp.: 26  
Range: 1E

S/D No. 81-136

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Shadow Lake Addition  
General Location: East side of <sup>West</sup> Seneca <sup>in the area</sup> north of I-235

Name of Property Owner: Don K. Smith Zip Code: \_\_\_\_\_ Phone: 262-6171  
Address: 8727 E. Boston, Wichita, KS. Zip Code: \_\_\_\_\_ Phone: 262-6171  
Name of Subdivider: Richard A. Shull, Suite #312, Century Plaza Building,  
Address: 111 West Douglas, Wichita, KS. Zip Code: \_\_\_\_\_ Phone: 263-0611  
Name of Engineer/Surveyor: Baughman Company, P.A.  
Address: 330 Laura, Wichita, KS. Zip Code: 67211 Phone: 262-7271  
Date of Application: June 25, 1982

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 5.0 Acres
2. Number of Lots:  
Residential 1  
Commercial \_\_\_\_\_  
Industrial \_\_\_\_\_  
Other \_\_\_\_\_  
Total Number of Lots 1
3. Minimum Lot Frontage 260.44 ft.
4. Minimum Lot Area 208,450 Sq. Ft.
5. Existing Zoning AA
6. Proposed Zoning AA
7. Lineal Feet of New Streets:  
a. 35 R/W 260-44 ft.  
b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
TOTAL 260-44 ft.
8. Are Sidewalks existing?  
Yes \_\_\_\_\_ No X
9. Is a public water supply available? Yes X No, Name \_\_\_\_\_
10. Is a sanitary sewer available? Yes \_\_\_\_\_ No, Name \_\_\_\_\_
11. Has Health Department approval been obtained (where applicable) Yes X No \_\_\_\_\_
12. City of Wichita X Three Mile Area \_\_\_\_\_ Outside of 3-mile area \_\_\_\_\_

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: Don K. Smith

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

Received by LO  
Date 6-25-82  
Fee Submitted Curth Company Rec'd

12-31-81

Artie Vaughn and John Lundblade came in to talk to Halbreith & Olivar, about the platting of this property. Vaughn discussed the possibilities (apts., mobile homes, S.F.) and said that several different people were involved. Lundblade had info on the sanitary sewer which will have to come from 37<sup>th</sup> and Main. Plans are for extending it to the 37<sup>th</sup>-Seneca area. Assessments for a 4-acre lot would be about \$27,000<sup>±</sup>. Plus water & street paving assessments. K.G.F. has already requested water & paving and is trying to get petitions signed. The cost

of dredging the lake was also discussed. Vaughan decided to consult with the other owners, decide what they really wanted to develop, apply for a zone change (if necessary), then plot. He asked for an indefinite deferral of the Compass Rose plot, as submitted. The agenda for Subdivision meeting of 1-7-82 had already been prepared with this plot included but it was crossed out and no plots prints were mailed out.

L.O.

Preliminary plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 81-136 Name Compass Rose Addition  
Date Application Rec'd. 12-28-81 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 1-7-82

DESCRIPTION

General Location East side of North Seneca in an area north of I-235

Owner Artie E. Vaughn  
Surveyor/Engineer Baughman Company  
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- |   |   |                                  |  |
|---|---|----------------------------------|--|
| 1. Gross Acreage of Plat                    | <u>20 acres</u>   | 7. Lineal Feet of New Street     |  |
| 2. Number of Lots :                         |   | a. <u>35</u> R/W <u>1000</u> ft. |  |
| Residential                                 | <u>4</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>4</u>  | TOTAL <u>1000</u> ft.            |  |
| 3. Minimum Lot Frontage                     | <u>232</u> ft.  | 8. Sidewalk adjacent to all      |  |
| 4. Minimum Lot Area                         | <u>208,450</u> sq. ft.                                  | streets <u>yes</u> <u>no</u>     |  |
| 5. Existing Zoning                          | <u>AA</u>   |                                  |  |
| 6. Proposed Zoning                          | <u>AA</u>   |                                  |  |
| 9. Is public water available                | Yes <u>x</u> No, Name _____                             |                                  |  |
| 10. Is sanitary sewer available             | Yes <u>x</u> No, Name _____                             |                                  |  |
| 11. Has Health Dept. approval been obtained | (where applicable) Yes _____ No _____                   |                                  |  |
| 12. City of Wichita                         | <u>x</u> 3-Mile Area _____ Outside of 3-Mile Area _____ |                                  |  |

STAFF COMMENTS:

NOTE: Planning staff does not think that large single-family lots are an appropriate use of this land. Special assessments would be extremely high. The division of the lake into multiple ownership could create problems. However, if the owner wishes to proceed with this type of development, the following requirements are recommended:

- A. The representative from the City Engineer's office should be prepared to comment on the applicant's drainage concept.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. Since Seneca Street is not classified as an arterial street at this location, the final plat does not need to indicate access control from the proposed lots.
- D. The applicant shall attempt to obtain a valid petition for extending water to serve this plat.
- E. The applicant shall guarantee the paving of Seneca Street from the south line of this plat to the north line of the plat. Since Seneca Street at this location is classified as a collector, the paving petition shall provide for a sidewalk on each side of the street.
- F. Sanitary sewer is not presently available to serve this plat. The applicant shall, however, sign a petition for the eventual extension of sewer to serve this property.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Since sanitary sewer and perhaps City water are presently not available to serve the proposed lots, the applicant shall contact the Environmental Health Division of the 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 private water wells. A memorandum shall be obtained specifying approval.

*Not considered by S/D Comm.*

- I. The final plat shall provide a dimension on each lot's side lot line from the lot's west line to the center of the 50-foot K.G. and E. easement. The center of the easement shall be labeled on the final plat.
- J. 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.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Map No.: 5452 D  
Section: 29  
Twp.: 26  
Range: 1E

S/D No. 81-136

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Compass Rose Addition

General Location: East side of <sup>with an area</sup> Seneca, north of I-235

Name of Property Owner: Artie E. Vaughn  
Address: 301 W. Central, Wichita, KS. Zip Code: 67202 Phone: 265-5227  
Name of Subdivider: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_  
Name of Engineer/Surveyor: Baughman Company, P.A.  
Address: 330 Laura, Wichita, KS. Zip Code: 67211 Phone: 262-7271  
Date of Application: December 28, 1981

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 20 Acres
2. Number of Lots: \_\_\_\_\_
  - Residential 4
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
3. Minimum Lot Frontage 4 ft.
4. Minimum Lot Area 232 ft.
5. Existing Zoning 208,450 Sq. Ft.
6. Proposed Zoning AA
7. Lineal Feet of New Streets:
  - a. 35 R/W 1000 ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 1000 ft.
8. Are Sidewalks existing? Yes \_\_\_\_\_ No X
9. Is a public water supply available? Yes \_\_\_\_\_ No X, Name \_\_\_\_\_
10. Is a sanitary sewer available? Yes \_\_\_\_\_ No X, Name \_\_\_\_\_
11. Has Health Department approval been obtained (where applicable) Yes \_\_\_\_\_ No X
12. City of Wichita X 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: Artie Vaughn

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

Received by XO  
Date 12-28-81  
Fee Submitted 220.00

FORM 29

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
------	----