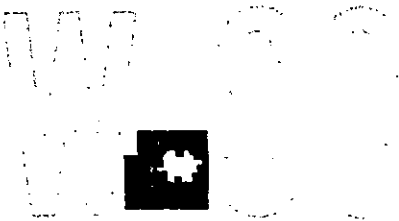


WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4581

May 29, 1990

Ark Valley Christian Church
3865 S. Hydraulic
Wichita, KS 67216

Re: S/D 90-24 - PLAT OF ARK VALLEY CHRISTIAN CHURCH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 24, 1990, 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 May 18, 1990.

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 platator; if the title report or attorney's opinion has not already been submitted.
3. Certification that all due real estate taxes have been paid.
4. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

Please call if you have any questions.

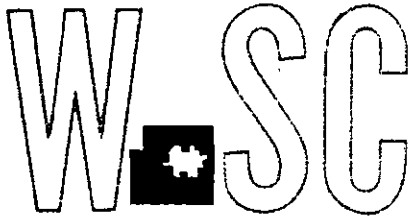
Sincerely,

Don Losew
Senior Planner

DL:sm

cc: Hi-Tech Surveyors, Inc., 334 S. Laura, Wichita, KS 67211
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 18, 1990

Ark Valley Christian Church
3865 S. Hydraulic
Wichita, KS 67216

Re: S/D 90-24 - PLAT OF ARK VALLEY CHRISTIAN CHURCH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 17, 1990, 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 indicate a 20-foot utility easement centered on and covering the existing storm sewer crossing this site in its western end.
- B. The final plat tracing shall indicate the platting of minimum building pad elevations as determined by City Engineering. These elevations shall be indicated on the face of the plat and referenced in the plat's text. It shall be noted if the elevations are for the lowest level or opening and off-site and on-site benchmarks shall be shown.
- C. On the final plat tracing, a dimension shall also be indicated for the area indicated as having complete access control to Hydraulic.
- D. On the final plat tracing, the MAPC signature block shall indicate the new chairman (a change in the chairman's position is pending).
- 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.
- G. 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.

S/D 90-24 Ark Valley Christian Church
Page 2

H. 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.

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, May 24, 1990 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:sm

Enclosure

cc: Hi-Tech Surveyors, Inc., 334 S. Laura, Wichita, KS 67211
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

May 17, 1990

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 90-24 - ARK VALLEY CHRISTIAN CHURCH ADDITION

OWNER/APPLICANT: Ark Valley Christian Church, 3865 S. Hydraulic, Wichita, KS 67216

SURVEYOR/ENGINEER: Hi-Tech Surveyors, Inc.

LOCATION: West of Hydraulic, between MacArthur Road and the Big Arkansas River.

SITE SIZE: 6.2 Acres

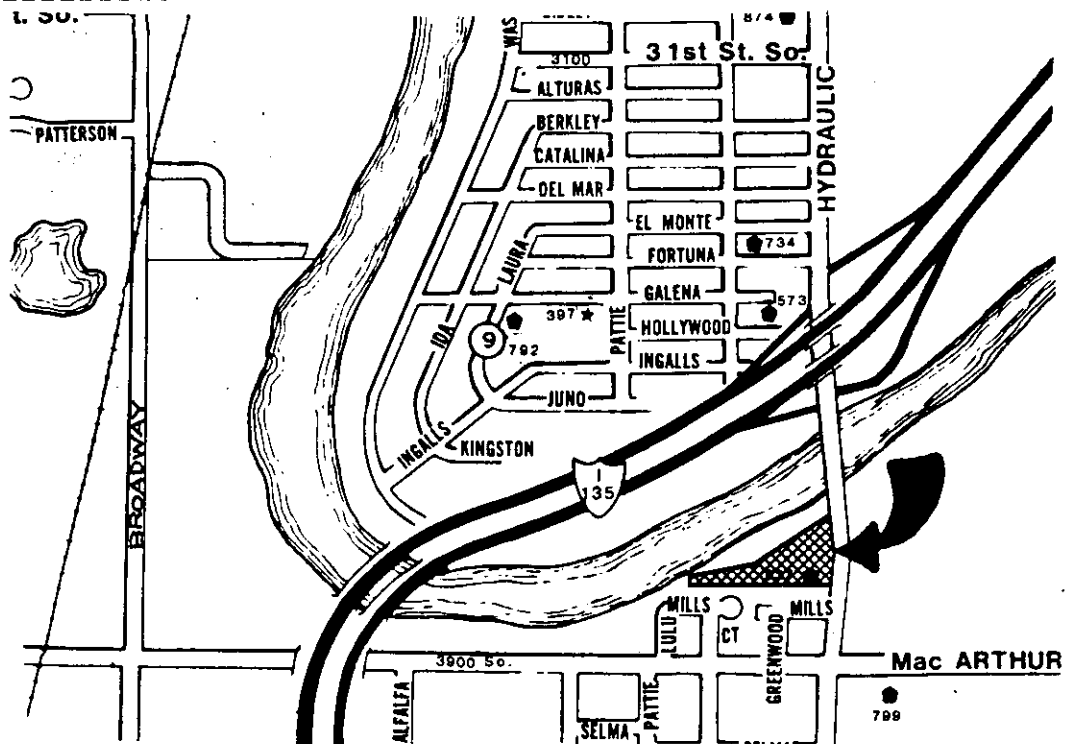
NUMBER OF LOTS

Residential:	1 (church)
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 6.2 Acres

CURRENT ZONING: "AA" One Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

NOTE: Ark Valley Christian Church Addition is the site of an existing church. Sanitary sewer, water, and storm sewer services are currently being provided to this site.

- 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, a dimension shall also be indicated for the area indicated as having complete access control to Hydraulic.
- D. On the final plat tracing, the MAPC signature block shall indicate the new chairman (a change in the chairman's position is pending).
- 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.
- G. 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.
- H. 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.
- I. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- J. 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 guarantees required with the platting of this property?

Note: This plat was submitted in final form only.