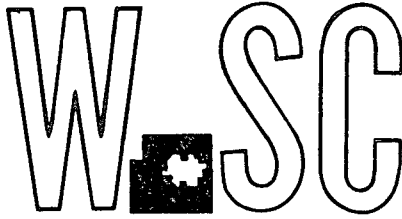


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



August 31, 1984

Air Capitol Land Surveyors
2160 W. 21st Street
Wichita, Kansas 67203

Re: S/D-84-79 - Final plat of Fountain Park Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 30, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The final plat tracing shall reference a tie point to a platted lot corner or section corner.
- B. On the final plat tracing, the "access control" to Kellogg across the south line of the lot shall be referenced.
- C. The final plat tracing shall indicate the existing half-street right-of-way for Kellogg adjacent to this property.
- D. The final plat tracing shall indicate a dimension (45 feet) from the 45-foot building setback to the south line of the contingent street dedication.
- 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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 6, 1984. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Senior Planner

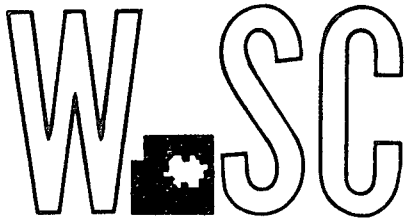
FLN:bh

Air Capitol Land Surveyors
August 31, 1984
Page 2

cc: Donald G. McKasson, Ronald L. Miller and Michael H. Wilson, 442 S.
Oliver, 67218

† Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

August 3, 1984

Air Capitol Land Surveyors
2160 W. 21st Street
Wichita, Kansas 67203

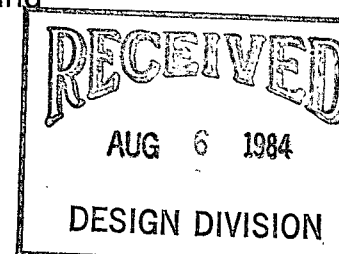
Re: S/D 84-79 - Preliminary plat of Fountain Park Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 2, 1984, 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 a 10-foot contingent dedication for Kellogg. The contingency shall be based on the City's need for the right-of-way for a future street improvement project. The contingent dedication shall be dedicated on the plat's text.
- B. The final plat shall indicate a 45-foot building setback from the existing right-of-way line for Kellogg and a 20-foot building setback from Fountain.
- C. The final plat shall indicate "access control except for 2 openings" to Kellogg across the south line of this lot.
- D. The final plat shall indicate a 10-foot utility easement adjacent to the plat's west line.
- E. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- F. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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



Air Capitol Land Surveyors
August 3, 1984
Page 2

If you should have any questions, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:bh

cc: Donald G. McKasson, Ronald L. Miller and Michael H. Wilson, 442
South Oliver, 67218
x Mike Lindebak, City Engineer

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 84-79

Name: Fountain Park

Preliminary Approved: 8-2-84
Scheduled S/D Meeting: 8-30-84

DESCRIPTION

General Location: At the northwest corner of Kellogg and Fountain.

Owner: Donald G. McKasson, Ronald L. Miller and Michael H. Wilson
Surveyor/Engineer: Air Capitol Land Surveyors

1. Gross Acreage of Plat: 0.40
 2. Number of Lots:
 Residential:
 Office:
 Commercial: 1
 Industrial:
 Total: 1
 3. Minimum Lot Area: 17,266 sq. ft.
 4. Existing Zoning: "LC"
 5. Proposed Zoning: "LC"
-
-

STAFF COMMENTS:

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this final plat.
- B. The final plat tracing shall reference a tie point to a platted lot corner or section corner.
- C. On the final plat tracing, the "access control" to Kellogg across the south line of the lot shall be referenced.
- D. The final plat tracing shall indicate the existing half-street right-of-way for Kellogg adjacent to this property.
- E. The final plat tracing shall indicate a dimension (45 feet) from the 45-foot building setback to the south line of the contingent street dedication.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 84-79

Name: Fountain Park

Preliminary Approved:
Scheduled S/D Meeting: 8-2-84

DESCRIPTION

General Location: Northwest corner of Kellogg and Fountain

Owner: Donald Gene McKasson, Ronald L. Miller & Michael W. Wilson
Surveyor/Engineer: Air Capitol Land Surveyors

1. Gross Acreage of Plat: 0.40
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 17,266 sq. ft.
 4. Existing Zoning: "LC"
 5. Proposed Zoning: "LC"
-
-

STAFF COMMENTS:

- A. The final plat shall indicate the dedication of an additional 10 feet of right-of-way for Kellogg.
- B. The final plat shall indicate a 35-foot building setback from the new right-of-way line for Kellogg and a 20-foot building setback from Fountain.
- C. The final plat shall indicate "access control except for 2 openings" to Kellogg across the south line of this lot.
- D. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept.
- E. The representative from the City Engineer's office should be prepared to comment on the amount of utility easement that is needed adjacent to the west line of this plat.
- F. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).