

S/D No.: 85-78 Name: WEST SIDE FREE WILL BAPTIST CHURCH ADDITION

Preliminary Approved: 9/26/85
Scheduled S/D Meeting: 10/10/85

DESCRIPTION

General Location: In an area between Interstate 235 and MacArthur Rd., and
between West Street and Meridian.
Owner: West Side Free Will Baptist Church
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 22.8 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial:
 - Other: 1
 - Total: 1
3. Minimum Lot Area: 22.8 Acres
4. Existing Zoning: "R-1"
5. Proposed Zoning: "R-1"

STAFF COMMENTS:

- 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. Since municipal water is presently not available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site water wells. A memorandum shall be obtained specifying approval.
- 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 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.
- G. The final plat tracing shall indicate a bearing for the centerline of the proposed 20-foot east/west utility easement.
- H. The final plat tracing shall indicate a 35-foot building setback from MacArthur Road.
- I. The applicant shall guarantee any drainage improvements required by the platting of this property.
- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.

SUBDIVISION REPORT
S/D 85-78 - WEST SIDE FREE WILL BAPTIST CHURCH ADDITION
Page 2

- M. 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?
- N. At the time of preliminary plat approval, City Engineering requested a 30-foot wide east/west utility easement on approximately the south 30 feet of the north 872.67 feet of this lot. The City Engineer's representative should be prepared to comment on the continued need for this easement. Also, is a 10-foot utility easement needed adjacent to the west line of this plat?

S/D No.: 85-78 Name: WEST SIDE FREE WILL BAPTIST CHURCH ADDITION

Preliminary Approved: 9/26/85
Scheduled S/D Meeting: 10/10/85

DESCRIPTION

General Location: In an area between Interstate 235 and MacArthur Rd., and
between West Street and Meridian.
Owner: West Side Free Will Baptist Church
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 22.8 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial:
 - Other: 1
 - Total: 1
3. Minimum Lot Area: 22.8 Acres
4. Existing Zoning: "R-1"
5. Proposed Zoning: "R-1"

STAFF COMMENTS:

- 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. Since municipal water is presently not available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site water wells. A memorandum shall be obtained specifying approval.
- 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 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.
- G. The final plat tracing shall indicate a bearing for the centerline of the proposed 20-foot east/west utility easement.
- H. The final plat tracing shall indicate a 35-foot building setback from MacArthur Road.
- I. The applicant shall guarantee any drainage improvements required by the platting of this property.
- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.

SUBDIVISION REPORT
S/D 85-78 - WEST SIDE FREE WILL BAPTIST CHURCH ADDITION
Page 2

- M. 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?
- N. At the time of preliminary plat approval, City Engineering requested a 30-foot wide east/west utility easement on approximately the south 30 feet of the north 872.67 feet of this lot. The City Engineer's representative should be prepared to comment on the continued need for this easement. Also, is a 10-foot utility easement needed adjacent to the west line of this plat?