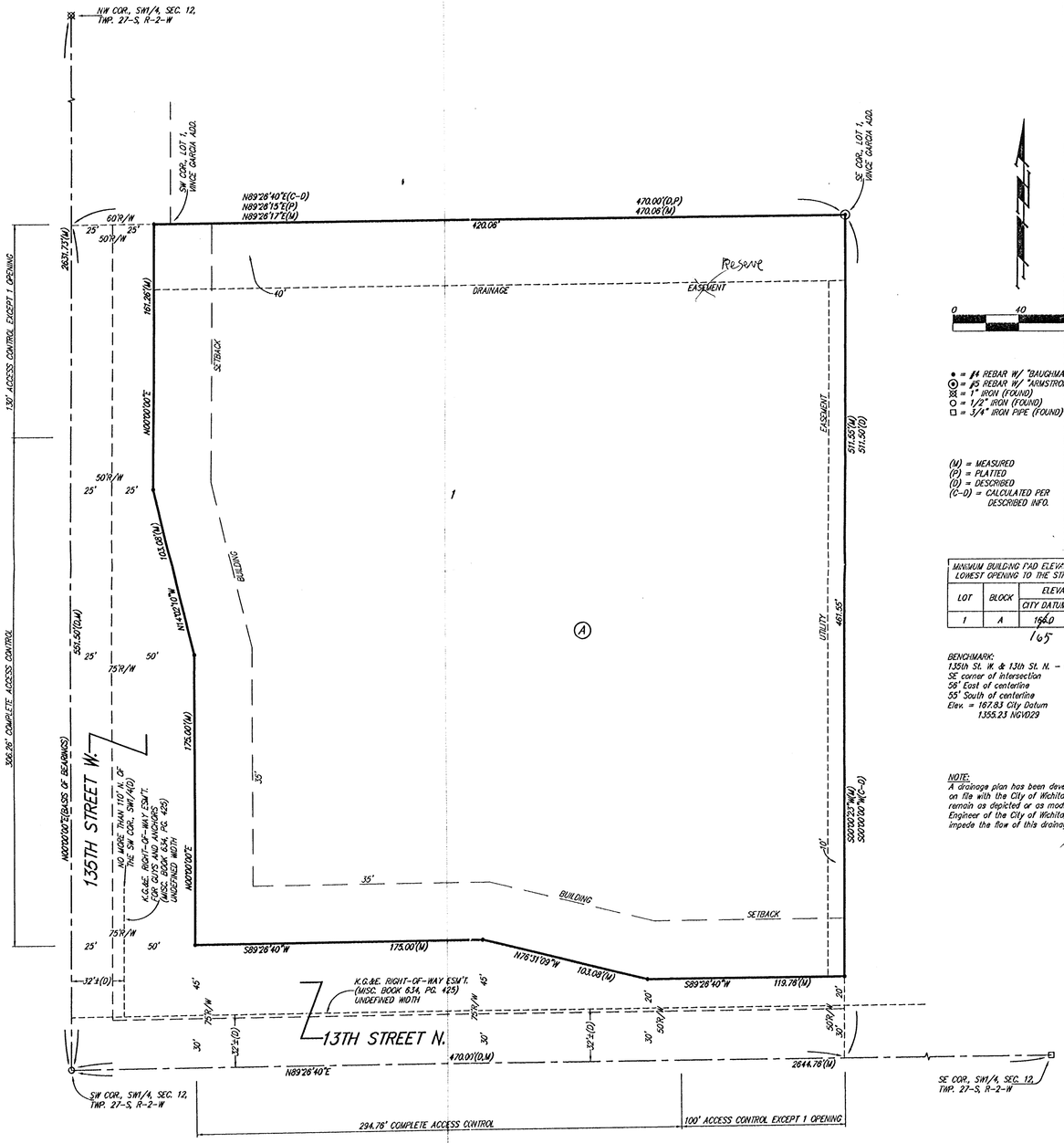
HERITAGE BAPTIST CHURCH ADDITION

SEDGWICK COUNTY, KANSAS

final drawing
received 10-8-02



● = ½" REBAR W/ "BAUGHMAN" CAP (SET)
⊙ = ⅝ REBAR W/ "ARMSTRONG" CAP (FOUND)
⊠ = 1" IRON (FOUND)
○ = 1/2" IRON (FOUND)
□ = 3/4" IRON PIPE (FOUND)

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(C-D) = CALCULATED PER DESCRIBED INFO.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES

LOT	BLOCK	ELEVATION	
		CITY DATUM	NGVD29
1	A	1560	1352.5

1352A

BENCHMARK:
135th St. W. & 13th St. N. – City of Wichita Benchmark Disc
SE corner of intersection
58' East of centerline
55' South of centerline
Elev. = 1167.83 City Datum
1355.23 NGVD29

NOTE:
A drainage plan has been developed for this subdivision and is on file with the City of Wichita, Kansas. Drainage intent shall remain as depicted or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage plan shall be allowed.

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "HERITAGE BAPTIST CHURCH ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract in the Southwest Quarter of Section 12, Township 27 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas, described as beginning at the southwest corner of the Southwest Quarter; thence north along the west line of said Southwest Quarter, 511.5 feet; thence east parallel to the south line of said Southwest Quarter, 470 feet; thence south parallel to the west line of said Southwest Quarter, 511.5 feet to the south line of said Southwest Quarter; thence west 470 feet to the point of beginning.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Michael G. Conrey — 9-13-2002, Surveyor
Michael G. Conrey

MICHAEL G. CONREY REGISTERED KANSAS LAND SURVEYOR

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot, a Block, and Streets, to be known as "HERITAGE BAPTIST CHURCH ADDITION", Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The drainage reserve is hereby reserved for drainage reserve purposes and shall be the responsibility of the owner of Lot 1, Block A until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements to the drainage. No buildings shall be constructed or placed on or within said drainage reserve, nor shall any fill, change of grade, creation of channel or any other work be carried on without the permission of the Engineer for said appropriate governing body. The streets are hereby dedicated to and for the use of the public. Access controls shall be as depicted on the face of the plat and are hereby granted to the appropriate governing body. The permitted opening locations shall be determined by the Engineer for the appropriate governing body. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Heritage Baptist Church of Wichita, Kansas, Inc., a Kansas corporation

Larry B. Olson, President

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 26TH day of SEPTEMBER, 2002, by Larry B. Olson, President of Heritage Baptist Church of Wichita, Kansas, Inc., a Kansas corporation, on behalf of the corporation.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-2005

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2005

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "HERITAGE BAPTIST CHURCH ADDITION", Sedgwick County, Kansas.

Ambassador Baptist Church, Inc.

Thomas Koon, President
(Title)

State of Mich.)
Kent County) SS The foregoing instrument acknowledged before me, this 2nd day of October, 2002, by Thomas Koon, President (Title) of Ambassador Baptist Church, Inc., on behalf of the corporation.

Notary Public

My App't. Exp. 11/14/03

RYAN VAN SOLKEMA
Notary Public, Kent County, MI
My Commission Expires Nov 14, 2003

This plat of "HERITAGE BAPTIST CHURCH ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this_____day of_____, 2002.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
J. D. Michaelis

_____, Secretary
Michael E. Lindebak

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this_____day of_____, 2002.

At the direction of the City Council

_____, City Manager
Chris Cherches

_____, City Clerk
Pat Burnett

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this_____ day of_____, 2002.

_____, Chairman
Ben Sciortino

ATTEST: _____, County Clerk
Don Brace

Reviewed in accordance with K.S.A. 58-2005 on this_____day of_____, 2002.

Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this_____day of_____, 2002.

_____, County Clerk
Don Brace

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this_____day of_____, 2002 at_____o'clock__M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

F:\PLAT\HERITAGE BAPTIST CHURCH ADD\DWG\HERITAGE DWG-MCC

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 25, 2002

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

RE: SUB 2002-50 -- Final Plat of Heritage Baptist Addition

At the regular meeting of the Metropolitan Area Planning Commission on July 25, 2002, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated July 19, 2002.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.

2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot, residential developments.

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 19, 2002

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

RE: SUB 2002-50 -- Final Plat of Heritage Baptist Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 18, 2002, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following:

STAFF COMMENTS:

A. In the event an annexation request is received from Liberty Park Addition to the south, the applicant for this plat shall apply for annexation to Wichita prior to this plat being forwarded to the City Council. Upon annexation, the property will be zoned SF-5, Single-Family Residential.

B. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted. An outside-the-city water agreement shall be provided in the event annexation has not occurred.

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

D. County Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage reserve along the north line may be adjusted to line up with the final drainage plan.***

E. The plat proposes one access opening along 13th St. North and one access opening along 135th St. West. ***County Engineering has approved the access controls. The plattor's text shall delete "City of Wichita" and reference the "appropriate governing body".***

F. Access drives to structures in excess of 150 feet from the edge of the road are to be installed by the owner/builder and accepted by the fire department prior to the issuance of the building permit. Said drives are to be installed according to fire department specifications (20 feet wide with applicable turnaround with an all-weather surface able to withstand the weight of heavy apparatus in inclement weather).

G. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

I. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

J. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

K. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

L. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

M. Perimeter closure computations shall be submitted with the final plat tracing.

N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

O. The representatives from the **utility companies** should be prepared to comment on the need for any additional utility easements to be platted on this property.

P. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, July 25, at 12:30 p.m.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions concerning this matter, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Larry B. Olson, Pastor, Heritage Baptist Church of Wichita, Inc., P.O. Box 75171, Wichita, KS 67275
Walter Rooney, Sedgwick County Fire Department
Mike Lindebak, City Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

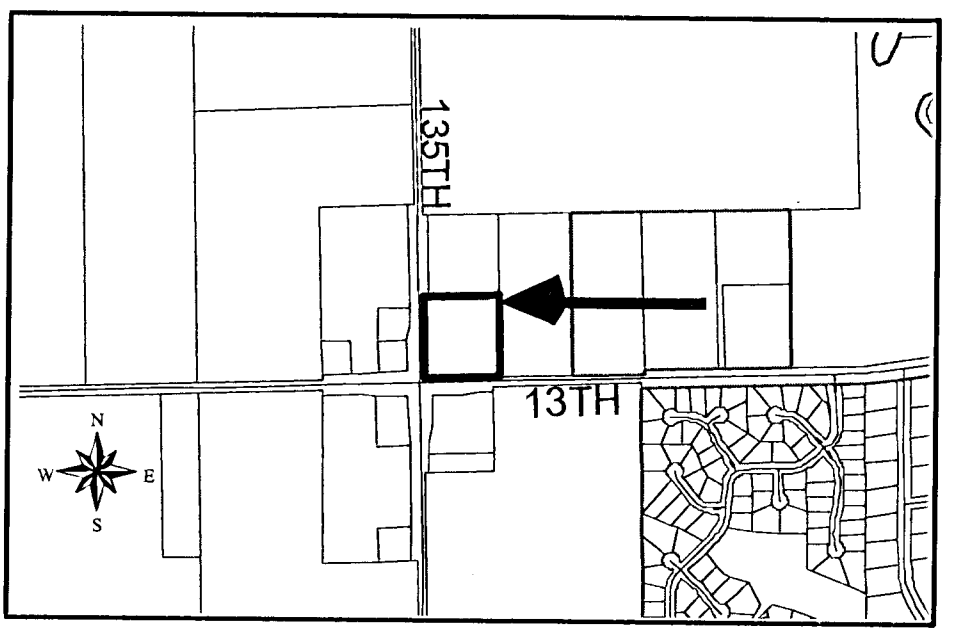
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4-2
JULY 25, 2002

STAFF REPORT
(FINAL PLAT APPROVED 7/18/02; PRELIMINARY PLAT APPROVED 6/27/02)

CASE NUMBER:	**SUB 2002-50 -- HERITAGE BAPTIST CHURCH ADDITION**
OWNER/APPLICANT:	Heritage Baptist Church of Wichita, Inc., Attn: Larry B. Olson, Pastor, P.O. Box 75171, Wichita, KS 67275
SURVEYOR/ENGINEER:	Baughman Company, P.A., Attn: Phil Meyer, 315 Ellis, Wichita, KS 67211
LOCATION:	Northeast corner of 135th St. West and 13th St. North
SITE SIZE:	4.17 Acres
NUMBER OF LOTS	
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1
MINIMUM LOT AREA:	4.17 Acres
CURRENT ZONING:	SF-20, Single-Family Residential
PROPOSED ZONING:	Same

VICINITY MAP



NOTE: This unplatted site is located in the County within three miles of Wichita's boundary. It is located in an area designated as "2010 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan.

PLANNING STAFF RECOMMENDS APPROVAL OF THE PLAT.

STAFF COMMENTS:

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G. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

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