

NORMANDIE CENTER C.U.P.
3/14/89 4/12/89 5/25/89

1. THIS DEVELOPMENT CONTAINS 8.3 GROSS ACRES OR 8.2 NET ACRES, MORE OR LESS. NET ACRES ARE DETERMINED BY SUBTRACTING PUBLIC RIGHT-OF-WAY ALONG CENTRAL AND WOODLAWN (TO BE DEDICATED) FROM GROSS ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS ONE (1) PARCEL PERMITTING LIGHT COMMERCIAL USES. SEE PARCEL DESCRIPTION FOR SPECIFIC USES.
3. SETBACKS ARE AS FOLLOWS:

PARCEL NUMBER 1 - 50' ALONG WOODLAWN.
50' ALONG CENTRAL EXCEPT FOR AN AREA 145' IN LENGTH WHICH SHALL BE REDUCED TO 20' (SEE PLAN).
35' ALONG THE EAST AND NORTH PROPERTY LINES.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. SIGNAGE: SIGNS AS PERMITTED BY ZONING DISTRICT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA. ADDITIONALLY THE FOLLOWING CONDITIONS APPLY:
 - A. SIGNS SHALL NOT EXCEED 15' IN HEIGHT.
 - B. NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED.
 - C. ALL SIGNS RELATING TO THE SPECIFIC USES CONTAINED WITHIN THE PARCEL SHALL BE PERMITTED PROVIDING THEY FOLLOW APPROPRIATE CITY CODES AND NORMANDIE CENTER COVENANTS.
 - D. FLASHING SIGNS, (EXCEPT FOR SIGNS SHOWING DATE, TIME TEMPERATURE AND OTHER PUBLIC SERVICE MESSAGES) ROTATING OR MOVING SIGNS, SIGNS WITH MOVING LIGHTS, OR SIGNS WHICH CREATE THE ILLUSION OF MOVEMENT ARE NOT PERMITTED.
 - E. ONE FREE STANDING MONUMENT-TYPE SIGN IS PERMITTED ON WOODLAWN FOR PARCEL 1, AND ONE FREE STANDING MONUMENT-TYPE SIGN IS PERMITTED ON CENTRAL FOR PARCEL 1. EACH SIGN SHALL NOT EXCEED 150 SQ. FT. PER SIGN FACE. (SEE PLAN FOR LOCATIONS)
6. ANY DRAINAGE IMPROVEMENTS REQUIRED SHALL BE DETERMINED AT THE TIME OF PLATTING.
7. AT THE TIME OF PLATTING:
 - A. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT SHALL BE RESOLVED.

- B. FINAL DETERMINATION OF ACCEL/ DECEL LANES TO SERVE OPENINGS ON CENTRAL AND WOODLAWN SHALL BE RESOLVED AT THE TIME OF PLATTING. SAID LANES SHALL BE CONSTRUCTED IN CONFORMANCE WITH REQUIREMENTS SET FORTH BY TRAFFIC ENGINEERING.
8. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA, UNLESS SPECIFIED IN THE PARCEL DESCRIPTION.
9. FIRE LANES:
- A. FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING.
- B. DURING BUILDING PERMIT REVIEW THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL REVIEW AND APPROVE THE SITE PLAN, REGARDING FIRE LANE(S) AND FIRE HYDRANT ACCESS, PRIOR TO ISSUANCE OF A BUILDING PERMIT.
10. ACCESS CONTROL:
- A. ACCESS TO WOODLAWN SHALL BE LIMITED TO TWO (2) OPENINGS, SEE PLAN.
- B. ACCESS TO CENTRAL SHALL BE LIMITED TO FOUR (4) OPENINGS SEE PLAN.
11. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED. ANY MAJOR CHANGES IN THIS DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND THE CITY COUNCIL FOR THEIR CONSIDERATION.
12. ALL LIGHTS SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD OR DIRECT LIGHT AWAY FROM RESIDENTIAL AREAS.
13. ALL ROOF TOP EQUIPMENT ON THE STRUCTURE ADJACENT TO THE EAST PROPERTY LINE SHALL BE SCREENED FROM GROUND VIEW.
14. DELIVERY HOURS FOR SEMI-TRAILER TRUCKS SHALL BE RESTRICTED TO 7:00 AM TO 10:00 PM SEVEN DAYS A WEEK.
15. WASTE MATERIALS:
- A. TRASH PICK-UP HOURS SHALL BE RESTRICTED TO 7:00 AM TO 7:00 PM SEVEN DAYS A WEEK.
- B. TRASH ENCLOSURES SHALL BE APPROPRIATELY SCREENED FROM GROUND VIEW.

16. THE MASONRY WALL REQUIREMENT ALONG THE NORTH AND EAST PROPERTY LINES SHALL BE WAIVED. NORMANDIE CENTER SHALL MAINTAIN THE EXISTING PRIVATE WOOD FENCES (LOCATED APPROX. 8' NORTH OF THE NORTH PROPERTY LINE AND APPROX. 8' EAST OF THE EAST PROPERTY LINE-SEE PLAN), FOR EACH HOME OWNER OF LOTS 1 THRU 14 (OF A REPLAT OF THE FIRST ADDITION TO WOODLAWN VILLAGE). SHOULD THE ABOVE MENTIONED HOME OWNER(S) REMOVE ANY OR ALL OF HIS/HER EXISTING WOOD FENCE CREATING THE LOSS OF THE EXISTING VISUAL BARRIER BETWEEN HIS/HER HOME AND NORMANDIE CENTER, NORMANDIE CENTER AGREES TO CONSTRUCT A SIX (6) FOOT WOOD FENCE EITHER ON THE EXISTING WOOD FENCE LOCATION OR ON NORMANDIE CENTER PROPERTY AS PER HOME OWNER'S REQUEST. NORMANDIE CENTER AGREES TO CONTINUE TO MAINTAIN THE AREA BETWEEN THE NORTH PROPERTY LINE AND THE EXISTING NORTH FENCE, AND BETWEEN THE EAST PROPERTY LINE AND THE EXISTING EAST FENCE.

17. MASONRY WALL:

- A. AN 8' X 90' MASONRY WALL SHALL BE CONSTRUCTED 10' EAST OF THE EAST CURB LINE ADJACENT TO THE DOCK AREA, SEE PLAN. THE SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE).
- B. THE MASONRY WALL SHALL NOT BE CONSTRUCTED WITHOUT A BUILDING PERMIT. ADDITIONALLY, WALLS SHALL NOT BE CONSTRUCTED WITHIN UTILITY EASEMENTS. HOWEVER, WALLS ON COLUMN FOOTINGS MAY CROSS UTILITY EASEMENTS WHEN APPROVED BY THE CITY ENGINEER.

18. LANDSCAPE BUFFERS:

- A. A 5' LANDSCAPE BUFFER SHALL BE REQUIRED ALONG THE SOUTH AND WEST PROPERTY LINES, A 17' LANDSCAPE BUFFER SHALL BE REQUIRED ALONG THE NORTH PROPERTY LINE, AND A LANDSCAPE BUFFER (VARYING IN SIZE -SEE PLAN) SHALL BE REQUIRED ALONG THE EAST PROPERTY LINE.
- B. A MINIMUM OF ONE DECIDUOUS TREE, 2" TO 2 1/2" CAL., OR A 6' TO 8' CONIFEROUS TREE SHALL BE REQUIRED EVERY 50 LINEAL FEET ALONG THE NORTH AND EAST PROPERTY LINES.
- C. A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT FOR THE PLANTING BUFFERS MENTIONED ABOVE INDICATING THE TYPE, LOCATION, SPECIFICATIONS OF PLANT MATERIALS, AND METHOD OF PROVIDING WATER TO THE PLANT MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- D. ALL PLANTING BUFFERS AS INDICATED ON THE PLAN, SHALL CONSIST OF TREES, TURF, AND LOW SHRUBBERY, AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS TO NOT CONSTITUTE A TRAFFIC HAZARD.

- E. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
- F. FAILURE TO PROPERLY MAINTAIN THE FENCE OR LANDSCAPE BUFFER MENTIONED ABOVE SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.
- G. TREES OR IRRIGATION SYSTEMS NORMANDIE CENTER INSTALLS TO FULFILL C.U.P. REQUIREMENTS SHALL BE LOCATED ON NORMANDIE CENTER PROPERTY AND SHALL NOT ENCROACH ON PRIVATE PROPERTY TO THE NORTH OR THE EAST.
19. IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED WITH THE PLAT OF THE AREA.

NOTE: ALL DRIVEWAYS AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATIONS(S).

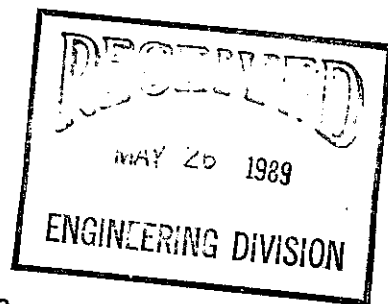
20. PARCEL DESCRIPTION:

PARCEL NUMBER 1

PROPOSED USES: NEIGHBORHOOD SHOPPING CENTER USES INCLUDING GROCERY STORE, FURNITURE, RESTAURANTS, RETAIL SHOPS, OFFICES, MEDICAL AND DENTAL CLINICS, CLOTHING STORES, PHARMACIES, DRY CLEANING, LAUNDRY (NOT INCLUDING SELF-SERVICE LAUNDRY), BARBER SHOPS, BEAUTY SHOPS, TAILORS, STUDIOS, SHOE STORES, HARDWARE AND APPLIANCE STORES, CONVENIENCE STORES, AND FINANCIAL INSTITUTIONS.

NET AREA - 355,631 SQ. FT. (8.2 ACRES)
MAXIMUM BUILDING COVERAGE - 106,689 SQ. FT. (MAXIMUM 30%)
MAXIMUM GROSS FLOOR AREA - 118,000 SQ. FT.
FLOOR AREA RATIO - 0.332
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 3
SETBACKS - SEE GENERAL PROVISION NUMBER 3
PARKING - SEE GENERAL PROVISION NUMBER 8
TOTAL PARKING REQUIRED (4 PARKING SPACES PER 1000 SQ. OF
MAXIMUM GROSS FLOOR AREA = 472
TOTAL PARKING SHOWN ON PLAN = 474
A TOTAL OF 4 HANDICAPPED PARKING STALLS SHALL BE REQUIRED,
SEE PLAN.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT



DATE: May 26, 1989

TO: Marvin Krout, Director of Planning
Walt Campbell, Deputy Chief of Operations
Bill McKinley, Traffic Engineer
Mike Lindebak, City Engineer

FROM: Robert L. Young, Principal Planner *RLY*

SUBJECT: Proposed commercial development plan for Normandie Center located on the northeast corner of Central and Woodlawn.

Attached for your review and comments is a copy of the proposed development plan for the above-referenced property. The applicant proposes to create a one parcel commercial C.U.P. on the 8.2 acre site of the existing Normandie Shopping Center. This is one of only a few commercially developed sites over six acres in size in the City of Wichita that does not have an approved community unit plan. The existing shopping center was constructed prior to the time the community unit plan regulations were added to the City Zoning Ordinance in the early 1960's.

The applicant intends to expand the grocery store structure on the eastern portion of the site to accommodate and hopefully retain the existing tenant. To accommodate the proposed expansion, the applicant proposes to establish a 50 foot set back along Woodlawn and along Central except along the east 145 feet of the site where the set back is proposed to be reduced to 20 feet. The applicant proposes to retain the existing number of access points along Central (4) and reduce by one the number of access points along Woodlawn to a total of 2. Additional right-of-way is indicated on the plan for deceleration lane purposes. Final determination of street R-O-W, pavement width and deceleration lanes is to be resolved at the time of platting. The applicant is also adding provisions for sign control, landscaping and fencing.

I would appreciate your comments regarding this development proposal as soon as possible so it can be scheduled for MAPC review. Thank you.

RLY:pu
Attachments

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 12

August 24, 1989

STAFF REPORT
(Preliminary Plat)

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: Bill Yung Design/Baughman Company, P.A.

LOCATION: Northeast corner of Woodlawn and Central

SITE SIZE: 8.2 acres

NUMBER OF LOTS

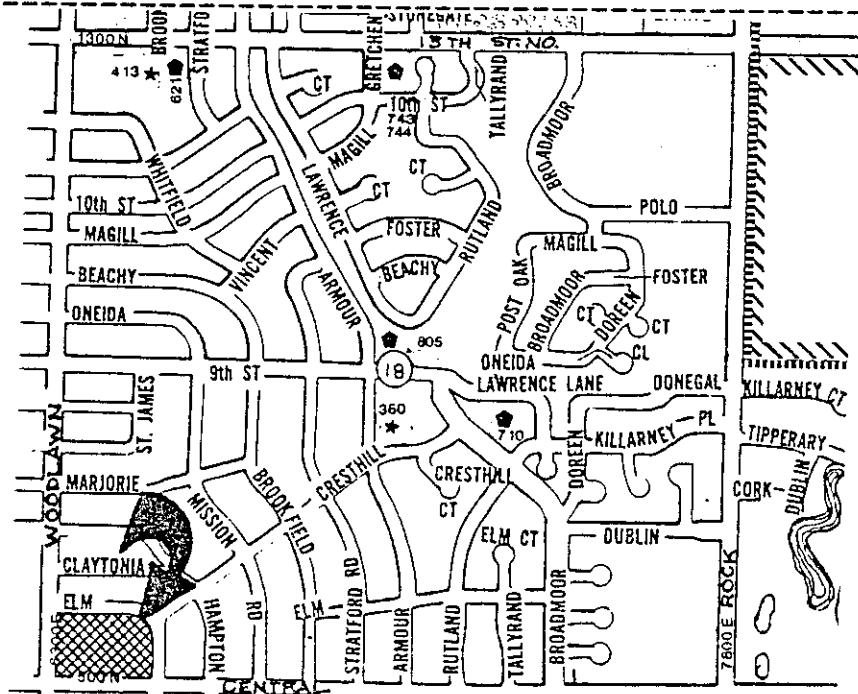
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

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:



STAFF COMMENTS:

- NOTE: This plat is associated with the Normandie center Commercial C.U.P. (DP-193). The associated zone case Z-2962, will establish "LC" zoning for the north/south alley when it is vacated by this plat.
- 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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - D. 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.
 - E. 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.
 - F. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
 - G. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
 - 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 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.

- K. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- M. The representative from the City Water Department should be prepared to comment on the 8" waterline along the east side of the plat. Specifically, is this a public line and if so, is its location too close to the planned building?

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 25, 1989

Baughman Company
315 S. Ellis
Wichita, KS 67211

Re: S/D 89-54 - NORMANDIE CENTER

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 24, 1989, 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 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. Prior to submitting the final plat, the applicant shall meet with the Wichita Water Department staff to determine any requirements needed for the relocation of, or changes in service resulting from this plat. The applicant shall guarantee any improvements identified as being required in this regard.
- 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. 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.
- H. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- I. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- L. 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.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm
Enclosure

cc: Normanide Village Assoc., 4550 W. 109th St., Suite 220,
Wichita, 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

October 5, 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

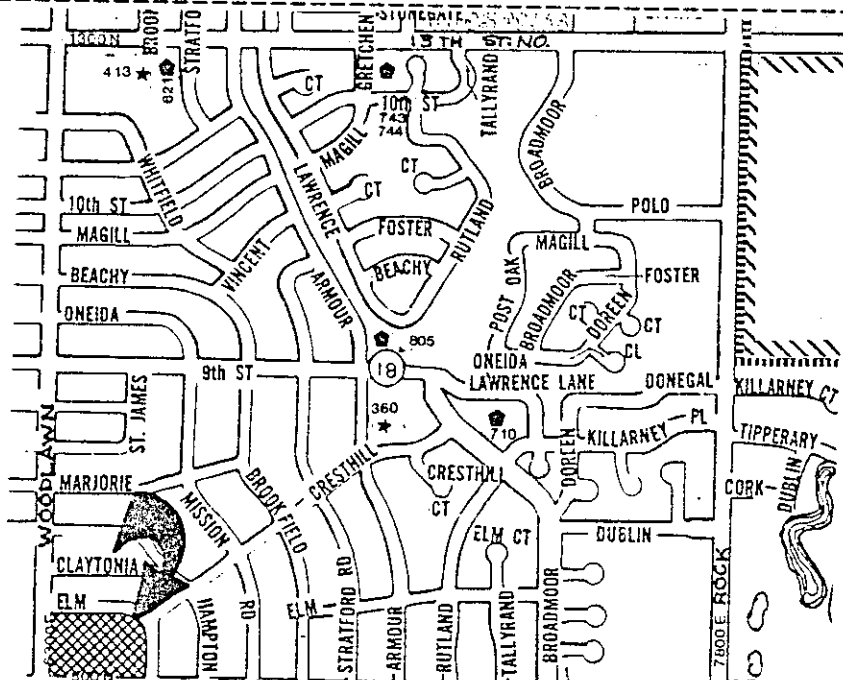
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

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:



STAFF COMMENTS:

- NOTE: This plat is associated with the Normandie center Commercial C.U.P. (DP-193). The associated zone case Z-2962, will establish "LC" zoning for the north/south alley when it is vacated by this plat.
- 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. 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.
 - H. The applicant is advised that the chairman of the MAPC is "Wayne L. Brinegar." The final plat tracing shall reflect this change.
 - 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. 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.
 - K. The representative from the Water Department should be prepared to comment on any requirements needed for the relocation of, or changes in, service for the area being platted.

- L. The representative from City Engineering should be prepared to comment on the acceptability of the applicants drainage plan.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 6, 1989

Baughman Company
315 S. Ellis
Wichita, KS 67211

Re: S/D 89-54 - NORMANDIE CENTER

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 5, 1989, 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 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.

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 12, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm
Enclosure

SD 89-54 Normandie Ctr.
Page 3

cc: Normandie Village Assoc., 4550 W. 109th St., Suite 220,
Overlând 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

SEDGWICK COUNTY

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:

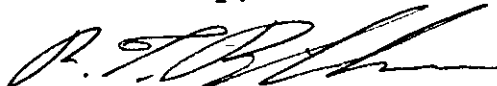
At the regular meeting of the Metropolitan Area Planning Commission on October 12, 1989, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter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