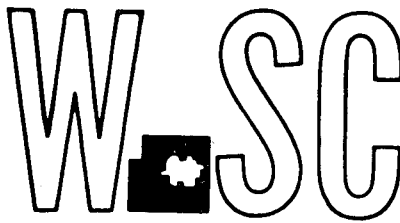
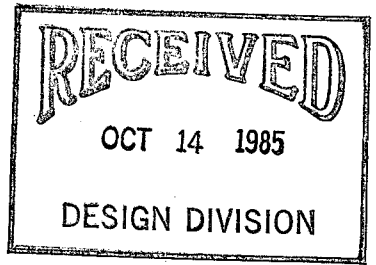


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



October 11, 1985

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

Re: S/D 85-78 - Final Plat of West Side Free Will Baptist Church  
Addition.

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Gentlemen:

At the October 10, 1985 meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, the above-referenced final plat was considered. The action taken by the Committee was to defer final consideration of this plat until their next meeting on Thursday, October 24, 1985.

The purpose of the two-week deferral is to allow adequate time for you and your client to contact the Wichita Water Department and the City Engineer's office relative to the extension of municipal water to serve this plat. The Subdivision Committee was advised by the City Fire Department representative that, when your client approaches the Office of Central Inspection for a building permit, a problem very likely could arise because of the lack of municipal water to serve this property. Without municipal water, a fire hydrant cannot be provided to insure adequate fire flow.

This plat will be automatically rescheduled for Subdivision Committee review at the October 24, 1985 meeting. The following list of tentative approval conditions is offered for your information.

- A. Since this property is adjacent to the Wichita City Limits, the applicant shall request annexation for this property into the City of Wichita. This request shall be submitted prior to this plat being scheduled for Board of City Commission review.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- C. The applicant shall submit proof that the trustees listed as signing for the church are authorized to execute documents on behalf of the West Side Free Will Baptist Church (e.g., copy of by laws or certification from a title company).
- D. The final plat tracing shall indicate bearings and distances for the north line of this plat.

Baughman Company, P.A.

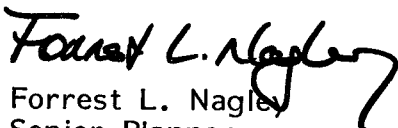
Re: S/D 85-78 - Final Plat of West Side Free Will Baptist Church Addition.  
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- E. The final plat tracing shall reference the recording information for the instrument which dedicated the 50 feet of half-street right-of-way for MacArthur Road adjacent to this unplatted tract. If this right-of-way presently exists only as a "road easement," it shall be dedicated out-right by this plat.
- F. The final plat tracing shall indicate a modification of the 20-foot wide, east/west utility easement indicated on the final plat. A stub easement shall be indicated instead, which is of appropriate size for the lateral extension required to serve the proposed church.
- G. The final plat tracing shall indicate a 35-foot building setback from MacArthur Road.
- H. The applicant shall guarantee any drainage improvements required by the platting of this property.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. The final plat tracing shall indicate the 30-foot wide, east/west utility easement requested by City Engineering at the time of preliminary plat approval.
- K. The final plat shall indicate a 10-foot utility easement adjacent to the west line of this plat.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- M. Recording of the plat within 30 days after approval by the Board of City Commissioners.

If you should have any questions, please do not hesitate to call.

Sincerely,

  
Forrest L. Nagley  
Senior Planner

FLN:mlh

cc: West Side Free Will Baptist Church, c/of Curtis E. McNay, II, Caber Associates, 3817 West 13th Street, Wichita, KS 67203  
Curtis E. McNay, II, Caber Associates, 3817 West 13th Street, Wichita, KS 67203  
✓ Mike Lindebak, City Engineer  
Mike Withrow, Water Department