

PLAT NO. S/D 77-107 MAP NO. 5047

NAME STRUNK 2ND ADDITION

LOCATION: South of Central on the east side of the
Flood Control right-of-way

ENGINEER Baughman Company

OWNER Anthony M. Strunk

APPLICATION FILED 8-17-77

SKETCH PLAT FILED 8-17-77

PRELIMINARY FILED _____

S/D ACTION _____

FINAL FILED _____

S/D ACTION _____

MAPC ACTION _____

ECC ACTION _____

RECORDED Closed.

REMARKS see 45-0309

Superseded by S/D 78-89 Kimberly Addition

S/D 77-107 - STRUNK 2ND ADDITION -
South of Central on the east side
of the Flood Control right-of-way
by Bauchman Company

*POSTED
8-18-77
H*

ACTION

DATE

S/D COMMITTEE

M.A.P.C.

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

Map No. 5047
Sec. No. 22
Twp. No. 27
Range IW

Subdivision Report and Progress
S/D No.: 77-107

Name: STRUNK 2ND ADDITION

General Location: South of Central on the east side of the Flood Control right-of-way

Owner: Anthony M. Strunk
Address: 4121 W. 12th, 67212 Phone: 942-4872
Subdivider: _____
Address: _____ Phone: _____
Engineer/Surveyor: Baughman Company 262-7271
Address: 330 Laura, 67211 Phone: _____

Application Received 8-17-77
Conf. with Applicant _____
Sketch Plat Received 8-17-77
Present Zoning "AA"
Proposed Zoning "AA"
Letter of Intent _____

FINAL PLAT RECEIVED _____
S/D Comm. Action _____
Dept. Report on Final _____
M.A.P.C. ACTION _____
Dept. Report on Final _____
Letter on Irons Received _____
Title/Taxes Rec'd & Reviewed _____
Final Review _____
Referral to B.C.C. _____

PREL. PLAT RECEIVED _____
S/D Comm. Action _____
Dept. Report on Prel. _____

B.C.C. ACTION _____
Recorded _____

TRACING PROGRESS:

Received _____
Released _____
Received _____
Released _____

Comments:

8-23-77 Utilities: need 20' drainage easements bet. lots 4 & 5
Blk B and on W. side lot 1 blk B.

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

DATE

August 19, 1977

TO M. S. Mitchell, Assistant Superintendent, Public Works
FROM Louise Olivarez, Junior Planner
SUBJECT Sketch plat of S/D 77-107: STRUNK 2ND ADDITION



The above referenced sketch plat was recently submitted to our office. I would appreciate your review of this plat with any comments you may have returned to me no later than Friday, August 26, 1977.

Louise Olivarez
Louise Olivarez
Junior Planner

LO:rme
Attachment

*Connect Newell & Vermont to landside
Floodway ditch via 20' drainage
easements
MSM 8-23-77*

RECEIVED AUG 22 1977

October 6, 1977

Baughman Company
331 Laura
Wichita, Kansas 67211

Re: S/D 77-107 - Sketch plat of
Strunk 2nd Addition. Generally
located in an area south of
Central and adjacent to the east
side of the Flood Control right-
of-way.

Gentlemen:

We have reviewed the above referred sketch plat and as we have indicated to both you and the applicant, we are concerned with the proposal to developing this many lots in an area where the existing streets are all unpaved, substandard sand streets. It would be difficult if not impossible to get any of the streets paved, and with this kind of situation, drainage of the proposed lots may pose a real problem. We will, however, authorize the preparation and submission of a preliminary plat subject to the following conditions:

- A. The applicant shall by separate application, request the vacation of the triangular portion of the north-south street extending north from St. Louis Ave. Approval of the plat shall be subject to the approval of this vacation request.
- B. Right-of-way as shown on the marked "engineers copy" of the sketch plat, shall be indicated on the preliminary plat for a portion of a cul-de-sac to terminate St. Louis.
- C. A 20 foot wide drainage easement shall be indicated between Lots 4 and 5, Block B on the preliminary plat.
- D. The applicant shall guarantee the paving of Vermont, Newell, and Linder.

Page Two
Baughman Company
October 6, 1977

- E. The applicant shall obtain by separate dedication, the north half of Linder Avenue so that Lots 1 and 2, Block A can be developed.
- F. The applicant shall guarantee the extension of sanitary sewer and City water to serve each lot.
- G. The installation of sidewalks is required on both sides of Vermont, Newell and Linder Avenues.
- H. The applicant shall submit a document to be recorded with the Register of Deeds, acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.
- I. Requirements for a preliminary plat of the Metropolitan Area Planning Commission Subdivision Regulations.

These are all the comments we have concerning this sketch plat. Endorsed is a marked "engineers copy" of the sketch plat for your information and records. If you have any question concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:el

Enclosure

cc: Anthony M. Strunk, 4121 W. 12th St., 67212

August 19, 1977

M. S. Mitchell, Assistant Superintendent, Public Works
Louise Olivarez, Junior Planner

Sketch plat of S/D 77-107: STRUNK 2ND ADDITION

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Louise Olivarez
Junior Planner

LO:rme
Attachment

Memo and plat also sent to: Dean Sellers, Assistant City Engineer
Bill McKinley, Assistant Traffic Engineer

Map No.: 5047
Section No.: 22
Twp. No.: 27
Range: 1W

S/D No. 77-107

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Strunk 2nd Addition

General Location: south of Central on the east side of ^{the} Flood Control ^{right of way}

Name of Property Owner: Anthony M. Strunk
Address: 4121 W. 12th (12) Phone: 942-4872
Name of Subdivider: _____ Phone: _____
Address: _____
Name of Agent/Surveyor: Baughman Company
Address: 330 Laura (11) Phone: 262-7271
Date of Application: _____

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 2.64 2.64 acres
2. Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial _____
 - Other _____Total Number of Lots 9
3. Minimum Lot Frontage 65 ft.
4. Minimum Lot Area 8100 ft.
5. Existing Zoning HA
6. Proposed Zoning AA
7. Lineal Feet of New Streets:
 - a. 30 R/W 165 ft.
 - b. 60 R/W 245 ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL _____ ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply _____ (Yes-No), Name _____
10. Public Sanitary Sewers _____ (Yes-No), Name _____
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita X 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.

Owner's Signature: Anthony M. Strunk

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

Received by LO
Date 8-17-77
Fee Submitted none

(Sketch)