

STAFF COMMENTS:

- A. The applicant shall guarantee the closure of the existing drive on Woodlawn which is in an area of complete access control.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee, as required by the C.U.P., construction of deceleration lanes along both Central and Woodlawn.
- D. The applicant shall guarantee any requirements needed for the relocation of, or changes in service resulting from this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Any relocation of utilities necessitated by the vacation of the existing alley shall be at the sole expense of the applicant. Letters shall be provided from all involved utilities indicating that satisfactory arrangements have been made for any needed relocations.
- G. Prior to this plat being scheduled for the City Council the applicant shall meet with the City Water Department to resolve issues relating to existing water lines within this plat. A memo shall be obtained, and submitted to Planning, indicating that satisfactory arrangements have been made.
- H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- I. The applicant is advised that the chairman of the MAPC is "Wayne L. Brinegar." The final plat tracing shall reflect this change.
- 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. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.

October 12, 1989

STAFF REPORT
(Final Plat; Preliminary Plat Approved 8/24/89)

CASE NUMBER: S/D 89-54 - NORMANDIE CENTER ADDITION

OWNER/APPLICANT: Normandie Village Assoc., 4550 W. 109th St.
Suite 220, Overland Park, KS

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Northeast corner of Woodlawn and Central

SITE SIZE: 8.2 acres

NUMBER OF LOTS

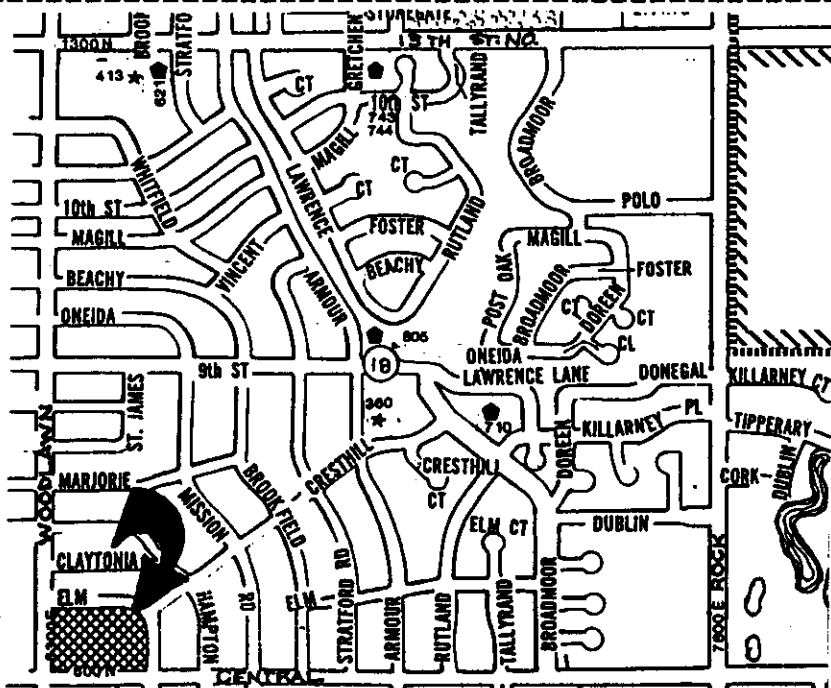
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 8.2 Acres

CURRENT ZONING: "LC" Light Commercial & "B" Multiple Family Dwelling

PROPOSED ZONING: "LC" Light Commercial & "B" Multiple Family Dwelling (Z-2962 & DP-193)

VICINITY MAP:



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

October 13, 1989

Baughman Company
315 S. Ellis
Wichita, KS 67211

Re: S/D 89-54 - NORMANDIE CENTER

Dear Gentlemen:

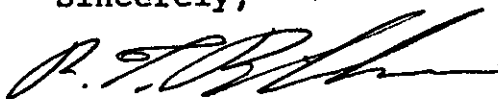
At the regular meeting of the Metropolitan Area Planning Commission on October 12, 1989, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of October 6, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council 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 real estate taxes for 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,



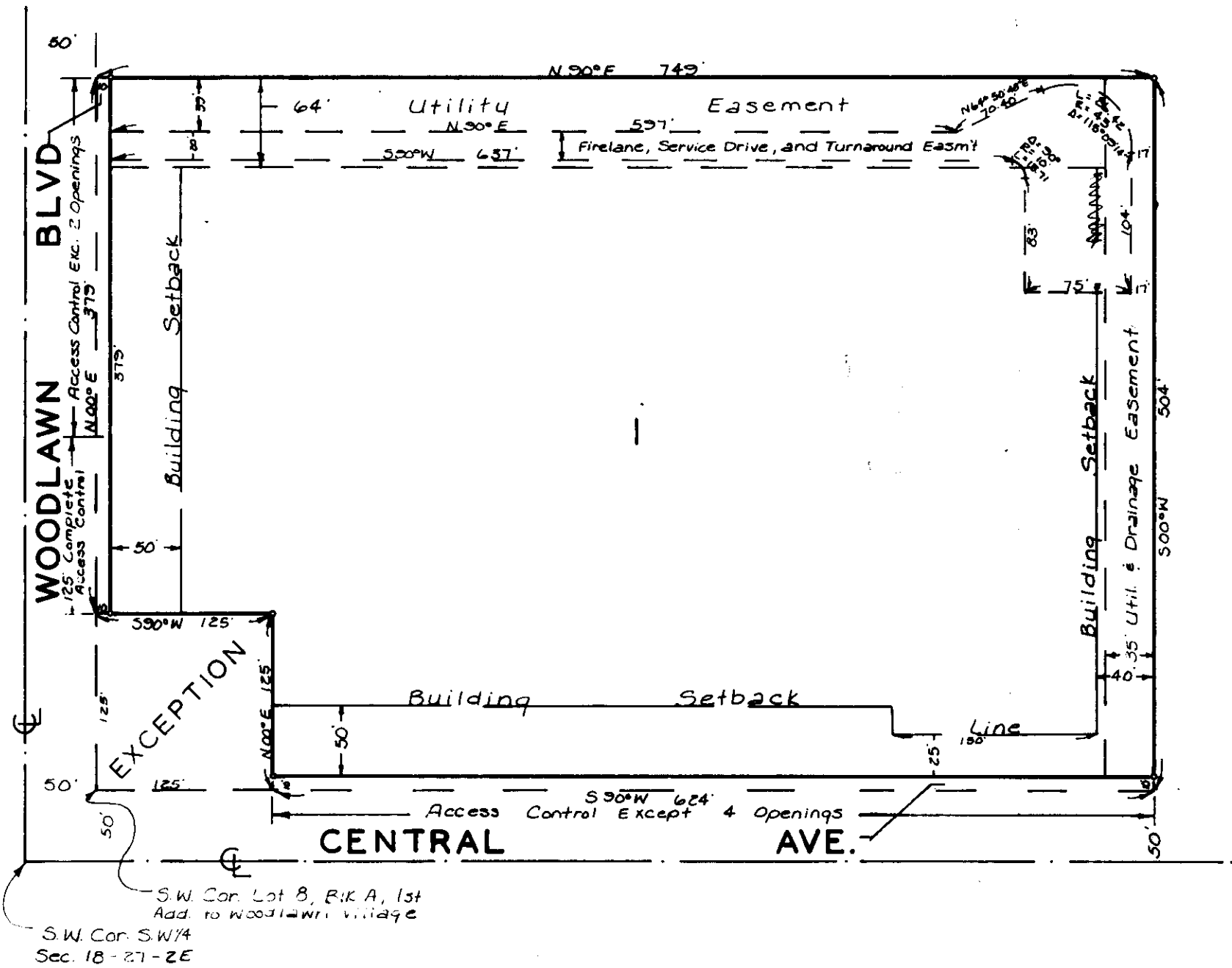
R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Normandie Village Assoc., 4550 W. 109th St., Suite 220,
Overland Park, KS 66211
Bill Yung Design, 4912 E. 29th St. N., Wichita, KS
Ms. William Maltbie, 601 St. James, Wichita, KS 67206
Mike Lindebak, City Engineer

NORMANDIE CENTER ADDITION

WICHITA, KANSAS



State of Kansas } ss. We, Baughman Company, P.A.,
Sedgwick County } Surveyors in aforesaid county and state do hereby
certify that we have surveyed and platted "NORMANDIE
CENTER ADDITION," Wichita, Kansas, and that the
accompanying plat is a true and correct exhibit of the
property surveyed described as and being a replat of
Lot 8, Block A, First Addition to Woodlawn Village,
Wichita, Sedgwick County, Kansas, except the south
125 feet of the west 125 feet thereof and all of Parking
Reserve "A" and "B" in Replat of Lots 1 through 7,
Block A, First Addition to Woodlawn Village, Wichita,
Sedgwick County, Kansas, together with all of the 20
foot alley adjacent to said Lot 8, Block A, and said
Parking Reserve "A" and "B".
The existing alley, Easements and Building Setback
Lines being vacated by virtue of KSA 12-512 b.

Baughman Company, P.A.

This plat of "NORMANDIE CENTER ADDITION,"
Wichita, Kansas has been submitted to and approved by the Wichita-
Sedgwick County Metropolitan Area Planning Commission, Wichita, Kan-
sas. Dated this ____ day of _____, 1989.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Sue L. Crockett Chairman

Marvin S. Krout Secretary

This plat approved and all dedications shown
hereon accepted by the City Council of the City of Wichita, Kan-
sas, this ____ day of _____, 1989.

Bob Knight Mayor

John Moir City Clerk

Entered on transfer record this ____ day
of _____, 1989.

Don Wright County Clerk

Know all men by these presents that we, the
undersigned, have caused the land described in the surveyors certifi-
cate to be platted into a lot and streets to be known as "NORMANDIE
CENTER ADDITION," Wichita, Kansas. The utility easement is hereby
granted as indicated for the construction and maintenance of all public
utilities. The Drainage and Utility easement is hereby granted as indi-
cated for drainage purposes and for the construction and maintenance
of all public utilities. The firelane, service drive and turn-around
easement is hereby granted for fire department, service vehicle and
employee, ingress and egress purposes. The street dedications are
hereby dedicated to and for the use of the public. All abutters
rights of access to or from Central Ave., over and across the south
line of Lot 1 and to or from Woodlawn Blvd., over and across the west
line of Lot 1 are hereby granted to the City of Wichita, provided how-
ever that Lot 1 shall have access to Central Ave. at 4 points over
the south line thereof and shall have access to Woodlawn Blvd. at
3 points over all except the south 125 feet of the west line thereof; all
shall be determined by the City Engineer of the City of Wichita,
Kansas.

Normandie Village Associates, a Kansas Limited Partnership

By Normandie Village Partners, Inc. (General Partner)

President

State of Kansas } ss. The foregoing instrument was acknowledged before
Sedgwick County } me this ____ day of _____, 1989, by _____
President of Normandie Village Associates, a Kansas Limited Partnership,
on behalf of the partnership.

Notary Public
My Appt Exp. _____

State of Massachusetts } ss. The foregoing instrument was acknowledged
County of Worcester } before me this ____ day of _____, 1989, by James W.
Harper, Assistant Vice-President of SMA Life Assurance Company
on behalf of the company.

Notary Public
My Appt Exp. _____

We the undersigned, holders of a mortgage on
the above described property do hereby consent to this plat of "NORMANDIE
CENTER ADDITION," Wichita, Kansas.

SMA Life Assurance Company

Ass't V.P.
James W. Harper