

S/D 62-34 - NORTHGATE CENTER
LOCATED AT THE NE CORNER OF 33RD ST.
NORTH AND ARKANSAS

ACTION

	DATE
S/D COMMITTEE	approve 12-13-62
S/D Comm.	approve final 1-31-63
M.A.P.C.	approve 2-7-63 file back to A. n. '10'
B.C.C. 12-66	Reminded 5-10-64 approved

S. Speed

SUBDIVISION REPORT AND PROGRESS

MAP No. B-4
SEC. No. 32
TWP. No. 26S
RANGE 1E

S/D No.: 62-34

NAME: NORTHGATE CENTER

GENERAL LOCATION: NE CORNER OF 33RD ST. NORTH AND ARKANSAS

OWNER: DICK A. MORRIS
ADDRESS: 1147 S. BROADWAY PHONE: AM 2-3435
SUBDIVIDER: SAME
ADDRESS: _____ PHONE: _____
ENGINEER/SURVEYOR: K. O. TAYLOR
ADDRESS: 524 1/2 N. MARKET PHONE: AM 4-4072

APPLICATION RECEIVED 11-16-62
CONF. WITH APPLICANT _____
SKETCH PLAT RECEIVED 11-16-62
POSTED TO ATLAS 11-20-62
PRESENT ZONING LC
PROPOSED ZONING LC
SKETCH PLAT _____
LETTER OF INTENT 11-20-62

FINAL PLAT RECEIVED 1-21-63
TRACING RECEIVED 3-26-63
FINAL PLAT REVIEWED 1-21-63
S/D REPORT #2 PREPARED 1-21-63

PREL. PLAT RECEIVED 12-3-62
PREL. PLAT REVIEWED 12-3-62
S/D REPORT #1 PREPARED 12-3-62

S/D COMM. ACTION approve 1-31-63

S/D COMM. ACTION approve 12-13-62

S/D REPORT #2 MARKED 1-31-63
DEPT. REPORT ON FINAL 2-1-63
MARKED COPY SENT TO ENG. 2-1-63

S/D REPORT #1 MARKED 12-13-62
DEPT. REPORT ON PREL. 12-13-62
MARKED COPY SENT TO ENG. 12-13-62

M.A.P.C. ACTION approve 2-7-63

S/D REPORT #2 MARKED 2-7-63
DEPT. REPORT ON FINAL 2-8-63

LETTER ON IRONS RECEIVED 5-3-64
TITLE OPINION RECEIVED 2-28-64
TAXES OPINION RECEIVED 2-28-64
TITLE & TAXES REVIEWED 2-28-64
FINAL REVIEW 3-5-64

LETTER TO B.C.C. 3-5-64

B.C.C. ACTION 3-10-64 *See Note

RECORDED 5-15-64
ANNEXED _____

COMMENTS: 2-8-63 Performance bond must be filed or file have before forwarding to B.C.C.

* 3/10-64 Report sent to PC via "cc" - Resubmitted - Approve

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

NORTHGATE CENTER ADDITION WAS
FILED FOR RECORD ON May 15, 1964.

Rufus E. Dearing

REGISTER OF DEEDS

5-15-64
jo

*Recorded
5-21-64
MB*

March 23, 1964

Bob Finch, City Clerk

Don Holtgren, Planner I

Performance Bond Requested for Northgate Center Addition

Please find attached the Performance Bond requested in connection with the Northgate Center Addition which was approved by the Board of City Commissioners on March 10, 1964. This bond is for your files in connection with the Northgate Center plat.

Thank you for your attention to this matter. If you have any further questions, please call.

Don Holtgren
Planner I

DLH:an
Attachment

March 17, 1964

Mr. Colby Sandlian
443 East North St. Francis
Wichita, Kansas

Subject: Northgate Center Addition

Dear Mr. Sandlian:

Please find enclosed the extra copy of the Performance Bond which was not satisfactory for filing. I am returning this Bond to you for your disposition.

The Bond which as found satisfactory must still be signed by Mr. Skaer. After his signature has been placed on the Bond, the tracing will then be ready for recording. Thank you for your attention to this matter.

Sincerely,

Don L. Holtgren
Planner I

DLH:an
Attachment

PERFORMANCE BOND
OF
NORTH GATE CENTER, INC.

FROM ALL MEN BY THESE PRESENTS:

THAT, North Gate Center, Inc., as principal, and Gladys J. Morris, James M. Armour, Arthur W. Skaer and Don Shawver, as sureties, are held and firmly bound to THE CITY OF WICHITA, KANSAS, in the amount of Twelve Thousand DOLLARS (\$ 12,000) for which payment to be well and truly made, we bind ourselves, jointly and severally, and each of us, our and each of our successors, assigns, heirs, administrators and executors, firmly by these presents.

WHEREAS, the principal has made application to THE CITY OF WICHITA, KANSAS, for approval and acceptance of a certain plat covering a tract of land described as follows, to-wit:

The South 9 Acres of the South 24 Acres of all that part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 26 South, Range 1 East of the Sixth Principal Meridian, lying West of the Center of Chisholm Creek, also described as: All that part of the Northeast Quarter of Section 32, Township 26 South, Range 1 East of the Sixth Principal Meridian, described as follows:

Commencing at the Southwest Corner of said Quarter Section, thence North along the West line of said Quarter Section 354 Feet; thence East Parallel with the South line of said Quarter Section 1134 Feet to the center of Chisholm Creek, thence in a Southwesterly direction following the meanderings of said Creek, thence to the South line of said Quarter Section, thence West along the South line of said Quarter Section 949 Feet to the place of beginning, in Sedgwick County, Kansas.

which plat is by reference made a part hereof; and

WHEREAS, as a condition for the granting of the said application and the approval of the said plat, THE CITY OF WICHITA, KANSAS, does require that a fire lane be constructed and paved behind buildings and improvements now and hereafter erected and constructed in the development of said tract of land, prior to the occupancy and use of such buildings and improvements now or hereafter erected, the said fire lane to be constructed and paved in accordance with

specifications to be furnished the principal by THE CITY OF WICHITA,
KANSAS, all of which the principal hereby does agree to do.

NOW, THEREFORE, the condition of this obligation is such
that if the principal shall faithfully perform the construction of
the fire lane in the manner and at such times as specified above,
then this obligation shall be void, otherwise to remain in full force
and effect in an amount sufficient to indemnify THE CITY OF WICHITA,
KANSAS, not to exceed the stated amount of \$ 12,000,
for its cost to complete all or any portion of the said fire lane as
specified above, should the principal fail therein.

Signed and sealed this 10 day of March
1964.

ATTEST:

NORTH GATE CENTER, INC.

[Signature] Secretary by: [Signature] President



SURETIES:

[Signature]

*Approved as to form
3/10/64
John Decker
Director of Law*

City Manager's Report

Recommendation from the Metropolitan Area Planning Commission to
BOARD OF CITY COMMISSIONERS
for Subdivision Approval

S/D Number: 62-34 Name: Northgate Center
Application Filed: 11-16-62 Sketch Filed: 11-16-62
Preliminary Plat Filed: 12-3-62 Approved by S/D: 12-13-62
Final Plat Filed: 1-21-63 Approved by S/D: 1-31-63
Approved by Metropolitan Area Planning Commission: 2-7-63

DESCRIPTION

General Location: Northeast corner of 33rd Street North and Arkansas

Owner:

Surveyor or Engineer: K. O. Taylor
Address: 524½ North Market

- | | | | |
|--------------------------|---------|--------------------------------|----------------|
| 1. Gross Acreage of Plat | 8.77 | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | (a) 10 R/W | 1300 ft. |
| Residential | | (b) | R/W ft. |
| Commercial | 1 | (c) | R/W ft. |
| Industrial | | (d) Total | 1300 ft. |
| Other | | 8. Total Area of New Streets: | |
| Total | 1 | R/W | 13,000 sq. ft. |
| 3. Average Lot Frontage | 590 | 9. Existing Zoning | "LC" |
| ft. | | 10. Lot Area Required by | |
| 4. Minimum Lot Frontage | 314 | Zoning | N/A sq. ft. |
| ft. | | | |
| 5. Average Lot Area | 272,238 | | |
| sq.ft. | | | |
| 6. Minimum Lot Area | 272,238 | | |
| sq.ft. | | | |

Planning Commission Recommendation:

It was moved and seconded that the Planning Commission recommend to the Board of City Commissioners that this plat be approved, subject to the following:

- *1. Filing of an appropriate performance bond in an amount to be determined by the City Engineer, guaranteeing the construction and paving of the fire lane easement to city specifications. This bond must be filed before the plat will be forwarded to the City Commission.
2. Recording within 30 days after approval by the Board of City Commissioners.

*NOTE: This requirement is being reconsidered by the MAPC at the owner's request on March 5, 1964.

Vote of Planning Commission: Unanimous

Respectfully submitted,

_____, Secretary

City Manager's Recommendation: Approve the plat as recommended by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

SAMUEL B. AMIDON (1883-1928)
HARRY W. HART (1888-1937)
GLENN PORTER (1880-1946)
WILLIAM TINKER
ARTHUR W. SKAER
HUGH H. QUINN
ALVIN D. HERRINGTON
RICHARD T. FORSTER
LEE H. WOODARD
W. GETTO McDONALD
OF COUNSEL

LAW OFFICES
McDONALD, TINKER, SKAER, QUINN & HERRINGTON
SUITE 570 FOURTH NATIONAL BANK BUILDING
WICHITA 2, KANSAS
FOREST 3-8285

February 26, 1964

TITLE OPINION

TO: The City of Wichita
Wichita, Kansas

IN RE: Examination of title to:

The South 9 acres of the South 24 acres of all that part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 26 South, Range 1 East of the Sixth Principal Meridian, lying West of the Center of Chisholm Creek, also described as: All that part of the Northeast Quarter of Section 32, Township 26 South, Range 1 East of the Sixth Principal Meridian, described as follows:

Commencing at the Southwest Corner of said Quarter Section, thence North along the West line of said Quarter Section 354 Feet; thence East parallel with the South line of said Quarter Section 1134 Feet to the center of Chisholm Creek, thence in a Southwesterly direction following the meanderings of said Creek to the South line of said Quarter Section, thence West along the South line of said Quarter Section 949 Feet to the place of beginning, in Sedgwick County, Kansas.

Gentlemen:

This is to certify that we have examined the title to the above described premises at various times and are familiar with all transactions and conveyances made since our examinations, and that, as a result thereof, fee simple title in and to said premises is vested as of this date in

NORTH GATE CENTER, INC., a Kansas corporation,

subject only to that certain mortgage of record wherein National Reserve Life Insurance Company appears as mortgagee.

The City of Wichita
February 26, 1964
Page Two

We further certify that there are no delinquent ad valorem taxes due and owing on said premises.

Respectfully submitted,

Arthur W. Skaer

of McDONALD, TINKER, SKAER, QUINN & HERRINGTON

AWS:lp

KENNETH O. TAYLOR
Consulting Engineer
524 1/2 NORTH MARKET
WICHITA 5, KANSAS

May 1, 1963



City Planning Commission
City Building Annex
Wichita, Kansas

Gentlemen:

This is to certify that irons have been set at all block corners and changes of alignment in Northgate Center, Wichita, Sedgwick County, Kansas.

K. O. Taylor
K. O. Taylor

February 8, 1963

Mr. K. O. Taylor
524 1/2 North Market
Wichita, Kansas

Subject: S/D 62-34 - Final Plat of
Northgate Center

Dear Mr. Taylor:

At its regular meeting on February 7, 1963, the Metropolitan Area Planning Commission approved the Final Plat of Northgate Center subject to the following:

1. Filing of an appropriate performance bond in an amount to be determined by the City Engineer, guaranteeing the construction and paving of the fire lane and utility easement to City specifications. This bond must be filed before the plat will be forwarded to the City Commission.
2. Recording within 30 days after approval by the Board of City Commissioners.

This Final Plat will be forwarded to the Board of City Commissioners for their consideration as soon as the following requirements have been met:

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

3. Certification by an attorney that fee title is vested in the plattor.
4. Certification that all taxes due and payable have been paid.
5. Certification that the irons have been set as required by the Subdivision Rules and Regulations of the Metropolitan Area Planning Commission.

If you have any questions concerning this matter, please do not hesitate to call on us.

Sincerely yours,

Robert K. Lister
Planner II

RKL:am

cc: Dick A. Morris
1147 S. Broadway

FEBRUARY 4, 1963

MR. K. O. TAYLOR
524½ NORTH MARKET
WICHITA, KANSAS

SUBJECT: S/D 62-34, NORTHGATE CENTER,
FINAL PLAT

DEAR MR. TAYLOR:

THIS IS TO ADVISE YOU THAT AT ITS REGULAR MEETING ON JANUARY 31, 1963, THE SUBDIVISION COMMITTEE OF THE METROPOLITAN AREA PLANNING COMMISSION CONSIDERED THE FINAL PLAT OF NORTHGATE CENTER. THE SUBDIVISION COMMITTEE HAS RECOMMENDED THAT THIS PLAT BE APPROVED SUBJECT TO THE FOLLOWING REQUIREMENTS:

1. FILING OF AN APPROPRIATE PERFORMANCE BOND IN AN AMOUNT TO BE DETERMINED BY THE CITY ENGINEER, GUARANTEEING THE CONSTRUCTION AND PAVING OF THE FIRE LANE AND UTILITY EASEMENT TO CITY SPECIFICATIONS. THIS BOND MAY BE FILED AFTER APPROVAL BY THE SUBDIVISION COMMITTEE AND METROPOLITAN AREA PLANNING COMMISSION. HOWEVER, IT MUST BE FILED BEFORE THE PLAT WILL BE FORWARDED TO THE CITY COMMISSION.
2. RECORDING WITHIN 30 DAYS AFTER APPROVAL BY THE BOARD OF CITY COMMISSIONERS.

THE RECOMMENDATION OF THE SUBDIVISION COMMITTEE WILL NOW BE FORWARDED TO THE METROPOLITAN AREA PLANNING COMMISSION FOR ITS CONSIDERATION ON FEBRUARY 7, 1963.

IF YOU HAVE ANY QUESTIONS CONCERNING THIS MATTER, PLEASE DO NOT HESITATE TO CALL ON US.

SINCERELY YOURS,

ROBERT A. LAKIN
SENIOR PLANNER

RAL:RKL:AN
cc: DICK A. MORRIS
1147 S. BROADWAY

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 62-34 NAME NORTHGATE CENTER
DATE APPLICATION REC'D 11-16-62 PRELIMINARY APPROVAL 12-13-62

DESCRIPTION

GENERAL LOCATION NORTHEAST CORNER OF ARKANSAS AND 33RD STREET NORTH

OWNER DICK A. MORRIS
SURVEYOR/ENGINEER K. O. TAYLOR
ADDRESS 524 1/2 NORTH MARKET

1. GROSS ACREAGE OF PLAT <u>8.77</u>	7. LINEAL FEET OF NEW STREETS:
2. NUMBER OF LOTS:	(A) <u>10</u> R/W <u>1300</u> FT.
RESIDENTIAL _____	(B) _____ R/W _____ FT.
COMMERCIAL _____	(C) _____ R/W _____ FT.
INDUSTRIAL _____	(D) TOTAL _____ 1300 FT.
OTHER _____	8. TOTAL AREA OF NEW STREET
TOTAL _____	R/W <u>13,000</u> SQ.FT.
3. AVERAGE LOT FRONTAGE <u>590</u> FT.	9. EXISTING ZONING <u>LC</u>
4. MINIMUM LOT FRONTAGE <u>314</u> FT.	10. PROPOSED ZONING <u>LC</u>
5. AVERAGE LOT AREA <u>272,238</u> SQ.FT.	11. LOT AREA REQUIRED BY
6. MINIMUM LOT AREA <u>272,238</u> SQ.FT.	ZONING _____ SQ.FT.

STAFF COMMENTS:

PRELIMINARY REQUIREMENTS HAVE BEEN MET EXCEPT AS FOLLOWS:

* FILING OF AN APPROPRIATE PERFORMANCE BOND IN AN AMOUNT TO BE DETERMINED BY THE CITY ENGINEER GUARANTEEING THE CONSTRUCTION AND PAVING OF THE FIRE LANE AND UTILITY EASEMENT TO CITY SPECIFICATIONS.

* MAY BE FILED AFTER FINAL APPROVAL BY SUBDIVISION AND METROPOLITAN AREA PLANNING COMMISSION, BUT MUST BE FILED BEFORE PLAT WILL BE FORWARDED TO CITY COMMISSION.

SUBDIVISION COMMITTEE ACTION: approve 1-31-63 (DATE)
THE SUBDIVISION COMMITTEE RECOMMENDS:

Same as staff comments

M. A. P. C. ACTION: approve 2-7-63 (DATE)
THE METROPOLITAN AREA PLANNING COMMISSION:

see S/D reqs.

PLEASE DO NOT HESITATE TO CALL OR TO IF YOU HAVE ANY
QUESTIONS CONCERNING THIS MATTER

DECEMBER 17, 1962

MR. K. O. TAYLOR
524½ NORTH MARKET
WICHITA, KANSAS

SUBJECT: S/D 62-34, NORTHGATE
CENTER - PRELIMINARY
PLAT

DEAR MR. TAYLOR:

AT ITS REGULAR MEETING ON DECEMBER 13, 1962, THE SUB-
DIVISION COMMITTEE OF THE METROPOLITAN AREA PLANNING COM-
MISSION CONSIDERED THE PRELIMINARY PLAT OF NORTHGATE CENTER.

THE FINAL PLAT MAY BE PREPARED SUBJECT TO THE FOLLOWING:

- ✓ 1. THE FIRE LANE EASEMENT AS SHOWN ON THE PLAT SHOULD BE DESIGNATED AS "FIRE LANE AND UTILITY EASEMENT".
- ✓ 2. RESERVATION AND NOTATION OF THE WEST 25 FEET OF THE 75 FEET WEST OF THE STREAM CENTER LINE OF THE OLD NORTH WICHITA DRAINAGE CANAL AS A DRAINAGE EASEMENT.
3. FILING OF AN APPROPRIATE PERFORMANCE BOND IN AN AMOUNT TO BE DETERMINED BY THE CITY ENGINEER GUARANTEEING THE CONSTRUCTION AND PAYING OF THE FIRE LANE AND UTILITY EASEMENT TO CITY SPECIFICATIONS. THIS BOND MAY BE FILED AFTER FINAL APPROVAL BY THE SUBDIVISION COMMITTEE AND METROPOLITAN AREA PLANNING COMMISSION. HOWEVER, IT MUST BE FILED BEFORE THE PLAT WILL BE FORWARDED TO CITY COMMISSION.

THE ATTACHED "MARKED" COPY OF THE PRELIMINARY PLAT IS FOR YOUR INFORMATION AND FILES.

DECEMBER 17, 1962

PLEASE DO NOT HESITATE TO CALL ON US IF YOU HAVE ANY
QUESTIONS CONCERNING THIS MATTER

SINCERELY YOURS,

ROBERT A. LAKIN
SENIOR PLANNER

RAL:RKL:AN
ATTACHMENT

cc: DICK A. MORRIS
1147 SOUTH BROADWAY

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE

S/D No. 62-34 NAME NORTHGATE CENTER
DATE APPLICATION REC'D 11-16-62 S/D COMMITTEE MEETING 12-13-62

DESCRIPTION

GENERAL LOCATION NORTHEAST CORNER OF 33RD STREET NORTH AND ARKANSAS

OWNER DICK A. MORRIS
SURVEYOR/ENGINEER K. O. TAYLOR
ADDRESS 524 1/2 NORTH MARKET PHONE AM 4-4072

1. GROSS ACREAGE OF PLAT	<u>8.77</u>	7. LINEAL FEET OF NEW STREETS:	
2. NUMBER OF LOTS:		(A)	<u>10</u> R/W <u>1300</u> FT.
RESIDENTIAL	<u>1</u>	(B)	<u> </u> R/W <u> </u> FT.
COMMERCIAL	<u> </u>	(C)	<u> </u> R/W <u> </u> FT.
INDUSTRIAL	<u> </u>	(D)	TOTAL <u>1300</u> FT.
OTHER	<u> </u>	8. TOTAL AREA OF NEW STREET	
TOTAL	<u> </u>	R/W	<u>13,000</u> SQ.FT.
3. AVERAGE LOT FRONTAGE	<u>354</u> FT.	9. EXISTING ZONING	<u>"LC"</u>
4. MINIMUM LOT FRONTAGE	<u>354</u> FT.	10. PROPOSED ZONING	<u>"LC"</u>
5. AVERAGE LOT AREA	<u>382,300</u> SQ.FT.	11. LOT AREA REQUIRED BY	
6. MINIMUM LOT AREA	<u>382,300</u> SQ.FT.	ZONING	<u> </u> SQ.FT.

STAFF COMMENTS:

THIS PRELIMINARY PLAT COMPLIES WITH THE SUBDIVISION RULES AND REGULATIONS EXCEPT AS FOLLOWS:

1. NOTATION OF LOTS, 1, 2 AND 3 AS PER OFFICE COPY OF SKETCH PLAT.

ACTION: 12-13-62 approve
THE SUBDIVISION COMMITTEE RECOMMENDS:

1. the w 25' of the w 75' w of stream & for ~~stream~~ drainage easement
2. Filing of corporate performance bond in an amount to be determined by City Eng. guaranteeing construction of fire lanes to City Specs.
3. Show fire lane as "Fire Lane and Utility easement"

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bld'g & Elev. _____ Elec. _____ Elev. Insp. _____
Exam Fees _____ Hse. Mvr. _____ Hse. Moving _____
Licse. _____ Mech. _____ Oil Well _____ Pav. Cuts _____
Plan _____ Plb'g. _____ Plb'g. Cert. _____
Sanitation _____ Sewer _____ Signs _____ Sidewalk _____
Street _____ Trailers _____

DESCRIPTION	AMOUNT
Subdivision App R 712	25 00

Name Mr. Herb A. Morris

Address 1121 S. Broadway

Type _____ Due Date 12-6-62

Comments _____

Date 12-1-62 By D. Mott

KENNETH O. TAYLOR

Consulting Engineer
224 1/2 NORTH MARKET
WICHITA 5, KANSAS


December 4, 1962

Mr. Dick A. Morris
1137 So. Broadway
Wichita, Kansas

Dear Mr. Morris:

The City of Wichita now charges a fee of \$25.00 plus \$1.50 per lot for processing plats. The preliminary plat has been submitted to the Planning Office and the amount of \$25.00 is due the City of Wichita for processing the plat of Northgate Center. The check should be made to the City of Wichita and sent to The City of Wichita, City Building Annex, Wichita, Kansas.

Very truly yours,


K. O. Taylor
Consulting Engineer



NOVEMBER 27, 1962

MR. K. O. TAYLOR
524½ NORTH MARKET
WICHITA, KANSAS

SUBJECT: S/D No. 62-34
NORTHGATE CENTER -
SKETCH PLAT

DEAR MR. TAYLOR:

THE APPLICATION FOR SUBDIVISION APPROVAL OF NORTHGATE CENTER TOGETHER WITH THE REQUIRED TWO COPIES OF THE SKETCH PLAT HAVE BEEN RECEIVED IN THIS OFFICE. THE PRELIMINARY PLAT OF NORTHGATE CENTER MAY BE PREPARED SUBJECT TO THE FOLLOWING:

1. THE REQUIREMENTS OF THE SUBDIVISION RULES AND REGULATIONS OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION FOR A PRELIMINARY PLAT (SEE PAGES 3 AND 4).
2. THE NOTATION OF LOT 1 AND LOT 2 (AND LOT 3) AS NOTED ON THE ENGINEER'S COPY OF THE SKETCH PLAT.
3. WE ASSUME THE AREA TO BE DEDICATED FOR BOTH 33RD STREET AND ARKANSAS AVENUE WILL EACH BE A TOTAL OF 40 FEET FOR A HALF RIGHT-OF-WAY.
4. THE AREA NOTED ON THE SKETCH PLAT AS "FIRE LANE EASEMENT" MAY BE SUBMITTED EITHER AS A FIRE LANE EASEMENT OR AS AN ALLEY. IN EITHER CASE THIS AREA SHOULD BE PAVED TO CITY SPECIFICATIONS PRIOR TO DEVELOPMENT OR HAVE A CORPORATE PERFORMANCE BOND IN AN AMOUNT TO BE DETERMINED BY THE CITY ENGINEER FILED WHICH WOULD GUARANTEE CONSTRUCTION. THIS PROCEDURE

NOVEMBER 27, 1962

SHOULD BE FOLLOWED TO GUARANTEE USABLE SERVICE AND FIRE ACCESS AREAS. THE MANNER IN WHICH IT HAS BEEN HANDLED IN THE PAST IS UNSATISFACTORY IN THAT THE AREA MAY OR MAY NOT EVEN BE GRADED, LET ALONE SURFACED IN SUCH A MANNER TO GUARANTEE ADEQUATE ACCESS.

5. IN THE NORTHEAST PORTION OF THE PLAT WHERE THE FIRE LANE TURNS SOUTHWARD, A RADIUS OF LESS THAN 100 FEET IS ALLOWABLE IF DESIRED. THE FIRE DEPARTMENT HAS INDICATED THAT IT WILL ACCEPT AN INSIDE RADIUS OF 40 FEET MINIMUM. SINCE THE PORTION ON THE OUTSIDE OF THE CURVE IS IN LINE WITH THE EAST LINE OF THE NORTH-SOUTH FIRE LANE, PERHAPS THIS SHOULD BE INCLUDED AS A PART OF THE EASEMENT OR ALLEY.
6. IF THE AREA NOTED AS NORTH RIGHT-OF-WAY LINE OF THE NORTH WICHITA DRAINAGE DITCH IS TO BE INCLUDED IN THE PLAT, IT SHOULD BE SO STATED. RIGHT-OF-WAY DEDICATION FOR THIS PORTION OF NORTH WICHITA DRAINAGE DITCH SHOULD BE 20 FEET FROM THE CENTER OF THE BANK.

THE ATTACHED MARKED COPY OF THE SKETCH PLAT IS FOR YOUR INFORMATION AND FILE.

PLEASE DO NOT HESITATE TO CALL ON US IF YOU HAVE ANY QUESTIONS.

SINCERELY YOURS,

ROBERT A. LAKIN
SENIOR PLANNER

RAL:RKL:AN
ATTACHMENT

CC: DICK A. MORRIS
1147 SOUTH BROADWAY

MAP No.: _____
Sec. No.: _____
TWP. No.: _____
RANGE: _____

S/D No. _____

APPLICATION FOR SUBDIVISION APPROVAL

NAME OF SUBDIVISION: Northgate Center

GENERAL LOCATION: NE 1/4 Sec. 32-T26S, R1E

NAME OF PROPERTY OWNER: Dick A. Morris
Address: 1147 South Broadway PHONE: AM23435

NAME OF SUBDIVIDER: Ditto
Address: _____ PHONE: Ditto

NAME OF AGENT/SURVEYOR: K. O. Taylor
Address: 521 1/2 North Market PHONE: AM44072

DATE OF APPLICATION: 11-5-62

SUBDIVISION INFORMATION:

1. GROSS ACREAGE OF PLAT 8.77
2. NUMBER OF LOTS:
RESIDENTIAL _____
COMMERCIAL 1
INDUSTRIAL _____
OTHER _____
TOTAL NUMBER OF LOTS 1
3. AVERAGE LOT FRONTAGE 354 FT.
4. MINIMUM LOT FRONTAGE 354 FT.
5. AVERAGE LOT AREA 352,300 SQ.FT.
6. MINIMUM LOT AREA _____ SQ.FT.

7. LINEAL FEET OF NEW STREETS:
- | | | | |
|--------------|-----|--------------|-----|
| A. <u>10</u> | R/W | <u>1,300</u> | FT. |
| B. _____ | R/W | _____ | FT. |
| C. _____ | R/W | _____ | FT. |
| D. TOTAL | | <u>1,300</u> | FT. |

8. TOTAL AREA OF NEW STREET R/W:
13,000 SQ.FT.

9. EXISTING ZONING _____
10. PROPOSED ZONING LC

11. PUBLIC WATER SUPPLY _____ (YES-NO), NAME City of Wichita
12. PUBLIC SANITARY SEWERS _____ (YES-NO), NAME City of Wichita
13. HEALTH DEPARTMENT APPROVAL (WHERE APPLICABLE) _____ (YES-NO)
14. CITY OF WICHITA OR 3 MILE AREA: City of Wichita

THE APPLICANT HEREIN AGREES TO COMPLY WITH THE SUBDIVISION RULES AND REGULATIONS FOR THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA, AS AMENDED, AND ALL OTHER PERTINENT ORDINANCES OF THE CITY OF WICHITA AND/OR RESOLUTIONS OF SEDGWICK COUNTY, KANSAS, AND STATUTES OF THE STATE OF KANSAS. THE APPLICANT FURTHER AGREES THAT THE SIXTY (60) DAY STATUTORY PERIOD SHALL START ON THE DATE THAT THIS PLAT IS FIRST CONSIDERED BY THE SUBDIVISION COMMITTEE OF THE METROPOLITAN AREA PLANNING COMMISSION, AND THAT HE IS AUTHORIZED TO ACT ON THE BEHALF OF THE OWNER.

DATE RECEIVED BY THE PLANNING DEPARTMENT:
TO BE STAMPED WHEN RECEIVED

SIGNED: _____

BY: _____

AGENT/SURVEYOR: KT



WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION
ROOM 402 CITY BUILDING ANNEX, 104 SOUTH MAIN STREET, WICHITA 2, KANSAS

MAP No.: _____
SEC. No.: _____
TWP. No.: _____
RANGE: _____

S/D No. _____

APPLICATION FOR SUBDIVISION APPROVAL

NAME OF SUBDIVISION: Northgate Center

GENERAL LOCATION: NE 1/4 Sec. 32-T26S, R1E

NAME OF PROPERTY OWNER: Dick A. Morris PHONE: AM23435

ADDRESS: 1117 South Broadway

NAME OF SUBDIVIDER: Ditto PHONE: Ditto

ADDRESS: _____

NAME OF AGENT/SURVEYOR: K. O. Taylor PHONE: AW11072

ADDRESS: 521 1/2 North Market

DATE OF APPLICATION: 11-5-62

SUBDIVISION INFORMATION:

1. GROSS ACREAGE OF PLAT 8.77

2. NUMBER OF LOTS: _____

RESIDENTIAL _____

COMMERCIAL 1

INDUSTRIAL _____

OTHER _____

TOTAL NUMBER OF LOTS 1

3. AVERAGE LOT FRONTAGE 354 FT.

4. MINIMUM LOT FRONTAGE 354 FT.

5. AVERAGE LOT AREA 382,300 SQ.FT.

6. MINIMUM LOT AREA _____ SQ.FT.

7. LINEAL FEET OF NEW STREETS:

A. 10 R/W 1,300 FT.

B. _____ R/W _____ FT.

C. _____ R/W _____ FT.

D. TOTAL 1,300 FT.

8. TOTAL AREA OF NEW STREET R/W:

13,000 SQ.FT.

9. EXISTING ZONING _____

10. PROPOSED ZONING IC

11. PUBLIC WATER SUPPLY _____ (YES-NO), NAME City of Wichita

12. PUBLIC SANITARY SEWERS _____ (YES-NO), NAME City of Wichita

13. HEALTH DEPARTMENT APPROVAL (WHERE APPLICABLE) _____ (YES-NO)

14. CITY OF WICHITA OR 3 MILE AREA: City of Wichita

THE APPLICANT HEREIN AGREES TO COMPLY WITH THE SUBDIVISION RULES AND REGULATIONS FOR THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA, AS AMENDED, AND ALL OTHER PERTINENT ORDINANCES OF THE CITY OF WICHITA AND/OR RESOLUTIONS OF SEDGWICK COUNTY, KANSAS, AND STATUTES OF THE STATE OF KANSAS. THE APPLICANT FURTHER AGREES THAT THE SIXTY (60) DAY STATUTORY PERIOD SHALL START ON THE DATE THAT THIS PLAT IS FIRST CONSIDERED BY THE SUBDIVISION COMMITTEE OF THE METROPOLITAN AREA PLANNING COMMISSION, AND THAT HE IS AUTHORIZED TO ACT ON THE BEHALF OF THE OWNER.

DATE RECEIVED BY THE PLANNING DEPARTMENT:
TO BE STAMPED WHEN RECEIVED

SIGNED: _____

BY: _____

AGENT/SURVEYOR: _____

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