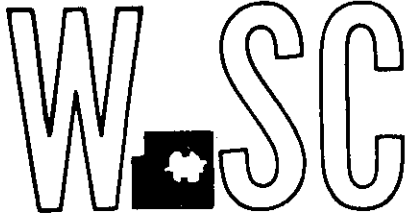
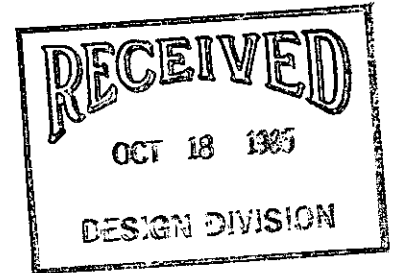


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 288-4561



October 17, 1985

Reiss & Goodness Engineers
2160 West 21st Street
Wichita, KS 67203

Re: S/D 85-82 - Final Plat of A.M.F. Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 17, 1985, 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 11, 1985.

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 platlor.
3. Certification that all real estate taxes for the first half of 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

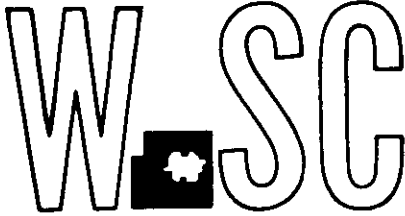
Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: ~~Marvin R. Dunnegan~~, 2826 South Hoover, Wichita, KS 67203
✓ Mike Lindebak, City Engineer
Walt Campbell, City Fire Department

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WICHITA—SEDGWICK COUNTY



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(316) 268-4561

October 11, 1985



Reiss & Goodness Engineers
2160 West 21st Street
Wichita, KS 67203

Re: S/D 85-82 - Final Plat of A.M.F. Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 10, 1985, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall petition for the extension of City water to serve this industrial lot. If municipal water does not exist to serve this property at the time of building plan review, the applicant is advised that difficulty may exist in obtaining a building permit because of the lack of fire flow.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The plat's text shall be amended to state that the location of the permitted openings to Hoover "shall be determined by the City Engineer."
- E. The plat's text shall be amended to state that the access controls are being dedicated to the City of Wichita. The following wording is suggested: "All abutter rights of access to or from Hoover Street, over and across the west line of Block 1, are hereby granted to the City of Wichita, provided that Block 1 shall have access to Hoover Street at two (2) locations to be determined by the City Engineer."

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Reiss & Goodness Engineers
Re: S/D 85-82 - Final Plat of A.M.F. Addition
October 11, 1985
Page 2

- F. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level as well as City Datum. The platting of the minimum building pad shall be noted on the face of the plat as well as in the plat's text.
- G. Since this property is within the City Limits, the standard floodway language in the plat's text shall be amended to reference the City of Wichita instead of "governing body exercising jurisdiction," and the City Engineer of the City of Wichita instead of "Wichita-Valley Center Flood Control Office or their successor of office."
- H. The final plat tracing shall reference the recording information for the instrument which dedicated the 50 feet of half-street right-of-way for Hoover Street adjacent to this unplatted tract. If this right-of-way presently exists only as a "roadway easement," it shall be dedicated out-right by this plat.
- I. The final plat tracing shall indicate the platting of a 35-foot building setback from the adjacent public street.
- J. The final plat tracing shall indicate, on the face of the plat and in the plat's text, that the one-lot plat is subject to a required minimum building pad elevation of 1296.4 Mean Sea Level and 109 City Datum.
- K. The final plat tracing shall indicate the platting of a utility easement of adequate length and width to cover the stub extension of the sewer lateral to serve this property.
- L. The final plat tracing shall indicate the expansion of this plat's perimeter to include the applicant's ownership between the east line of this plat and the west line of the Flood Control property. In this regard, 15 copies of the revised plat shall be provided for distribution to the Utility Advisory Committee Members.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- N. 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. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

Reiss & Goodness Engineers
Re: S/D 85-82 - Final Plat of A.M.F. Addition
October 11, 1985
Page 2

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, October 17, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Marvin R. Dunnegan, 2826 South Hoover, Wichita, KS 67203
Mike Lindebak, City Engineer
Walt Campbell, City Fire Department

Pre Sub Oct. 10 85

1. Edward Clapmy. Setback Vacation. No water problem.
2. Karl Solomon. Sewer Esmt. Vacation. No water problem.
3. John Monteith. Utility Esmt. Vacation. No water problem.
4. Carriage Park Care Center. 12" Water along north side,
24" Water along west side. No water problem.
5. Wickham Addition. City water not yet available. No water problems.
6. Gordon Norris Second Addition. No water problems.
7. A. M. F. Addition. Item B. Cessna has a proposed water project to extend water from 31st St. So. to N.E. of Cessna Wallace Property. If necessary, A.M.F. owner could become part of the project. Status of Cessna project: it is a "go", but by A.D. or Private Contractor is unknown.
8. Cottonwood Village Sixth Addition. Item B. Water to be extended. No water problem.
9. Andria Addition. Item B, Water to be extended. Note: Water is existing across property along Maple, in Maple R/W.
10. Racon Addition. Item B. No Water available. No water problems.
11. Vulcan-Frontier Addition. Item B. No city water available.
12. Leiker Addition. Existing water. No water problems
13. Wong Addition. No water problems. Existing water available.
14. West Side Free Will Baptist Church Addition. Item B. Water not yet available. No water problems.

Pr. Sub.

Oct. 10, 85

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15. Roy Alladdawi. Grant Utility Esmt. No water problems.
16. Marvin Nieden. Grant Utility Esmt. No water problem.
17. Angelo Fasciano. Grant Utility Esmt. No water problem.
18. The Pines Associates. Grant Utility Esmt. No water problem.

S/D No.: 85-82: A.M.F. ADDITION

Preliminary Approved: ..
Scheduled S/D Meeting: 10/10/85

DESCRIPTION

General Location: Along the east side of Hoover Street, north of K-42 and west of Wichita-Valley Center Flood Control.

Owner: Marvin R. Dunnegan

Surveyor/Engineer: Reiss & Goodness Engineers

1. Gross Acreage of Plat: 2.64 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 1
 - Total: 1
 3. Minimum Lot Area: 99,200 Sq. Ft.
 4. Existing Zoning: "E"
 5. Proposed Zoning: "E"
-

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall petition for the extension of City water to serve this industrial lot.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The plattor's text shall be amended to state that the location of the permitted openings to Hoover "shall be determined by the City Engineer."
- F. The plattor's text shall be amended to state that the access controls are being dedicated to the City of Wichita. The following wording is suggested: "All abutter rights of access to or from Hoover Street, over and across the west line of Block 1, are hereby granted to the City of Wichita, provided that Block 1 shall have access to Hoover Street at two (2) locations to be determined by the City Engineer."
- G. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level as well as City Datum. The platting of the minimum building pad shall be noted on the face of the plat as well as in the plattor's text.
- H. Since this property is within the City Limits, the standard floodway language in the plattor's text shall be amended to reference the City of Wichita instead of "governing body exercising jurisdiction," and the City Engineer of the City of Wichita instead of "Wichita-Valley Center Flood Control Office or their successor of office."
- I. The final plat tracing shall reference the recording information for the instrument which dedicated the 50 feet of half-street right-of-way for Hoover Street adjacent to this unplatted tract. If this right-of-way presently exists only as a "roadway easement," it shall be dedicated out-right by this plat.
- J. The final plat tracing shall indicate the platting of a 35-foot building setback from the adjacent public street.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

L. Recording of the plat within 30 days after approval by the Board of City Commissioners.

M. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the boundary of the floodway correct, is the minimum building pad adequate and are any drainage guarantees required with this plat? Also, since this applicant owns the unplatted property from the west line of the flood control project to the east line of this plat, should this property be platted as part of this lot?