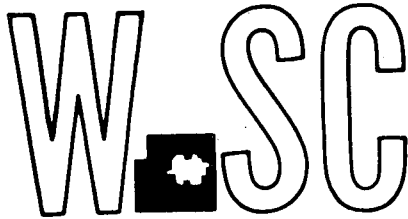


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 24, 1986



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

Re: Final Plat S/D 86-90 - COUNTRYSIDE PENTECOSTAL
HOLINESS CHURCH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 23, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 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 trustee listed as signing for the church is authorized to execute documents on behalf of the church (e.g., copy of by laws or certification from a title company).
- C. The applicant shall petition for the extension of a future water line across this lot's frontage to 21st Street. This petition will be held until it can be combined with other future petitions for municipal water service.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall obtain, by separate instrument, the off-site drainage easement needed to direct drainage waters from this plat to the Cowskin Creek.

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- F. The applicant shall obtain a drainage agreement, from the property owner to the north and east, to accept drainage from this plat. This will avoid the need for the applicant to construct any off-site drainage improvements.
- G. The final plat tracing shall indicate the platting of "complete access control" to 21st Street from the west 40 feet of the lot. Appropriate reference shall be made in the plat's text.
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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, October 30, 1986 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: Countryside Pentecostal Holiness Church, Inc., c/o Edward L. Huffman,
P.O. Box 91, Maize, KS 67101
Terry Irwin, 2231 Forest View, Wichita, KS 67223
Mike Lindebak, City Engineer
Jim Weber, County Engineering
Jack Brown, Health Department