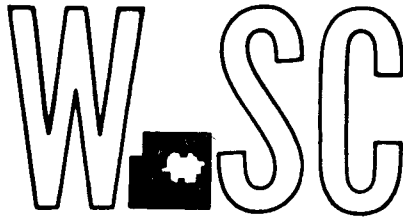


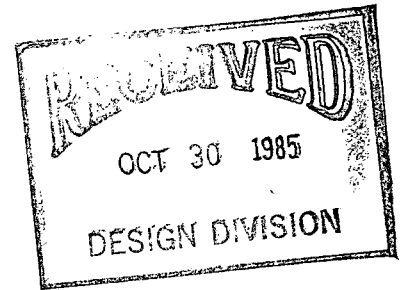
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

October 25, 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.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 24, 1985, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 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 Com-mission review.
- B. The applicant shall execute a petition for municipal water which guarantees the extension of municipal water across this lot's frontage to MacArthur Road. This petition shall be held until it can be combined with other future water petitions in this area.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- D. 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).
- E. The final plat tracing shall indicate bearings and distances for the north line of this plat.
- F. The final plat tracing shall reference the recording information for the in-strument 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.

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Baughman Company, P.A.

Re: S/D 85-78 - Final Plat of West Side Free Will Baptist Church Addition.  
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- G. Prior to obtaining a building permit, the applicant is advised to contact the City Fire Department relative to working out the specifics of how this property can be assured fire protection in the absence of municipal water (i.e., sprinkled building or pumping from the pond on site). The applicant is further advised that a covenant may be required which limits construction on this site to only the planned 6,700 square foot building until municipal water is provided.
- H. 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.
- I. The final plat tracing shall indicate a 35-foot building setback from MacArthur Road.
- J. The applicant shall guarantee any drainage improvements required by the platting of this property.
- K. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- L. 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.
- M. The final plat shall indicate a 10-foot utility easement adjacent to the west line of this plat.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- O. Recording of the plat within 30 days after approval by the Board of City Commissioners.

After the Subdivision Committee meeting, we discussed the water requirement, stated in Item "B" of this letter, with Mike Lindebak, City Engineer/Acting Director of Planning. Mr. Lindebak advised that, contrary to information presented at the Subdivision Committee meeting, the water line extending into Bethel Assembly Addition to the east is a public line. He advised that the owners of this property had petitioned for the construction of this public line as they did not wish to be responsible for a long service line from the water supply line in Meridian. Mr. Lindebak further stated that he felt your client should provide municipal water service to their property by petitioning the City for the extension of the public line now on Bethel Assembly Addition. In addition to this petition for immediate water service to your client's property, Mr. Lindebak has

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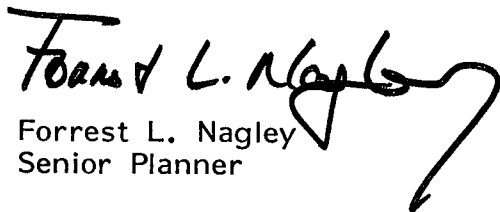
advised that we still want the petition mentioned in Item "B" of this letter in order to provide for a future water supply line in MacArthur Road. Please be advised that the issue of water service will be discussed at the full Planning Commission meeting on Thursday, October 31, 1985.

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 31, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley  
Senior Planner

FLN:mlh

Enclosure

cc: West Side Free Will Baptist Church, c/o 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  
Walt Campbell, Wichita Fire Department