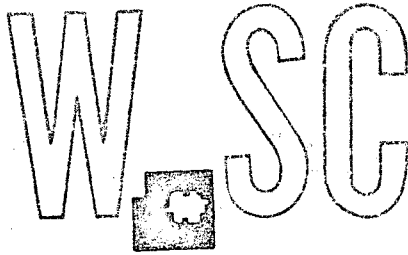


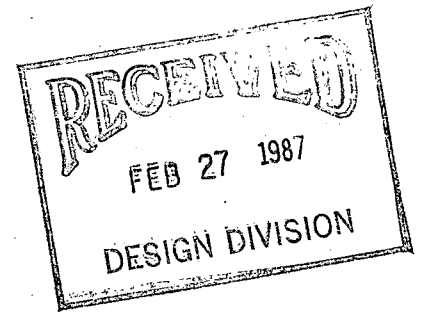
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

February 26, 1987



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

Re: Final Plat S/D 87-14 - LESTER FOUST ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 26, 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 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. Since the legal description for this plat references a tie point to the southwest corner of Reserve B, in said Block "B", the final plat tracing shall label this lot corner on the face of this plat.
- 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 Board of City Commissioners.

WICHITA - SEDGWICK COUNTY

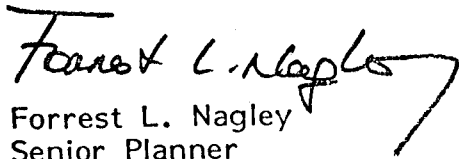
Final Plat S/D 87-14 - LESTER FOUST ADDITION
Page 2

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, March 5, 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: Steve Potucek, Contracts Administration
X Mike Lindebak, City Engineer

Pre-Sub 2-26-87

1. Fidelity Investment Co. . Vacation of Bldg. Setback. No Water problem.
2. William L. Buggs. Vacation of Alley R/W. No Water problem.
3. Thomas M. Lee. Vacation of Floodway Reserve. No Water problem.
4. Broadway 47 Place 2nd Addition. Preliminary Plat. All lots now served. No water problem.
5. Dugan Industrial Third Addition. Final Plat. Item E, wells. No water problem.
6. John Michener Addition. Preliminary Plat. Area now served. No water problem.
7. Southwest Plaza 2nd Addition. Final plat. Area now served. No water problem.
8. Parkdale Addition. Final Plat. Area now served. Existing meters are noted on sketch plat. Additional services will be required. Arrangements to be made with Water Dept. No water problem.
9. Lester Foust Addition. Final Plat. Existing main in Edgemoor, no main in Lexington. Plat now served. No water problem.
10. Wichita Board of Park Commissioners. Grant utility easement. No water problem.
11. Golf Courses of America. Grant utility easement. No Water problem.
12. Lakepoint Company. Grant utility easement. No water problem.
13. Other matters.

S/D No.: 87-14 Name: LESTER FOUST ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 2/26/87

DESCRIPTION

General Location: Northeast corner of Edgemoor and Lexington.
Owner: City of Wichita, 455 N. Main, Wichita, KS 67202
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 1.834
 2. Number of Lots:
 - Residential: 1
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 79,867.663 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA"
-

STAFF COMMENTS:

NOTE: This property is being replatted for use as a City Fire Station. A Special Use Permit application, requesting this governmental use in the "AA" (single-family) zoning district, will be filed.

- 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. Since the legal description for this plat references a tie point to the southwest corner of Reserve B, in said Block "B", the final plat tracing shall label this lot corner on the face of this plat.
- 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 Board of City Commissioners.
- 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 guarantees needed for any drainage improvement?
- ~~I.~~ The representative from the City Engineer's office should be prepared to comment on the acceptability of the amount of additional street right-of-way being dedicated for adjacent Edgemoor.

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