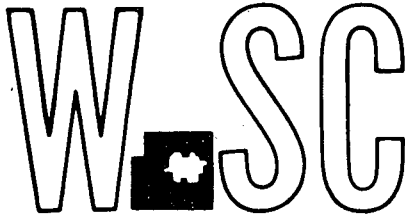


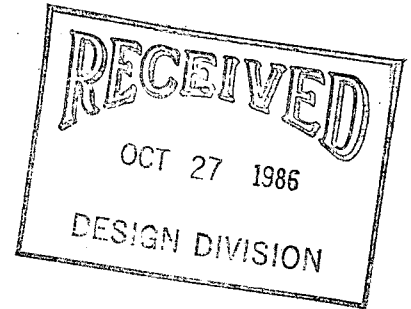
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 24, 1986



Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Final Plat S/D 86-93 - FRUITVALE PARK 2ND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 23, 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 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 structure constructed on subject property.
- B. The final plat tracing shall correct the M.A.P.C signature block to reference JOHN TERRY MOORE as the M.A.P.C. Chairman.
- C. The final plat tracing shall correct the M.A.P.C. signature block to reference MICHAEL E. LINDEBAK as the M.A.P.C. Secretary.
- D. On the final plat tracing, the plattor's text shall be amended to reference that the contingent street dedication is dedicated to the public contingent upon removal of that portion of the existing building which is constructed within the area of the contingent dedication.
- E. On the final plat tracing, an overall north/south dimension shall be indicated for the west and east lines of this plat.
- F. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- G. If the tie point for this plat is referenced to a previously platted lot corner, the engineer's text shall reference the quarter section in which the plat is located. Section 5-402(D)(3).

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- H. The final plat shall indicate the amount of half-street right-of-way existing for Anna adjacent to this property.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. 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, October 30, 1986. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Truman A. Patterson, 5002 W. Douglas, Wichita, KS 67212
Security Abstract & Title Co., c/o Glenn Edwards, 434 N. Main,
Wichita, KS 67202
Mike Lindebak, City Engineer

1. Thermal Products, Inc. : Vacation of Utility Easement.
No water lines in vacated 36th St. No water problem.
2. Magnolia Addition. Final plat. Area now served,
no water problem.
3. Southglen Addition. Preliminary Plat. Existing main in
47th Street to be tapped and interior mains extended
as necessary to serve all lots. No water problems.
4. Pinewood Mobile Home Park Addition. Existing 16" main
in Hydraulic to be tapped and interior mains to be extended
as necessary to serve all lots. No water problem.
5. Fruitvale Park 2nd Addition. Final plat. Existing 12" main
in Anna. No water problem.
6. The Park 2nd Addition. Preliminary Plat. Existing 8" main
in Yellowstone. Main to be extended in Yellowstone Court.
No water problem. Item B.
7. Countryside Pentecostal Holiness Church Addition. Final Plat.
Nearest City Water at 119th St. U. & 21st N. approx.
1 mile of 12" main would need to be extended. Suggest
possibly holding a water petition for 8" sizing crossing
their property to be used when development allows extension.
No water problem. Item A.
8. Woodcrest Addition. Preliminary Plat. Existing 16" main in
15th St. to be tapped and extended in Gatewood as an 8" main.
No water problem. Item B.
9. Tallgrass Two Addition. Preliminary Plat. Item B, mains to
be extended. Suggest extension of 24" main in 21st going E. from
Webb to allow secondary feed to area. Existing 24" main in
Webb to be tapped for interior mains.

10. Willowbend Fourth Addition. Preliminary Plat. Existing 20" main in Rock Road to be tapped. No water problem. Item B. Suggest that main crossing Rock Rd. be installed ahead of paving to avoid boring & casing.
11. Gatewood Addition. Final plat. Item B, mains to be extended. No water problem.
12. Killarney First Addition. Preliminary Plat. Existing mains in Rock Rd, 30th St., and 32nd St. Based on the proposed buildings and possible fire hydrant requirements, an 8" main has been proposed to run along the west side of the plot for building service and fire protection.
13. Cottonwood Grove Second Addition. Final Plat. Existing 12" main in 44th St. S. to be tapped for interior mains running along reserves. Services shall be set in conjunction with water main project. Item D. Verify which old water projects need to be abandoned.
14. Aaron G. Fair. Dedicate Street R/W. Existing main along West side of Leaning. No water problem.
15. Chester Robinson. Dedicate additional utility easement. No city water mains in area. No water problem.

S/D No.: 86-93 Name: FRUITVALE PARK 2ND ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 10/23/86

DESCRIPTION

General Location: Southwest corner of Anna and St. Louis.
Owner: Truman A. Patterson, 5002 W. Douglas, Wichita, KS 67212
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211.

1. Gross Acreage of Plat: 0.3
 2. Number of Lots:
 - Residential: 1
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 12,000 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA"
-

STAFF COMMENTS:

- A. 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 structure constructed on subject property.
- B. The final plat tracing shall correct the M.A.P.C signature block to reference JOHN TERRY MOORE as the M.A.P.C. Chairman.
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- G. If the tie point for this plat is referenced to a previously platted lot corner, the engineer's text shall reference the quarter section in which the plat is located. Section 5-402(D)(3).
- H. The final plat shall indicate the amount of half-street right-of-way existing for Anna adjacent to this property.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- K. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

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