

S/D No.: 85-70      Name: DAVIDSON & FRAY ADDITION

Preliminary Approved: \_\_\_\_\_  
Scheduled S/D Meeting: 8/29/85

DESCRIPTION

General Location: Northwest corner of Central and Ohio.  
Owner: G. C. Davidson, R.R. 1, Box 27, Potwin, KS 67123  
Surveyor/Engineer: Armstrong Land Survey, P.A.

1. Gross Acreage of Plat: 0.135 Acre
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial:
    - Industrial: 1
    - Total: 1
  3. Minimum Lot Area: 5,888 Sq. Ft.
  4. Existing Zoning: "E"
  5. Proposed Zoning: "E"
- 

STAFF COMMENTS:

- A. The final plat tracing shall indicate the contingent dedication of the south 10 feet of this property as street right-of-way for Central. This contingent dedication shall be referenced in the plat's text and shall be contingent upon the removal of the building within the dedication.
- B. The final plat tracing shall correct the M.A.P.C. signature block to reference MICHAEL E. LINDEBAK as the M.A.P.C. Secretary, and indicate the City Clerk title in the City Commission signature block.
- 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.
- E. The representative from County Engineering should be prepared to comment on the status of the applicant's lot grading plan, and if any drainage guarantees are required with this plat.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations.

S/D No.: 85-70      Name: DAVIDSON AND FRAY ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 9/26/85

DESCRIPTION

General Location: Northwest corner of Central and Ohio.  
Owner: G. C. Davidson, R.R. 1, Box 27, Potwin, KS  
Surveyor/Engineer: Armstrong Land Survey, P.A.

1. Gross Acreage of Plat: 0.135 Acres
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial:
    - Industrial: 1
    - Total: 1
  3. Minimum Lot Area: 5,888 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 lot being platted.
- B. The applicant shall obtain, by separate instrument, the off-site utility easement required to extend sanitary sewer to this property.
- C. The plat's text shall be amended to state that the access controls are being dedicated to the City of Wichita.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat tracing shall indicate the following changes:
  1. Indicate the title of the plat to read as - "Davidson and Fray Addition, Wichita, Sedgwick County, Kansas" in the various places on the final plat where it is referred to.
  2. Correct the M.A.P.C signature block to reference WILLIAM J. GOEBEL as the M.A.P.C. Chairman.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- H. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

S/D No.: 85-70      Name: DAVIDSON AND FRAY ADDITION

First Final Approved: 9/26/85  
Scheduled S/D Meeting: 11/7/85

DESCRIPTION

General Location: Northwest corner of Central and Ohio.  
Owner: G. C. Davidson, R.R. 1, Box 27, Potwin, KS  
Surveyor/Engineer: Armstrong Land Survey, P.A.

1. Gross Acreage of Plat: 0.135 Acre
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial:
    - Industrial: 1
    - Total: 1
  3. Minimum Lot Area: 5,888 Sq. Ft.
  4. Existing Zoning: "E"
  5. Proposed Zoning: "E"
- 

STAFF COMMENTS:

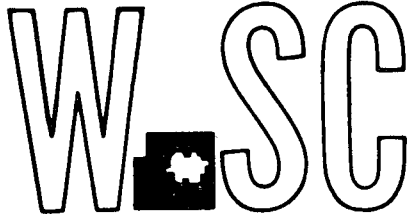
NOTE: This plat has been rescheduled at the applicant's request in order to discuss Items "A" and "B" below. Attached is a letter from the applicant's agent stating their reasons for this request.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- B. The applicant shall obtain, by separate instrument, the off-site utility easement required to extend sanitary sewer to this property.
- C. The plattor's text shall be amended to state that the location of the permitted opening to Central "shall be determined by the City Engineer."
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat tracing shall indicate the following changes:
  - I. Indicate the title of the plat to read as: "Davidson and Fray Addition, Wichita, Sedgwick County, Kansas" in the plattor's text.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

1. Tallgrass Commercial Third. Existing 8" main and fire hydrant in area to be vacated. If main to be removed, developer should be charged all costs. Current Benefit District special assessments shall remain against property.
2. Briarwood Estates 5th. Item C. Existing 8" main in Penderose joins E. from Alderny. Existing 12" in 13th. Existing 12" in 119th stops N. of Alderny, coming from 13th. If possible, 12" to be extended along 119th S. to South line of Alderny or to S. line of project. If 119th 12" not possible, existing water will serve the project.
3. Davidson and Frey Addition. ~~Is~~ Water main available.
4. Maize Avenue Addition. Existing water (16" in Maize, 12" in Corn) to area. No water problems.
5. Hadijski Addition. Existing 8" water in water easement along E. side of Reserve B. Depending on use of Reserve B, additional easement to serve the property may be necessary to cross Reserve B.
6. Air Park Northeast. Existing rural water district line is in 37th and goes N. & S. in Greenwich. The nearest City of Wichita water line is in Webb Rd. at 39th, or in Webb Rd. at 37th. Either main could be extended to Greenwich. 20" Supply line required. Item
7. Jeff Bruce Addition. Existing 6" water in Cleveland. No water problems.
8. First Dixon Addition. Existing 2" water main in New York. No water problems.
9. West Meadows Addition. Nearest water at 13th and Cedar Park (W. of 119th).

- 10. Maria Addition. Item B. Existing 6" Main in Lewis. Item C, additional water easement will be necessary in order to move water main out from under proposed pavement.
- 11. De Paul Addition. Existing water in Central, Kessler, and along the West side of the plot north of the existing hydrant. No water main in Newell.
- 12. Maxwell Third Addition. Item L. Existing water main shall be abandoned, any cost charged to developer.
- 13. Pine Bay Estates. Existing 16" main in Hydraulic ends at approximately 200' N. of 55th St. Much interest has been expressed in running city water to the area. If possible would suggest a supply line benefit district be tried. Ground water is of poor quality, and once wells are allowed, extension of city water becomes more difficult.
- 14. A.T. & SF RR Street R/W Dedication. No water problems.
- 15. A.T. & SF RR Street Dedication along Santa Fe. No water problems. Existing 8" along existing R/W on E side 8' W of E.R. Need to verify no prior water easement along R/W.
- 16. A.T. & SF Street Dedication along Santa Fe, S of 34th. No water problem.
- 17. Hamel & Rew Land Company. Utility Easmt. No water problem.
- 18. Woodlawn Development Co. Utility Easmt. No water problem.
- 19. Other Matters.

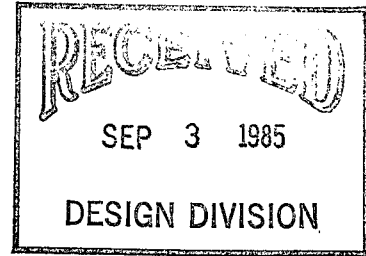
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

August 30, 1985



Armstrong Land Survey, P.A.  
1021 E. Waterman, Suite 4  
Wichita, KS 67211

Re: S/D 85-70 - Preliminary Plat of Davidson & Fray Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 29, 1985, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The final plat shall indicate the contingent dedication of the south 10 feet of this property as street right-of-way for Central. This contingent dedication shall be referenced in the plat's text and shall be contingent upon the removal of the building within the dedication.
- B. The final plat shall correct the M.A.P.C. signature block to reference MICHAEL E. LINDEBAK as the M.A.P.C. Secretary, and indicate the City Clerk title in the City Commission signature block.
- C. The applicant shall guarantee the extension of sanitary sewer to serve this plat.
- D. The applicant shall obtain, by separate instrument, the off-site utility easement required to extend sanitary sewer to this property.
- E. The final plat shall indicate the platting of "access control except for one (1) opening" to Central across the south line of this plat.
- F. The final plat shall indicate the north 10 feet of this lot as a utility easement.
- G. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.

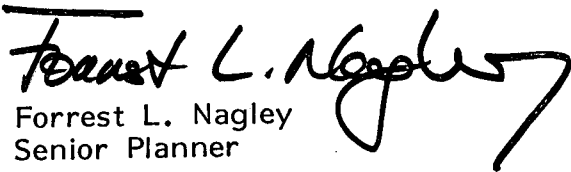
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Armstrong Land Survey, P.A.  
Re: S/D 85-70 - Preliminary Plat of Davidson & Fray Addition  
August 30, 1985  
Page 2

- H. 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.
- I. 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 information and files. If you should have any questions, please call.

Sincerely,

  
Forrest L. Nagley  
Senior Planner

FLN:mlh

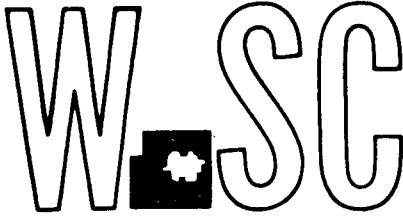
Enclosure

cc: G. C. Davidson, R. R. 1, Box 27, Potwin, KS 67123  
Charles Fray, 1126 East Central, Wichita, KS 67201  
~~Jim Weber, County Engineer's Office~~  
Mike, Lindebak, City Engineer

Pre-Sub Sept. 26

1. John M. West. Utility Easement Vacation. No water problem.
2. Alexander J. Laham. Access Control Vacation. No water problems.
3. Slawson Residential Development Co.. Building Setback Vacation. No water problem
- City. 4. Frank L. Coster. Vacation of Building Setback. No water problems.
5. Bluestem Colony. Final Plat. Item B. 8" Water to be extended in Oxford. No water problem.
6. Jeff & Jay 2nd Addition. Preliminary Plat. Item C. 12" AC in 29th is under contract to be extended along this property then known as Lot 1 Jeff & Jay Addition. Any additional hydrants for this plat shall be paid for by this plat.
7. Davidson & Frey Addition. Final Plat. No water problems.
- City. 8. Vulcan - Frontier Addition. Item C, wells. No City Water available.
- City 9. Racon Addition. Preliminary Plat. Item B, wells. No city Water.
10. West Side Fra Will Baptist Church Addition. Preliminary Plat. Item E. Nearest water at Meridian & MacArthur
11. Seven-Up Addition. Final Plat. Area served. No water problem
12. Street Name Changes. No problem
13. Street Name in Sim Park. No Problem
14. Other matters. Frank Caro, Lot 1 East Wind Addition. Vacation of Utility Esm't. No water problems.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

October 1, 1985



Armstrong Land Survey, P.A.  
1021 E. Waterman, Suite 4  
Wichita, KS 67211

Re: S/D 85-70 - Final Plat of Davidson & Fray Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 26, 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 lot being platted.
- B. The applicant shall obtain, by separate instrument, the off-site utility easement required to extend sanitary sewer to this property.
- C. The plat's text shall be amended to state that the access controls are being dedicated to the City of Wichita.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat tracing shall indicate the following changes:
  1. Indicate the title of the plat to read as - "Davidson and Fray Addition, Wichita, Sedgwick County, Kansas" in the various places on the final plat where it is referred to.
  2. Correct the M.A.P.C signature block to reference WILLIAM J. GOEBEL as the M.A.P.C. Chairman.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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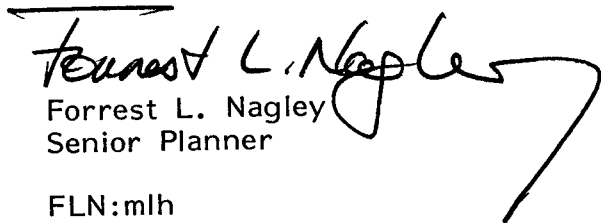
Armstrong Land Survey, P.A.  
Re: S/D 85-70 - Final Plat of Davidson & Fray Addition  
October 1, 1985  
Page 2

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.

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 10, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

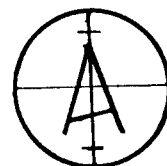
Sincerely,

  
Forrest L. Nagley  
Senior Planner

FLN:mlh

Enclosure

cc: G. C. Davidson, R.R. 1, Box 27, Potwin, KS 67123  
Charles Fray, 1126 E. Central, Wichita, KS 67201  
Mike Lindebak, City Engineer



Armstrong Land Survey, P.A.

DONN C. ARMSTRONG, R.L.S.

1021 E. WATERMAN  
SUITE 4  
WICHITA, KS 67211  
1-316-263-0082

October 24, 1985

Mike Lindebak  
City Engineer  
455 North Main  
Wichita, Kansas 67202

RE: S/D 85-7-Final Plat of Davidson & Fray Addition

Dear Mr. Lindebak:

As a condition of approval of the above referenced plat the plattor is required to guarentee the extension of sanitary sewer to serve the one lot being platted and in doing so obtain, by separate instrument, an of-site utility easement required to extend the sanitary sewer which is also a condition of plat approval.

After contacting the owner of the property which the off-site utility easement will encumbrance we were unable to obtain a separate instrument and were assured that we would be unable to in the near future.

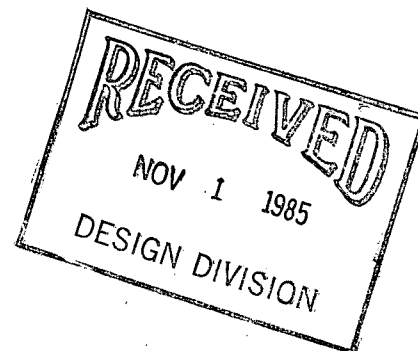
It is the Hope of the plattor that these conditions concerning the sanitary sewer extension be waived and the plat be approved. As the sketch plat indicates, the lot being platted is served by a 4" service line which was replaced when the East Central improvements were underway. This 4" service line is adequate for the existing building now occupying the proposed plat. The plattor only intends to build a storage facility and no sewer service will be needed.

If there are any other alternatives to these conditions, the plattor will be happy to consider them and upon reason comply. If you have any questions please call.

Sincerely,

Donald C. Armstrong  
Registered Land Survey  
State Of Kansas

DCA/era



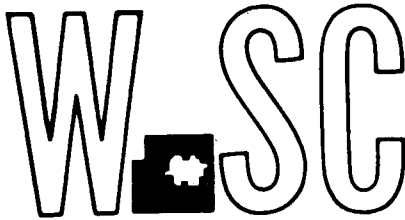
cc: M.A.P.C. Staff and Subdivision Committee Members  
G.C. Davidson, R.R. 1, Box 27, Potwin, Ks 67133  
Charles Fray, 1126 E. Central, Wichita, Ks 67201

Pre-Sub 11.7.85

1. Tallgrass Co. Vacation of a portion of Lot 1, Block 2 Silverleaf Addition. No water problem.
2. Wichita Trust. Vacation of access control. No water problem.
3. Davidson and Fray Addition. Revised Final Plat. No water problem.
4. Gordon Norris Second Addition. Final Plat. No water problem.
5. Murdock Industrial Addition. Final Plat. Existing 8" water main along the west side of Nabash, not shown on sketch plat. No water main problem.
6. Town & Country Christian Church Addition. Final Plat. Church building now served by Bel Aire water line. If they (Bel Aire) will continue to serve the site, there will be no water problem. If after platting Bel Aire does not wish to serve the site, City of Wichita water main could be extended from Oliver or Woodlawn.
7. Deutsches Eck Addition. Preliminary Plat. Item C, wells. Nearest City Water is ~~not~~ too far away to be economically feasible.
8. Grundman Addition. Final Plat. Existing 8" water in Cranbrook will serve lots 1-4. Water main needs to be extended in Osie Circle to serve lots 5 and 6. X'sty. Petition passed Commission 6-27-85 (448-80-925-80082-070-000-01)
9. Cottonwood Village Sixth Addition. Final Plat. Item B, water to be extended. No water problem.
10. Tallgrass Commercial Third Addition. Revised Preliminary Plat. Item B, water to be extended. Relocation of fire hydrant and any change of location at developers expense <sup>with</sup> approved plans.

11. HI-Tech Industrial Park Second Addition. Final Plat. Item B, water to be extended. Existing water main in Comstora extends north of proposed Cul-de-Sac. Main to be abandoned and fire hydrant relocation shall be done at developer's expense with approved plans.
12. Woodlawn Development Company. Vacation of plat, st. r/w, temp. Cul-de-sac. Water mains as shown on map end at the north line of the North Point Industrial Park, on the east side of Comstora St.
13. Mulberry East Addition. Preliminary Plat. Item B, water to be extended from 37th St. N. and Rock Road. Proposed 20" water main in Rock Road, 12" possible sizing in Mulberry Drive.
14. Mitko Hadijiski. Lot split. No water problem.
15. City Land Inventory Case. 13th St. & Pennsylvania. No water problem.
16. City Land Inventory Case. 17th St. N. & Park Place. Water to serve the area shown would come from Park Place at the southerly end of the park area. Note: To serve that part of lots 59, 61, and 63, that is outside the dark line would require crossing both the enclosed area and the wide section of the park area, if they are not already served.
17. Wichita Cottage Group. Utility Esmt. No water problem.
18. Turnpike Inn, Inc. Additional St. R/W. No water problem, unless service to lot 1, Blk 1, is on 97th St.
19. Other matters.

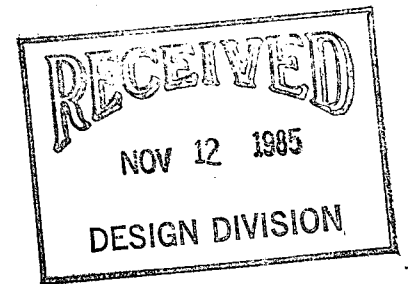
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

November 8, 1985



Armstrong Land Survey, P.A.  
1021 East Waterman, Suite 4  
Wichita, KS 67211

Re: S/D 85-70 - Final Plat of Davidson & Fray Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 8, 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 from the public line located in Central Street. This petition will be held until additional building is planned for the property.
- B. The platlor's text shall be amended to state that the location of the permitted opening to Central "shall be determined by the City Engineer."
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat tracing shall indicate the following changes:
  1. Indicate the title of the plat to read as: "Davidson and Fray Addition, Wichita, Sedgwick County, Kansas" in the platlor's text.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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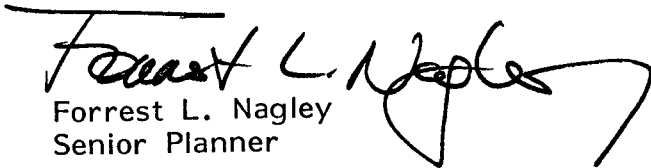
Armstrong Land Survey, P.A.  
Re: S/D 85-70 - Final Plat of Davidson & Fray Addition  
November 8, 1985  
Page 2

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.

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, November 14, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

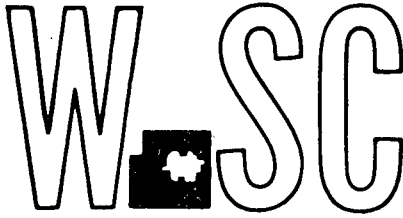
  
Forrest L. Nagley  
Senior Planner

FLN:mlh

Enclosure

cc: G. C. Davidson, R.R. 1, Box 27, Potwin, KS 67123  
Mr. Charles Fray, 1126 E. Central, Wichita, KS 67201  
Mike Lindebak, City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

November 14, 1985

Armstrong Land Survey, P.A.  
1021 East Waterman, Suite 4  
Wichita, KS 67211

Re: S/D 85-70 - Final Plat of Davidson & Fray Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 14, 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 November 8, 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 platfor.
3. Certification that all real estate taxes for 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: G. C. Davidson, R.R. 1, Box 27, Potwin, KS 67123  
Mr. Charles Fray, 1126 E. Central, Wichita, KS 67201  
Mike Lindebak, City Engineer



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