

PLAT NO. S/D 79-35 MAP NO. 5642

NAME SCOTT STUCKEY SECOND ADDITION

LOCATION: East side of Hydraulic Ave., in an area
north of 47th St. South

ENGINEER Kenneth O. Taylor

OWNER John M. Holmes, et al

APPLICATION FILED 3-14-79

SKETCH PLAT FILED 3-14-79

PRELIMINARY FILED 6-4-79

S/D ACTION 6-14-79 approve

FINAL FILED 7-30-79

S/D ACTION 8-9-79 approve

MAPC ACTION 8-16-79 approve

BCC ACTION 1-2-80 Approval

RECORDED 1-28-80

REMARKS Z-2162

S/D 79-35 - SCOTT STUCKEY SECOND
ADDITION - East side of Hydraulic
in an area north of 47th St. South
Kenneth O. Taylor

POSTED
3-15-79

ACTION

	DATE
S/D COMMITTEE 50 (prelim) approx	6-14-79
S/D (final) approx	8-9-79
M.A.P.C. — <u>approval</u>	8-16-79
B.C.C./B.C.C. — <u>Approval</u>	1-2-80

THE CITY OF WICHITA

OFFICE OF WATER DEPARTMENT

DATE January 25, 1980

TO Jack H. Galbraith, Chief Planner
FROM Bill H. Otten, Chief Engineer-Water Engineering

SUBJECT Scott Stuckey Second Addition

The platfords of Scott Stuckey Second Addition have submitted a valid 100% petition for a water benefit district to serve this plat. Therefore, our requirements for water service to this area have been fulfilled. The petition and resolution will be placed on the City Commission Agenda for approval on or about February 19, 1980. The letter of credit may be released at your discretion.

Bill H. Otten

Bill H. Otten
Chief Engineer-Water Engineering

BHO/b

February 1, 1980

Donald C. Gisick, City Clerk

Jack H. Galbraith, Chief Planner

Z-2162 - Zone change from "LC" to "A"; and
S/D 79-35 - SCOTT STUCKEY SECOND ADDITION

At the regular meeting of the Board of City Commissioners on August 14, 1979, the above captioned request for zone change was considered and approved, subject to platting, and the City Clerk was instructed to withhold publication of the ordinance establishing the zone change until such time as the plat had been recorded. The associated plat was approved by the Board of City Commissioners on January 2, 1980. Please note that this is just a portion of the original area in the zone case and additional ordinances will follow as platting occurs.

This is to advise you that the final plat of Scott Stuckey Second Addition was recorded with the Register of Deeds on January 28, 1980 and, therefore, the ordinance establishing the zone change may now be published.

Jack H. Galbraith
Chief Planner

JHG:el

BANK OF MID-AMERICA



KAY D. TURNER
Vice President

January 30, 1980

RECEIVED

JAN 31 1980

METROPOLITAN PLANNING
ROUTE Louise

Ms. Louise Olivarez, Sr. Planner
Metropolitan Area Planning Dept.
Sedgwick County - Wichita, Kansas

Dear Ms. Olivarez:

Will you please release our letter of credit # 1 in the amount
of \$32,000.00 for the account of Scott Stuckey.

Thank you.

Bank of Mid-America (Formerly Seneca State Bank)

By: *Kay D. Turner*
Kay D. Turner
Vice President

*Original taken to
City Clerk 2-1-80*

3193 South Seneca • Wichita, Kansas 67217 • 522-3481

January 28, 1980

Donald C. Gisick, City Clerk
Louise Olivarez, Senior Planner

Release of irrevocable letter of credit for
Scott Stuckey Second Addition

On January 2, 1980, the Board of City Commissioners received and filed a letter of credit which guaranteed water service to all lots in Scott Stuckey Second Addition. The letter of credit was issued by Seneca State Bank (Credit No. 1) in the amount of \$32,000.00 for the account of Scott Stuckey.

I have been advised by the Water Department that a petition has now been submitted guaranteeing this water extension and, therefore, the letter of credit may now be released at the request of the bank or the purchaser.

If you have any questions regarding this matter, please call me at 268-4406.

Sincerely,

Louise Olivarez
Senior Planner
LO:hh

cc: Mr Scott Stuckey, 4806 S. Minneapolis, 67211
Mr. Ray L. Scadden, Vice Chairman of the Board, Seneca State
Bank, 3193 S. Seneca, 67217

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 79-35 Name Scott Stuckey Second Addition
Application & Sketch Filed: 3-14-79
Preliminary Plat Filed: 6-4-79 Approved by S/D: 6-14-79
Final Plat Filed: 7-30-79 Approved by S/D: 8-9-79
Approved by Metropolitan Area Planning Commission: 8-16-79

DESCRIPTION

General Location: east side of Hydraulic in an area north of
47th St. South

Surveyor or Engineer: K. O. Taylor
Owner: (attorney-in-fact) Scott Stuckey
Address: 4805 S. Minneapolis

- | | |
|---------------------------------------|---|
| 1. Gross Acreage of Plat <u>9.5</u> | 6. Access Control |
| 2. Number of Lots | St. <u>Hydraulic</u> No. Openings <u>0</u> |
| Residential <u>25</u> | St. _____ No. Openings _____ |
| Commercial _____ | St. _____ No. Openings _____ |
| Industrial _____ | 7. Req'd Improvements |
| Other _____ | St. Paving <u>x</u> Water <u>x</u> |
| Total Number of Lots: <u>25</u> | Sidewalk _____ Drainage <u>x</u> |
| 3. Minimum Lot Area: <u>0.2 acres</u> | Sewer <u>x</u> Other _____ |
| 4. Existing Zoning: <u>IC</u> | |
| 5. Special Problems Discussed: _____ | |

Associated zone case Z-2162 "LC" to "A" has been approved for this property (and additional property to the south) subject to platting.

100% petitions have been submitted for street paving, sanitary sewers, and storm sewers. A letter of credit has been submitted guaranteeing extension of City water to all lots. A certificate has been submitted certifying the petitions.

Planning Commission Recommendation: This this plat be approved subject to recording within 30 days after approval by the Board of City Commissioners.

Bayouth moved, Cole seconded and it carried unanimously. Barrier, Hennessy and Bell were absent.

ACTION: Accept the petitions and instruct the Director of Law to prepare the necessary resolutions; receive and file the letter of credit; instruct the City Clerk to file the certificate with the Register of Deeds, the recording cost of which shall be billed to the applicant; approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

REVOCABLE LETTER OF CREDIT
Seneca State Bank
3193 South Seneca Wichita, Kansas 67217
(Name and address of bank)

Date: 12-20-79

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 32,000.00 for the account of Scott Stuckey

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before January 2, 1982 (6)
(Insert date two years from MAPC approval of plat)

1. Water service to all lots in Scott Stuckey Second Addition
- 2.
3. Part of the Southwest quarter of the Southwest quarter, Section 15, 28 South, One in East of the 6th P.M. (Scott Stuckey Second Addition), a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under _____"

Seneca State Bank, Credit No. 1, dated 12-20-79.
(Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before 3-2-82
(insert a date at least 60 days after the date on line 6)

Very truly yours,

Seneca State Bank
(Name of bank)

(CORPORATE SEAL)

By: Ray L. Scadden
Ray L. Scadden, Vice Chairman of the Board
(Authorized signature)

CERTIFICATE

City of Wichita)
Sedgwick County) ss
State of Kansas)

I, Scott Stuckey attorney in fact, owner of
(give name of proposed plat, if appropriate) _____
Scott Stuckey Second Addition

do hereby certify that petitions for the following improvements
have been submitted to the Board of Commissioners of the City of
Wichita, Kansas:

1. Storm sewer petition.
2. Sanitary sewer petition.
3. Paving petition.
4. Water petition.
- 5.
- 6.
- 7.

*petition will be substituted
for letter of credit
in about 2 weeks*

As a result of the above-mentioned petitions for
improvements, lots or portions thereof within Scott
Stuckey Second Addition may be subject to special
assessments assessed thereto for the cost of constructing the
above-described improvements.

Signed this 13th day of December, 19 79.

Scott Stuckey
Scott Stuckey Attorney in Fact

City of Wichita)
Sedgwick County) ss
State of Kansas)

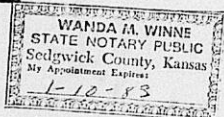
Be it remembered that on this 13th day of December,
19 79, before me, a notary public in and for said County and State,
came Scott Stuckey Attorney in Fact, to me personally
known to be the same person who executed the foregoing instrument
of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and
affixed my notarial seal the day and year above written.

Wanda M. Winne
Notary Public

appointment
My Commission Expires:
1-10-83

T9-207



Carl C. Moore

ATTORNEY AND COUNSELOR

~~223 North Main~~
Wichita, Kansas 67214

1724 So. Hillside
Wichita, Kansas 67211

EARL C. MOORE

September 15, 1979

RECEIVED

DEC 11 1979

METROPOLITAN PLANNING

ROUTE 101

Wichita City Commission and
Wichita Metropolitan Planning Dept.
City of Wichita
Wichita, Kansas

TITLE OPINION

This will advise that I have examined the title to the property contained in the preliminary plat to Scott Stuckey Second Addition to Wichita, Kansas.

The legal description of which is:

Beginning at the NW corner of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 15, Township 28 So., Range 1 East Sedgwick County, Kansas.

Thence East along the No. line of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ for 836.93 feet to a point 1327.06 feet North of the South line of said Section 15.

Thence South 987.06 feet to a point 340 feet North of the South line of Section 15.

Thence West to a point 340 feet North of the South line of Section 15 and 208.71 feet East of the West line of Section 15.

Thence North 115.29 feet to a point 208.71 feet East of West line of Section 15.

Thence North 208.71 feet to a point 208.71 East of the West line of Section 15.

Thence West 208.71 feet to the West line of Section 15.

Thence North 664 feet on the West line of said Section 15, to point of beginning.

Title to the properties included in said description stands in the names of:

Frank Dean Stuckey and Gloria Jean Stuckey, his wife,
Nancy Carolyn Holmes and John Martin Holmes, her husband.

Respectfully submitted,

Carl C. Moore

Earl C. Moore

Earl C. Moore

ATTORNEY AND COUNSELOR

243 North Hillside
Wichita, Kansas 67214

1724 South Hillside
67211

EARL C. MOORE

004-0108

October 31, 1979

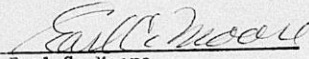
Wichita City Commission

Wichita, Kansas

In re Stuckey Second Addition

SUPPLEMENTAL OPINION

This will advise that a power of attorney naming Scott Stuckey attorney in fact for Frank Dean Stuckey et al is recorded in Film 393 Page 917 in the Register of deeds of Sedgwick County, Kansas.


Earl C. Moore

*recorded
10-30-79
since got
Stuckey authority
to sell real estate
owned by the Holmes
and the Frank Stuckeys*

August 16, 1979

Mr. Kenneth O. Taylor
1542 S. St. Francis
Wichita, Ks. 67211

Re: S/D 79-35 - Final plat Scott Stuckey Second Addition

Dear Mr. Taylor:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, August 16, 1979, 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 10, 1979.

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

- 12-13 1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 12-11 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 platlor.
3. Certification that all taxes due and payable for 1978 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Louise Olivarez
Senior Planner

LO:hh
cc: John M. Holmes, 4844 S. Madison, 67211
Scott Stuckey, 4805 S. Minneapolis, 67211
Earl C. Moore, 1724 S. Hillside, 67211

August 10, 1979

Mr. Kenneth O. Taylor
1542 S. St. Francis
Wichita, Ks. 67211

Re: S/D 79-35 - Final plat Scott Stuckey Second Addition

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 9, 1979, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- 12-14 ✓ A. A 20-foot storm sewer easement shall be added between Lots 3 and 4, Block 1.
- CERTIFICATE ✓ B. The applicant shall guarantee the extension of sanitary sewer to serve all lots. *100% petition*
- CERTIFICATE ✓ C. The applicant shall guarantee the extension of City water to serve all lots.
- CERTIFICATE ✓ D. The applicant shall guarantee the paving of Fernwood, Kansas, 45th Street South, and Minneapolis. *100% petition*
- CERTIFICATE ✓ E. The applicant shall guarantee all drainage improvements required by the platting of this property.
- ✓ F. The applicant is hereby advised that this land is subject to severe wind erosion and must have cover at all times. *100% petition for storm water sewer*
The applicant shall refer to the Resource Management Inventory report prepared by the District Conservationist for recommendations to be followed during development of this property.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

Mr. Kenneth O. Taylor

Page 2

8-10-79

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 16, 1979 at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez
Senior Planner

LO:bh

cc: John M. Holmes, 4844 S. Madison, 67211
Scott Stuckey, 4805 S. Minneapolis, 67211
Earl C. Moore, 1724 S. Hillside, 67211
Dean Sellers, Assistant City Engineer

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 79-35 Name Scott Stuckey Second Addition
 Date Application Rec'd. 3-14-79 Preliminary Approval 6-14-79
 Scheduled S/D Meeting 8-9-79

DESCRIPTION

General Location East side of Hydraulic Avenue in an area north of
47th Street South

Owner John Holmes
 Surveyor/Engineer Kenneth O. Taylor
 Address 1542 S. St. Francis, 67211 Phone 264-0341

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>9.5</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>64</u> R/W <u>1600</u> ft. |
| Residential <u>25</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>1600</u> ft. |
| Total Number of Lots <u>25</u> | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage <u>61.25</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>9360</u> ft. | streets? <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>LC</u> | |
| 6. Proposed Zoning <u>A</u> | |
| 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) <u>No</u> (Yes-No) | |
| 12. City of Wichita <u>X</u> ; Three-Mile Area <u> </u> | |

STAFF COMMENTS:

- Note: On 7-19-79, the M.A.P.C. recommended approval of the applicant's associated zone case (Z-2162) "LC" to "A". The case is scheduled to be heard by the Board of City Commissioners on August 14, 1979.
- A. The City Engineer's representative should be prepared to comment on the final plat as it relates to the applicant's approved drainage concept plan.
- B. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- C. The applicant shall guarantee the extension of City water to serve all lots.
- D. The applicant shall guarantee the paving of Fernwood, Kansas, 45th Street South, and Minneapolis.
- E. The applicant is hereby advised that this land is subject to severe wind erosion and must have cover at all times. The applicant shall refer to the Resource Management Inventory report prepared by the District Conservationist for recommendations to be followed during development of this property.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

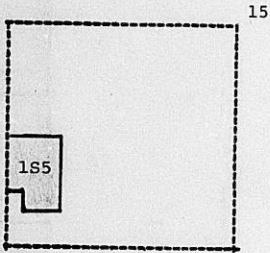
PROPERTY NAME: Scott Stuckey Second Addition

LOCATION: East Side of Hydraulic Avenue in an area north of
47th St. South

MAILED TO: Kenneth O. Taylor
1542 S. St. Francis,
Wichita, KS 67211

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

REQUESTED BY: Wichita-Sedgwick County
Metropolitan Area Planning
Commission



Scale: 4" equals 1 mile

SW 1/4 15-28-1E

Situation and/or Problems:

This area is subject to severe wind erosion and must have cover at all times.

<u>Symbol</u>	<u>CLASS</u>	<u>Soil</u>	<u>Brief Description</u>	<u>Hydro Group</u>
1S5	1-1	Canadian fine 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. <u>PRIME AGRICULTURAL LAND</u>	E

<u>SOIL INTERPRETATIONS</u>					
<u>Symbol</u>	<u>CLASS</u>	<u>Soil</u>	<u>ITEMS</u>	<u>LIMITATIONS</u>	<u>REASON</u>
185	1-1	Canadian fine sandy loam	dwellings	Slight	None
			Local roads & streets	Moderate	Low strength
			Green Areas	Slight	None

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 an area as possible, install streets, curbs, water mains, electric and telephone cables, storm drains, and sewers in advance of home or other building 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.

If you have any questions or if we can be of additional assistance, don't hesitate to call on us.

June 15, 1979

Mr. K. O. Taylor
1542 S. St. Francis
Wichita, Kansas 67211

Re: S/D 79-35 - Preliminary plat of Scott Stuckey Second
Addition

Dear Mr. Taylor:

At the regularly scheduled meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on June 14, 1979, the above referenced plat was considered. The action of the Committee was to approve the revised preliminary plat (copies of which were presented to the Committee members at the meeting) and authorize preparation of the final plat subject to the following requirements:

- A. This property is currently zoned "LC" and will require a zone change to a residential classification or the submission of a community unit plan. No final plat will be accepted for Subdivision Committee review until the zone change or the CUP has been filed.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve all lots and shall guarantee the paving of all interior streets.
- * C. Additional easements as requested by K.G. and E. and shown on the engineer's "marked copy" of the preliminary plat shall be shown on the final plat.
- D. The applicant's drainage concept has been approved. Off-site drainage easements as required by this drainage concept will be a requirement of final plat approval.
- E. 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.

K. O. Taylor
June 15, 1979
Page 2

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

Sincerely,

Louise Olivarez
Senior Planner

LO:bh

cc: Scott Stuckey, 4805 S. Minneapolis, 67211
John M. Holmes, 4844 S. Madison, 67211
Earl C. Moore, 1724 S. Hillside, 67211
Dean Sellers, Assistant City Engineer

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 79-35 Name Scott Stuckey Second Addition
Date Application Rec'd. 3-14-79 Preliminary Approval
Scheduled S/D Meeting 6-14-79

DESCRIPTION

General Location East side of Hydraulic Avenue in an area north of 47th Street South
Owner John Holmes
Surveyor/Engineer Kenneth O. Taylor Phone 264-0341
Address 1542 S. St. Francis, 67211

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>17.4</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u>50</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>64</u> R/W <u>2360</u> ft. |
| Total Number of Lots <u>50</u> | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage <u>46</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes X</u> <u>no</u> |
| 4. Minimum Lot Area <u>8750</u> ft. | |
| 5. Existing Zoning <u>LC</u> | |
| 6. Proposed Zoning <u> </u> | |
| 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) <u>No</u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u> </u> | |

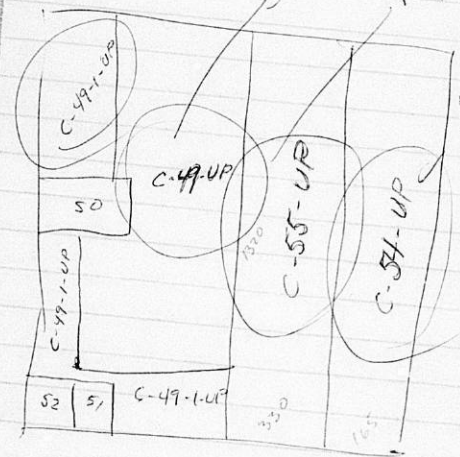
STAFF COMMENTS:

- A. This property is currently zoned "LC" and will require a zone change to a residential classification or the submission of a community unit plan. No final plat will be accepted for subdivision committee review until the zone change or the C.U.P. has been approved by MAPC.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve all lots and shall guarantee the paving of all interior streets.
- C. The City Engineer's representative shall be prepared to comment on the applicant's drainage plan and state what, if any, drainage guarantees are needed.
- D. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Frank D. Stuckey ^{star}
4805 S. Morningside

Ruth L. Brown ^{star}
1928 S. 47th

Lynn Johnson ^{star}
2104 S. 47th



6/1/79

Louise,

Yash Desia called and said
he has given tentative approval
to the drainage plan for
Scott Stucky 2nd Addition. He
said it is O.K. to schedule it
for a hearing in 2 weeks. If
a problem with the drainage plan
should emerge, Desia said he
would work it out with K.O.

Forest

IMPORTANT MESSAGE

FOR Louise
DATE 6-1-79 TIME 2:10 P.M.

WHILE YOU WERE AWAY
Yash Desia

OF _____
PHONE No. _____

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input type="checkbox"/>
CALLED TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RETURNED YOUR CALL	<input type="checkbox"/>

MESSAGE K.O. Taylor will be submitting a plat on Scott Stucky 2nd Addition
OK - 2 weeks

SIGNED [Signature]
tentative approval

FORM 000-017

FORM 20-321

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
Septic Tank 42' x 42' x 42'	203.00
NAME	S. H. H. H.
ADDRESS	1724 S. H. H.
FUND	4000000
COMMENTS	
DATE	1/1/77
	BY H. H.

April 5, 1979

Mr. Scott Stuckey
1724 S. Hillside
Wichita, Kansas 67211

Re: S/D 79-35 - Scott Stuckey Addition sketch plat

Dear Mr. Stuckey:

We have reviewed the above-referenced sketch plat and find two items to be of major concern: (1) drainage and (2) access to the east. The configuration of the property immediately east of your plat appears to be approximately one-quarter mile deep with only 330 feet of frontage on 47th Street. Acceptable development of that site would require access from another street in addition to 47th Street. Therefore, the east-west street which you are proposing to plat should be extended to the east line of your plat and terminated with a temporary cul-de-sac. Once this design revision has been made and a revised sketch plat has been submitted, you should ask your engineer to submit a drainage concept plan to Yash Desai in the City Engineer's office. Approval of a drainage plan will be necessary before a final plat can be processed.

Other comments on the platting of this property are as follows:

- A. A zone change from light commercial to a residential classification will be required and should be submitted concurrent with the submission of a preliminary plat.
- B. Complete access control to Hydraulic shall be labeled adjacent to all lots which abut Hydraulic.
- C. The applicant shall guarantee the extension of sanitary sewer and City water to serve all lots and shall guarantee the paving of all interior streets.
- D. Sidewalks will be required adjacent to both sides of all interior streets.
- E. Street names shall be shown on the preliminary plat.

Mr. Scott Stuckey

4-5-79

Page 2

- F. The applicant shall guarantee any drainage improvements required by his drainage plan (not yet submitted or approved).
- G. Each lot adjacent to the 58-foot street will be required to provide four off-street parking spaces since on-street parking will be allowed on only one side of the plat.

These are all the comments we have at this time. If you have any questions about our requirements or wish to discuss this sketch plat in more detail, feel free to call.

Sincerely,

Louise Olivarez
Louise Olivarez
Junior Planner

LO:bh

cc: John M. Holmes, 4844 South Madison, 67216
K. O. Taylor, 1542 S. St. Francis, 67211

Map No.: 5642
Section No.: 15
Twp. No.: 28
Range: 1E

S/D No. 79-35

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: SCOTT STUCKEY SECOND ADDITION

General Location: ~~NORTH OF 47TH ST SOUTH ON THE EAST SIDE~~
OF HYDRAULIC AVE. in an area north of 4th St. South

Name of Property Owner: JOHN M. HOLMES
Address: 4244 So. MADISON Phone: 522-0018
Name of Subdivider: SCOTT STUCKEY
Address: 1724 So. HILLSIDE Phone: 684-0106
Name of Agent/Surveyor: KENNETH O. TAYLOR
Address: 1542 S ST FRANCIS Phone: 264-0341
Date of Application: MARCH 14, 1979

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 17.4
2. Number of Lots:
Residential 50
Commercial _____
Industrial _____
Other _____
Total Number of Lots 50
3. Minimum Lot Frontage 46 ft.
4. Minimum Lot Area 8750 ft.
5. Existing Zoning LC
6. Proposed Zoning DATA furnished
7. Lineal Feet of New Streets:
a. 50 R/W 604 ft.
b. 50 R/W 380 ft.
c. 64 R/W 1950 ft.
d. _____ R/W _____ ft.
e. 64 R/W 2360 ft.
TOTAL 3084 ft.
8. Sidewalk adjacent to all streets? yes NO no
9. Public Water Supply YES (Yes-No), Name CITY OF WICHITA
10. Public Sanitary Sewers YES (Yes-No), Name CITY OF WICHITA
11. Health Department Approval (where applicable) NO (Yes-No)
12. City of Wichita Three-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 by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Agent's Signature: Scott Stuckey

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

Received by L.O.
Date 3-14-79
Fee Submitted none
(Sketch)