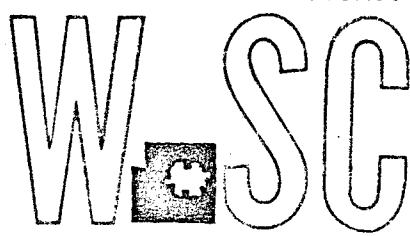


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

June 5, 1987



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

Re: Final Plat S/D 87-41 - FISH POND WEST

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 4, 1987, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. On the final plat tracing, the City Council signature block shall be corrected to reference the "City Council of the City of Wichita" rather than the Board of City Commissioners. Also, Robert G. Knight shall be indicated as Mayor.
- B. Prior to submitting this plat for scheduling before the City Council, the applicant shall obtain approval from City Engineering on the site's drainage plan.
- C. 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.
- D. 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.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- F. Recording of the plat within 30 days after approval by the City Council.

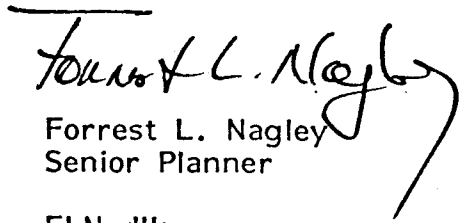
The enclosed "marked" copy of the final plat is for your information and files.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 87-41 - FISH POND WEST
Page 2

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 11, 1987. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: The Fish Pond, Inc., Attn: Scott McClelland, President,
2425 S. Hillside, Wichita, KS 67211
✓ Mike Lindebak, City Engineer

S/D No.: 87-41 Name: FISH POND WEST

Preliminary Approved:
Scheduled S/D Meeting: 6/4/87

DESCRIPTION

General Location: West side of West Street, in an area south of 9th Street.
Owner: The Fish Pond, Inc., 2425 S. Hillside, Wichita, KS 67211
Surveyor/Engineer: Air Capitol Land Surveyors, 2160 W. 21st Street,
Wichita, KS 67203

1. Gross Acreage of Plat: 0.60
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 26,250 Sq. Ft.
4. Existing Zoning: "AA" and "B"
5. Proposed Zoning: "LC" (Z-2841)

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2841) requesting "AA" (single-family) and "B" (multiple-family) to "LC" (light commercial) zoning has been approved subject to platting.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. On the final plat tracing, the City Council signature block shall be corrected to reference the "City Council of the City of Wichita" rather than the Board of City Commissioners. Also, Robert G. Knight shall be indicated as Mayor.
- D. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the City Council.
- H. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage improvements required to be guaranteed with this plat?

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