

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



April 13, 1984

Moehring and Associates  
433 S. Hydraulic  
Wichita, Kansas 67211

Re: S/D-84-41 - Final plat of Lorik and Ambrusfy Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 12, 1984, 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 obtain an off-site drainage easement or agreement from the property owners to the north which provides for this property to drain to Kessler Street across the property to the north.
- B. The final plat tracing shall indicate the dedication of 10 feet of additional right-of-way for Kessler Street.
- C. On the final plat tracing, the wording in the plattor's text regarding the contingent street dedication shall be amended to reference that the contingent dedication is, "conditioned upon removal of that part of the existing building within the contingently dedicated street."
- D. Closure computations shall be submitted with the final plat tracing.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

The enclosed "marked" copy of the final plat is for your information and files.

Moehring and Associates  
April 13, 1984  
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This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 19, 1984. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley  
Junior Planner  
FLN:bh

cc: Precision Winding, Inc., 109 S. Knight, 67213  
c/o Miklos Lorik  
XMike Lindebak, City Engineer

Final plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No.: 84-41

Name: Lorik and Ambrusfy Addition

Preliminary Approved:

Scheduled S/D Meeting: 4-12-84

DESCRIPTION

General Location: South side of Douglas in an area east of Kessler.

Owner: Precision Winding, Inc.

Surveyor/Engineer: Moehring & Associates

1. Gross Acreage of Plat: 0.45
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial: 1
    - Industrial:
    - Total: 1
  3. Minimum Lot Area: 17,730 sq ft
  4. Existing Zoning: AA and LC
  5. Proposed Zoning: C
- 
- 

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2567) requesting "AA" and "LC" to "C" has been approved subject to replatting.

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's lot grading plan.
- B. Since the 1971 plat to the east of this property was permitted to establish a 20-foot building setback from Douglas, staff supports the platting of a 20-foot setback from Douglas on this plat.
- C. On the final plat tracing, the wording in the plattor's text regarding the contingent street dedication shall be amended to reference that the contingent dedication is "conditioned upon removal of that part of the existing building within the contingently dedicated street."
- D. Closure computations shall be submitted with the final plat tracing.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only.

THE CITY OF WICHITA  
OFFICE OF City Engineer

DATE October 18, 1984

TO Forrest Nagley, Senior Planner

FROM Chris Breitenstein, Civil Engineer III

SUBJECT Lorik and Ambrusfy Addition

The owner's engineer has submitted a revised drainage plan that does not require an off-site drainage easement.



Chris Breitenstein  
Civil Engineer III

CB:gr