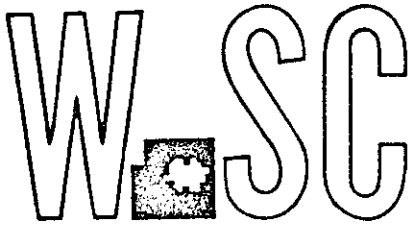


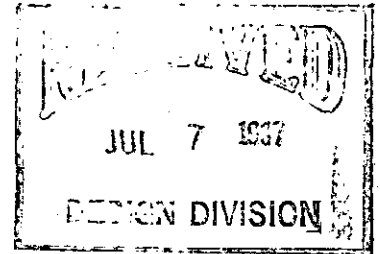
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

July 2, 1987



Castle & Associates  
P.O. Box 9262  
Wichita, Kansas 67277

Re: S/D No. 87-55 Post 273, American Legion Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 2, 1987, 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 guarantee the extension of sanitary sewer to directly serve the proposed lot.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat tracing shall indicate the platting of "complete access control" to Pennsylvania across the west line of this lot. The platting of this access control was a requirement of the associated zone case.
- E. The plattor's text shall be amended to reference the platting of access control to Pennsylvania Avenue.
- F. The final plat tracing shall indicate a 35-foot building setback from both Pennsylvania and Hydraulic.

WICHITA - SEDGWICK COUNTY

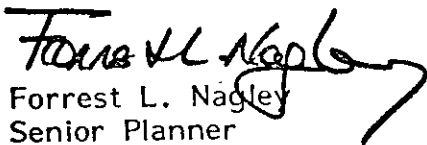
- H. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- I. A lot number, lot 1, shall be indicated on the final plat tracing.
- J. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- K. The applicant shall submit proof as to which individual(s) are authorized to execute documents on behalf of the American Legion Post #273 (e.g., copy of by laws or certification from a title company).
- L. 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.
- M. Prior to submitting this plat for scheduling before the City Council, the applicant shall submit a drainage plan to City Engineering for review and approval.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- P. Recording of the plat within 30 days after approval by the City Council.

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.

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 9, 1987, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

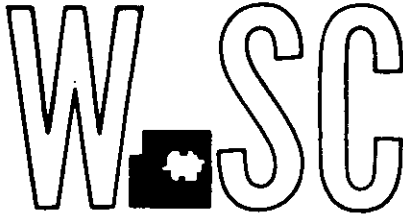
  
Forrest L. Nagley  
Senior Planner

FLN:dlk

Enclosure

cc: American Legion, Post 273, 1325 North Hydraulic, Wichita, Ks. 67214  
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

July 10, 1987

Castle & Associates  
P.O. Box 9262  
Wichita, Kansas 67277

Re: S/D No. 87-55 - Post 273, American Legion Addition

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 9, 1987, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of July 2, 1987.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
3. Certification that all real estate taxes for 1986 and all prior years have been paid.

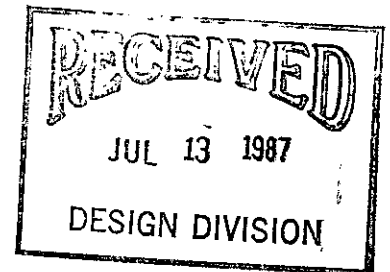
Please call if you have any questions.

Sincerely,

Donald Losew  
Junior Planner

DL:le

cc: American Legion, Post 273, 1325 North Hydraulic, Wichita, Ks. 67214  
✓ Mike Lindebak, City Engineer



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