

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

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

DESCRIPTION

General Location: In an area between Interstate 235 and MacArthur Road, and  
between West Street and Meridian.  
Owner: West Side Free Will Baptist Church, c/o Curtis E. McNay II, Caber  
Associates, 3817 West 13th Street, Wichita, KS 67203  
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.
- B. The final plat shall indicate the platting of "Access control except for one (1) opening" to MacArthur Road across the south line of this lot.
- C. The final plat shall reference, in the plat's text, the dedication of access control to MacArthur Road across the south line of the plat.
- D. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted. The representative from the City Engineer's office should be prepared to state what cross-lot and perimeter utility easements may be necessary in order to provide future sanitary sewer service to the surrounding properties from the 54-inch interceptor sewer which is located adjacent to the east line of this plat.
- E. If 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. The representatives from City Engineering and the Water Department should be prepared to comment on the feasibility of extending municipal water to the site.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall guarantee any drainage improvements required by the platting of this property.
- H. The final plat shall indicate angles or bearings for the perimeter of this plat.
- I. The applicant shall submit proof as to which individual(s) 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).
- J. 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.
- K. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage concept.

C/U: 1488/M

1. John M. West. Utility Easement Vacation. No water problem.
2. Alexander J. Laham. Access Control Vacation. No water problems.
3. Slawson Residential Development Co.. Building Setback Vacation. No water problem
- City. 4. Frank L. Coster. Vacation of Building Setback. No water problems.
5. Bluestem Colony. Final Plat. Item B. 8" Water to be extended in Oxford. No water problem.
6. Jeff & Jay 2nd Addition. Preliminary Plat. Item C. 12" AC in 29th is under contract to be extended along this property then known as Lot 1 Jeff & Jay Addition. Any additional hydrants for this plat shall be paid for by this plat.
7. Davidson & Frey Addition. Final Plat. No water problems.
- City. 8. Vulcan - Frontier Addition. Item C, wells. No City Water available.
- City. 9. Racon Addition. Preliminary Plat. Item S, wells. No city Water.
- V-12. 10. West Side Fru Will Baptist Church Addition. Preliminary Plat. Item E. Nearest water at Meridian & MacArthur
11. Seven-Up Addition. Final Plat. Area served. No water problem.
12. Street Name Changes. No problem
13. Street Name in Sim Park. No Problem
14. Other matters. Frank Caro, Lot 1 East Wind Addition. Vacation of Utility Esm't. No water problems.