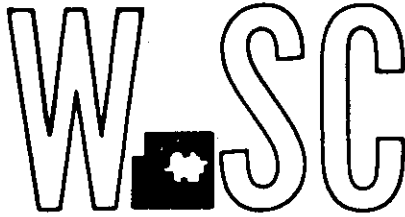


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

June 27, 1985

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 85-51 - Final Plat of Dellrose Church of Christ.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 27, 1985, 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 June 21, 1985.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 plattor.
3. Certification that all real estate taxes for 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

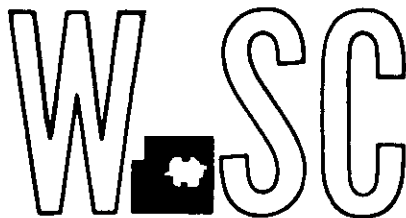
cc: Dellrose Church of Christ, c/o Woodrow Goodvin, 6200 E. Central,
Suite, 100, Wichita, KS 67308.

✓ Mike Lindebak, City Engineer
Jim Weber, County Engineer's Office



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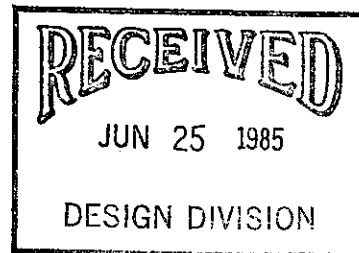
WICHITA—SEDGWICK COUNTY



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June 21, 1985



Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 85-51 - Final Plat of Dellrose Church of Christ

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 20, 1985, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since sanitary sewer is not available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval.
- B. Greenwich is a designated F.A.S. road and, therefore, 10 feet of additional right-of-way shall be dedicated by this plat. (60 feet of half-street right-of-way.)
- C. The final plat tracing shall indicate "access control except for two (2) openings" to Greenwich across the west line of the lot, and "complete access control" to Greenwich from the south 40 feet of the site.
- D. Since this property will utilize a City of Wichita water supply line in Greenwich Road, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- E. The applicant shall submit proof that the trustees listed as signing for the church are authorized to execute documents on behalf of the church.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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Baughman Company, P.A.

Re: S/D 85-51 - Final Plat of Dellrose Church of Christ

June 21, 1985

Page 2

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, June 27, 1985. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink that reads "Forrest L. Nagley". The signature is written in a cursive style with a long, sweeping tail on the final letter.

Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Dellrose Church of Christ, c/o Woodrow Goodvin, 6200 E. Central,
Suite 100, Wichita, KS 67308
✓ Mike Lindebak, City Engineer
Jim Weber, County Engineer's Office

Water

Pre-Sub June 20, 1985

1. Karl Solomon. Vacation of utility easement. No water lines in easement. No problem.
 2. Broadway Christian Church. Alley vacation. No water lines in alley. No problem.
 3. John M. Vest. Utility easement vacation. No water lines in easement. No water problems.
 4. Golden Hills Addition. Item B. Water to be extended from existing 16" main in Central. Suggest supply line in 119th to be run to allow for system reinforcement.
 5. East Hampton Addition. Item B. Water to be extended from existing 24" main in Woodlawn. Proposed layout is satisfactory if main is extended across lot 42 Block 2.
 6. Windemere Addition. Item B. Water mains to be extended from Oxford.
 7. Dietz Addition. Existing water mains in Seneca and 32nd St. No water problems.
 8. Dellrose Church of Christ Addition. Item A is in error. Existing 12" Watermain in Greenwich Road. Existing 8" Watermain in Osie. Both may and should be extended into the Addition. Application for water outside city and Restrictive Covenant required.
 9. Bader 3rd Addition. Item A. Water to be extended from 8" in 2nd St.
 10. Kuehn Addition. Item D. Existing water main in 55th St. So. ends at Mosley from the West. Existing water in Hydraulic ends approx 250' S of Campus. Interest expressed by several land owners as to the possibilities of extending water main.
- 11, 12 Virginia Reynolds. No water problems.

Final Plat
SUBDIVISION REPORT

S/D No.: 85-51 Name: DELLROSE CHURCH OF CHRIST

Preliminary Approved:
Scheduled S/D Meeting: 6/20/85

DESCRIPTION

General Location: On the east side of Greenwich, south of Harry.
Owner: Dellrose Church of Christ, c/o Woodrow Goodvin, 6200 E. Central,
Suite 100, Wichita, KS 67208
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 10 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial:
 - Other (Church) 1
 - Total: 1
 3. Minimum Lot Area: 403,090 Sq. Ft.
 4. Existing Zoning: R-1
 5. Proposed Zoning: R-1
-

STAFF COMMENTS:

NOTE: Accompanying this one-lot final plat is a sketch plat for the applicant's entire ownership. This overall sketch shows the lot proposed for final platting (Lot 1, Block 1), and how the balance of the property can be developed with suburban-sized lots (20,000 square feet or greater).

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall submit proof that the trustees listed as signing for the church are authorized to execute documents on behalf of the church.
- C. Closure computations shall be submitted with the final plat tracing.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- E. The representative from the County Engineer's office should be prepared to comment on the drainage characteristics of this one-lot plat.

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