

NOTE: This one lot plat is located in the County under "R-1" suburban residential zoning and is planned as a church site.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. To allow for the future extension of municipal water to this site, the applicant shall submit a guarantee for the extension of water across this site's frontage to 21st St. North.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. As indicated by County Engineering, a minimum building pad elevation is needed on the final plat (1357 msl). The plat's text shall note the minimum building pad elevation. It shall be noted if the elevation is for the lowest opening or level. Also, on site and off site benchmarks shall be indicated.
- E. An agreement shall be submitted concerning the maintenance of the floodway and the County's right to maintain the floodway if necessary and charge back any costs to the property owner.
- F. 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.
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. As requested by County Engineering the applicant shall meet with Engineering to determine if the area indicated as Floodway Easement is adequate. The final plat tracing shall indicate any requirements made by County Engineering concerning this floodway. Also, the applicant shall contact the adjoining property owner to the south in order to inform this owner of the drainage plans for the site and their impact on the adjoining property. The applicant shall submit a letter to Planning and County Engineering indicating that such a discussion has been held and noting any concerns of the adjacent property owner.

**WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 2-5

April 23, 1992

STAFF REPORT

(Final Plat Approved 4/16/92, Preliminary Plat Approved 3/19/92)

CASE NUMBER: S/D 92-12 - FIRST BIBLE BAPTIST CHURCH
ADDITION

OWNER/APPLICANT: First Bible Baptist Church c/o Jim Thompson,
9918 E. Harry, P.O. Box 780239, Wichita,
KS 67278-0239

SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, Wichita, KS
67211

LOCATION: East of Greenwich Road on the south side of
21st St. North.

SITE SIZE: 27.26 Acres

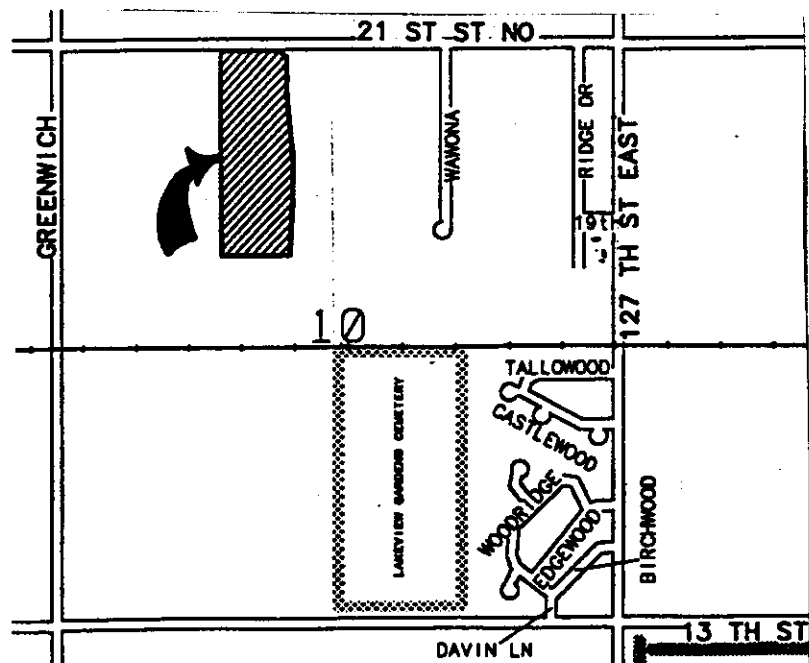
NUMBER OF LOTS

Residential:	1 (Church)
Office:	
Commercial:	
Industrial:	
Total:	1

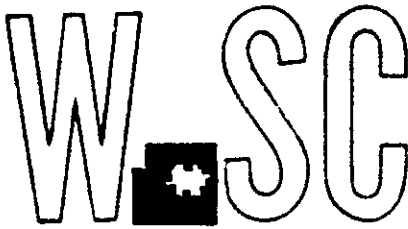
MINIMUM LOT AREA: 1,187,446.4 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

VICINITY MAP:



WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

April 27, 1992

Greg Severns
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 92-12 - (Final Plat) First Bible Baptist Church
Addition

Dear Greg:

At the regular meeting of the Metropolitan Area Planning Commission on April 23, 1992, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of April 20, 1992.

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 for consideration:

1. Submission of the fully completed and signed tracing of the subdivision 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 and residential developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:sm

cc: First Bible Baptist Church c/o Jim Thompson, 9918 E. Harry,
P.O. Box 780239, Wichita, KS 67278-0239
Mike Lindebak, City Engineer

FILE COPY

FINAL PLAT

FIRST BIBLE BAPTIST CHURCH ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 4/16/92 SUBJECT **SEDGWICK COUNTY, KANSAS**
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 4/17/92

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 "FIRST BIBLE BAPTIST CHURCH ADDITION", Sedgwick
County, Kansas and that the accompanying plat is a true and cor-
rect exhibit of the property surveyed, described as beginning at the
N.E. Corner of the NW1/4 of Sec. 10, Twp. 27-S, R-2-E of the 6th
P.M., Sedgwick County, Kansas; thence S 89°76'46" W, along the
north line of said NW1/4, 1052 feet; thence S 00°43'14" E, 1863
feet; thence N 89°76'46" E, 1061.05 feet to the east line of said
NW1/4; thence N 00°59'56" W, along the east line of said NW1/4,
1863.02 feet to the place of beginning, except the north 40 feet
thereof and except that part previously taken for the John Sedgwick
Expressway, described on Film 882, Page 537.

Baughman Company, P.A.

Date _____

Surveyor

Mark A. Savoy

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot and Block to be known as "FIRST BIBLE BAPTIST CHURCH ADDITION", Sedgwick County, Kansas. The floodway easement is hereby granted for floodway purposes and shall be the responsibility of the owner of Lot 1, until such time as the body exercising jurisdiction elects to assume responsibility for the maintenance and improvements of the drainage, provide further that no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the appropriate governing body. All abutters rights of access to or from John Sedgwick Expressway, over and across the east line of Lot 1 and to or from 21st St. No., over and across the north line of Lot 1 are hereby granted to the appropriate governing body, provided however that Lot 1 shall have access to 21st St. No. at two locations over the west 264 feet of the north line of Lot 1 as shall be determined by the Engineer of the appropriate governing body. The utility easement is hereby granted, as indicated for the construction and maintenance of all public utilities.

First Bible Baptist Church Wichita, Kansas

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged be-
fore me, this _____ day of _____ 1992, by
_____ of First Bible Baptist Church Wichita,
Kansas, on behalf of the Church.

Notary Public

My App't. Exp. _____

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 _____, 1992, at ____ o'clock ____ M, and is duly re-
corded.

Pat Kettler *Register of Deeds*

Ed Resa Deputy

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

Dated this _____ day of _____ 1992.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

Christopher J. Goebel

Marvin S. Krout Secretary

*This plat approved and all dedications shown
hereon accepted by the City Council of the City of Wichita, Kansas,
this _____ day of _____ 1992.*

Bob Knight Mayor

Pat Burnett Deputy City Clerk

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____ 1992.

Betsy Gwin

Mark F. Schroeder

Billy Q. McCray Commissioner

Paul W. Hancock Commissioner

Bernard A. Hentzen Commissioner

Don Wright County Clerk

Entered on transfer record, this _____ day
of _____ 1992.

Don Wright County Clerk

