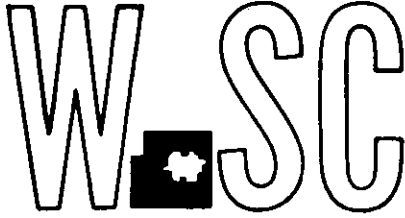


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 17, 1986



Moehring & Associates
433 South Hydraulic
Wichita, KS 67211

Re: Final Plat S/D 85-92 - ALMOND TREE ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 17, 1986, 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 submit a sidewalk certificate stating that a sidewalk will be constructed adjacent to this lot on Country Acres Avenue at the time of site development. (Multi-family zoning.)
- B. The applicant shall guarantee the extension of sanitary sewer to the north line of this proposed lot.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- E. 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.

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Final Plat S/D 85-92 - ALMOND TREE ADDITION
Page 2

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, July 24, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

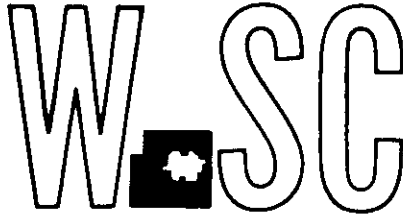
FLN:dik

Enclosure

cc: B.F.P., Inc. & Fidelity Development, Inc., Attn: Joel Pollack
1035 North Emporia, Suite 140, Wichita, KS 67214
Kansas Elks Training Center, Inc., Attn: Jeff Farmer, 206 S. Ida
Wichita, KS 67211
Mike Lindebak, City Engineer

1. Rick Kirkland. Vacation of Utility Easement. No water lines in easement. No water problem.
2. Kansas Department of Transportation. Vacation of St. R/W, Bldg. Setbacks, and Utility easements. Area in Young to be retained as utility easement as per earlier agreement. No water problem.
3. Farris S. Farha. Vacation of Alley R/W. No water lines in area to be vacated. No water problem.
4. Randy Deans. Vacation of Utility Easement. No water lines in area to be vacated. No water problem.
5. Builders Inc. Vacation of St. R/W. No water lines in area to be vacated. No water problem.
6. Bill and Donna Lee. Vacation of Access Control. Water line on south side of Central not in conflict with area. No water problem.
7. Almond Tree Addition. Final Plat. Existing 8" water line in Country Acres Avenue. No water problem.
8. Northborough 3rd Addition. Final plat. Item B, mains to be extended. No water problem.
9. Bent Tree Second Addition. Final Plat. Existing 8" water line crossing through plot. Utility easement to be retained as per item A. No water problem.
10. Woodland Estates. Revised Preliminary Plat. Item B, mains to be extended. Existing main in Central, no water problem.
- 11 & 12. Terrace Gardens Health Care. No water problem with dedication of access control or utility easement.
13. City Land Inv. Case. Area served by existing mains.
14. City Land Inv. Case. Area served by existing mains.
15. Other matters.

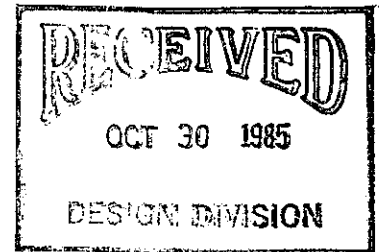
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

October 28, 1985



Moehring & Associates
433 South Ida
Wichita, KS 67211

Re: S/D 85-92 - Preliminary Plat of Almond Tree Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 24, 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 label the 25-foot front yard building setback indicated on the plat.
- B. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed adjacent to this lot on Country Acres Avenue at the time of site development. (Multi-family zoning.)
- C. The applicant shall guarantee the extension of sanitary sewer to the north line of this proposal lot.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. 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.
- F. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPS Subdivision Regulations.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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Moehring & Associates

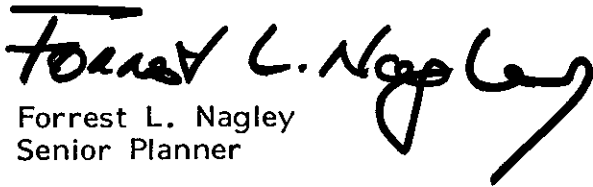
Re: S/D 85-92 - Preliminary Plat of Almond Tree Addition.

October 28, 1985

Page 2

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: B.F.P., Inc., Attn: Joel Pollack, 1035 North Emporia, Suite 140,
Wichita, KS 67214
Fidelity Development, Inc., Attn: Joel Pollack, 1035 North Emporia,
Suite 140, Wichita, KS 67214
Kansas Elks Training Center, Inc., Attn: Jeff Farmer, 206 South Ida,
Wichita, KS 67211
Mike Lindebak, City Engineer

Pre-Sub Oct. 29, 1985

1. Fairfield Estates Addition. Item B. 12" Main to be extended in Rock Road. Existing main in 15th. Mains discussed with Dick Linn of PCC. No water problems
2. Jobber's Automotive Warehouse. Vacation of building setback. No water problem.
3. Chrysler Realty Corporation. Access control vacation. No water problem.
4. Epic Center. 20' Building Setback vacation. No water problem.
5. Tallgrass Company. Vacation of uses. Water main exists in the area along the easterly side of lot 11 in Reserve 13. So long as adequate utility or water easement remains to maintain the existing water main, there is no problem.
6. West Side Free Will Baptist Church Addition. Item B. Existing 12" water main in MacArthur at Meridian. Estimated cost of extension $\$30^{00}$ / ft. from Meridian to W.L. of their plot.
($1820' \pm @ \$30 = \$54,600 \Rightarrow \$55,000^{00} \pm$)
 $\$40$ $\$95,000$
7. Powell's 10th Addition. No water problem.
8. Maria Addition. Item B. No water problems.
9. Almond Tree Addition. No water problem.
10. Jeff & Jay Second Addition. 12" Water main under contract to serve area.
11. HI-Tech Industrial Park Second Addition. Item B. Existing 12" water main in Comotara not shown. End of main is ~~shown~~ 7' S of N&E cor of catch basin south of Coldusoc on E side. If part of Comotara is to be vacated, water easement must be maintained or water main abandoned.

12. Teal Cove 2nd Addition. Item B. No water problem.
13. Toben 4th Addition. Item B. Existing water main in Toben St. and 37th St. North. Water main to be extended in Cypress and 38th Street North. Suggest tying the main at 38th & Webb to either 37th St. N. or 39th St. N. No water problem.
14. Mary R. Koch. Street R/W dedication. No water problem.
15. Southwestern Bell Telephone Co. Street R/W dedication. No water problem.
16. No other matters.

Preliminary Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 85-92 Name: ALMOND TREE ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 10/24/85

DESCRIPTION

General Location: On the north side of Country Acres Avenue at Evergreen.
Owner: B.F.P., Inc. & Fidelity Development, Inc., Attn: Joel Pollack, 1035
North Emporia, Suite 140, Wichita, KS 67214
Surveyor/Engineer: Moehring & Associates

1. Gross Acreage of Plat: 1.72 Acres
 2. Number of Lots:
 - Residential: 1
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 75,004 Sq. Ft.
 4. Existing Zoning: "R-6"
 5. Proposed Zoning: "R-6"
-

STAFF COMMENTS:

- A. The final plat shall label the 25-foot front yard building setback indicated on the plat.
- B. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed adjacent to this lot on Country Acres Avenue at the time of site development. (Multi-family zoning.)
- 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. 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.
- F. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- G. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept and on the need for any drainage guarantees.

S/D No.: 85-92 Name: ALMOND TREE ADDITION

Preliminary Approved: 10/24/85
Scheduled S/D Meeting: 7/17/86

DESCRIPTION

General Location: On the north side of Country Acres Avenue at Evergreen.
Owner: B.F.P., Inc. & Fidelity Development, Inc., Attn: Joel Pollack,
1035 North Emporia, Suite 140, Wichita, KS 67214
Surveyor/Engineer: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

1. Gross Acreage of Plat: 1.72 Acres
2. Number of Lots:
 - Residential: 1
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 75,004 Sq. Ft.
4. Existing Zoning: "R-6"
5. Proposed Zoning: "R-6"

STAFF COMMENTS:

- A. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed adjacent to this lot on Country Acres Avenue at the time of site development. (Multi-family zoning.)
- B. The applicant shall guarantee the extension of sanitary sewer to the north line of this proposed lot.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- F. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.