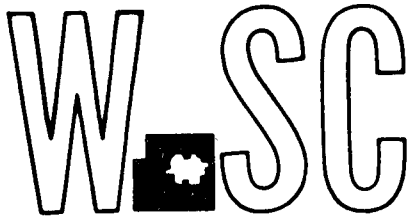


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

November 14, 1985

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

Re: S/D 85-85 - Final Plat of Gordon Norris Second 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 platlor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

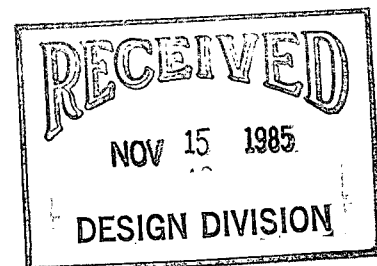
Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

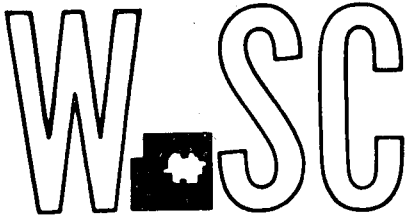
BRB:mlh

cc: Gordon Norris, 4729 West Central, Wichita, KS 67212
✓ Mike Lindebak, City Engineer



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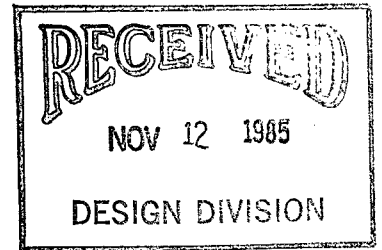
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

November 8, 1985



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

Re: S/D 85-85 - Final Plat of Gordon Norris Second 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 platlor's text shall be amended to state that the location of the permitted opening to Central Avenue "shall be determined by the City Engineer."
- B. Approval of this final plat is subject to the applicant obtaining a minor street privilege from the Street Services Division of Operations and Maintenance for the landscaping which has been placed within the street right-of-way existing and being dedicated for Central Street. This minor street privilege shall be obtained prior to this plat being submitted for approval by the Board of City Commissioners.
- C. The final plat tracing shall indicate the south two feet of this property as utility easement.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. A requirement of preliminary plat approval was the submitting of a parking layout plan to the Traffic Engineer for review and approval. Two copies of the approved parking layout plan shall be submitted for the plat file. The number of required off-street parking spaces shall be verified by Central Inspection.
- F. Closure computations shall be submitted with the final plat tracing.

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Reiss & Goodness Engineers
Re: S/D 85-85 - Final Plat of Gordon Norris
Second Addition.
November 8, 1985
Page 2

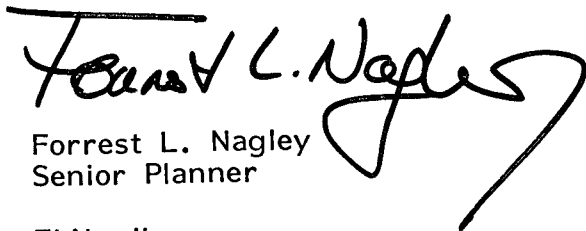
- G. Recording of the plat within 30 days after approval by the board of City Commissioners.

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. 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

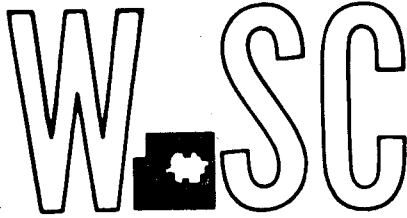
cc: Gordon Norris, 4729 West Central, Wichita, KS 67212
Mike Lindebak, City Engineer

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 ~~at~~ too far away to be economically feasible.
8. Grundman Addition. Final Plat. Existing 8" water in Cronbrook 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 6-29-82 (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 ^{with} approved plans.

11. HI-Tech Industrial Park Second Addition. Final Plat. Item 8, 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 8, 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 Hodijski. 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 87th St.
19. Other matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



October 11, 1985

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

Re: S/D 85-85 - Preliminary Plat of Gordon Norris Second 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 approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The final plat shall indicate the platting of "Access control except for one (1) opening" to Central across the north line of the plat.
- B. On the final plat, the platlor's text shall reference that the contingent street dedication is dedicated to the public contingent upon the removal of that portion of the existing building which is constructed within the area of the contingent dedication.
- C. It should be noted that, due to the relatively limited building area on this proposed lot, a 20-foot building setback is proposed from Central Avenue rather than the 35-foot building setback normally required from an arterial street on commercially-zoned property. The typical commercial sideyard building setback of 20 feet is, however, being provided from Anna Street.
- D. The final plat shall indicate the amount of half-street right-of-way existing for Anna Street adjacent to this property. The center lines of the adjacent streets shall be labeled.
- E. Prior to the submitting of a final plat, the applicant shall submit a parking layout plan to the Traffic Engineer for review and approval. One off-street parking space must be provided for each 250 square feet of floor area devoted to commercial use.

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Reiss & Goodness Engineers

Re: S/D 85-85 - Preliminary Plat of Gordon Norris Second Addition

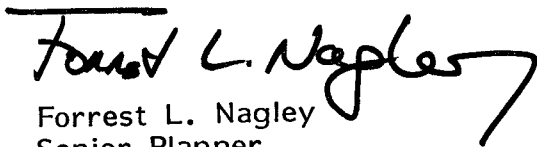
October 11, 1985

Page 2

- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. Approval of this preliminary plat is subject to the applicant obtaining a minor street privilege from the Street Services Division of Operations and Maintenance for the landscaping which has been placed within the street right-of-way existing and being dedicated for Central Street. This minor street privilege shall be obtained prior to this plat being submitted for approval by the Board of City Commissioners.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. 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.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- K. 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.

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: Gordon Norris, 4729 West Central, Wichita, KS 67212
✓ Mike Lindebak, City Engineer
Bill McKinley, Traffic Engineer
Mike Hample, Street Services, O&M

Pre Sub Oct. 10 85

1. Edward Clupny. 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 Morris 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 P.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.

Pre-Sub. . Oct. 10, 85

P2

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 problems.
18. The Pines Associates. Grant Utility Esmt. No water problem.

S/D No.: 85-85 Name: GORDON NORRIS SECOND ADDITION

Preliminary Approved: 10/10/85
Scheduled S/D Meeting: 11/7/85

DESCRIPTION

General Location: On the southeast corner of Central Avenue and Anna Street.
Owner: Gordon Norris, 4729 West Central, Wichita, KS 67212
Surveyor/Engineer: Reiss & Goodness Engineers

1. Gross Acreage of Plat: 1 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 4,950 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "LC"
-
-

STAFF COMMENTS:

- NOTE: The applicant's associated zone case (Z-2669) requesting "AA" to "LC" has been approved subject to replatting.
- A. The platlor's text shall be amended to state that the location of the permitted opening to Central Avenue "shall be determined by the City Engineer."
 - B. Approval of this final plat is subject to the applicant obtaining a minor street privilege from the Street Services Division of Operations and Maintenance for the landscaping which has been placed within the street right-of-way existing and being dedicated for Central Street. This minor street privilege shall be obtained prior to this plat being submitted for approval by the Board of City Commissioners.
 - 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. A requirement of preliminary plat approval was the submitting of a parking layout plan to the Traffic Engineer for review and approval. Two copies of the approved parking layout plan shall be submitted for the plat file. The number of required off-street parking spaces shall be verified by Central Inspection.
 - F. Closure computations shall be submitted with the final plat tracing.
 - 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. Specifically, are any drainage guarantees required with the platting of this property?

S/D No.: 85-85 Name: GORDON NORRIS SECOND ADDITION

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

DESCRIPTION

General Location: On the southeast corner of Central Avenue and Anna Street.
Owner: Gordon Norris, 4729 West Central, Wichita, KS 67212
Surveyor/Engineer: Reiss & Goodness Engineers

1. Gross Acreage of Plat: 1 Acre
2. Number of Lots:
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 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 4,950 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "LC"

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2669) requesting "AA" to "LC" has been approved subject to replatting.

- A. The final plat shall indicate the platting of "Access control except for one (1) opening" to Central across the north line of the plat.
- B. On the final plat, the plattor's text shall reference that the contingent street dedication is dedicated to the public contingent upon the removal of that portion of the existing building which is constructed within the area of the contingent dedication.
- C. It should be noted that, due to the relatively limited building area on this proposed lot, a 20-foot building setback is proposed from Central Avenue rather than the 35-foot building setback normally required from an arterial street on commercially-zoned property. The typical commercial sideyard building setback of 20 feet is, however, being provided from Anna Street.
- D. The final plat shall indicate the amount of half-street right-of-way existing for Anna Street adjacent to this property. The center lines of the adjacent streets shall be labeled.
- E. Prior to the submitting of a final plat, the applicant shall submit a parking layout plan to the Traffic Engineer for review and approval. One off-street parking space must be provided for each 250 square feet of floor area devoted to commercial use.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- 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).
- J. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- K. The representative from City Engineering should be prepared to comment on what provisions need to be made regarding the landscaping rocks, railroad ties, etc., which have been placed in existing street right-of-way and which are located in portions of the additional street right-of-way being dedicated by this plat.