

BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

**CONFIRMATION
MEMO**

PROJECT Parkview So. Baptist Church

DATE 8-24-82

JOB NO. _____

COPIES TO:

TO Chris Breitenstein

FROM B. Wooten

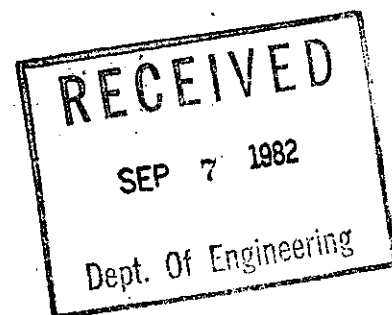
REFERENCE Drainage plan

Preliminary Plat is to be heard on September 2, 1982.

Area 1 of lot 1 is the existing church site already developed which drains to Meridian via two drives as indicated.

Area 2 of lot 1 will drain west to Meridian and south on Meridian. Drainage will be conveyed to the street by drives and/or flumes with swales.

Area 3 of lot 1 will drain east to St. Clair and south on St. Clair. Drainage also will be conveyed by either drives of flumes or both.



September 2, 1982

Baughman Company, P.A.
330 Laura
Wichita, Ks. 67211

Re: S/D 82-47 - Preliminary plat of Parkview Southern Baptist Church 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on September 2, 1982, the above-captioned case was considered. The action of the Subdivision Committee was to approve the plat subject to the following:

- A. The final drainage plan shall be submitted to City Engineering prior to or at the time of submitting a final plat.
 - B. The applicant shall guarantee the abandonment of the sanitary sewer line which is in the utility easement being vacated by this plat.
 - C. The applicant shall make satisfactory arrangements with K. G. and E. for relocation of their equipment from the utility easement being vacated by this plat.
 - D. The final plat shall indicate a 10-foot utility easement adjacent to St. Clair Avenue.
 - E. The applicant shall contingently grant the ground under the existing garage, which is required for a full 10-foot easement on this property, as a utility easement. The contingency shall be based on the City's or any utility company's need for the easement or on removal or destruction of the garage. Appropriate reference shall be made in the plat's text.
 - 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
-

Baughman Company
September 2, 1982
Page 2

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

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

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Parkview Baptist Church, 3430 S. Madison, 67217
Dwayne Rumsey, 322 Laura, 67211
Mike Lindebak, City Engineering

S/D No. 82-47 Name Parkview Southern Baptist Church 2nd Addition
Date Application Rec'd. 8-20-82 Preliminary Approval _____
Scheduled S/D Meeting 9-2-82

DESCRIPTION

General Location East side of Meridian Avenue, in an area between
33rd and 34th St. South

Owner Parkview Baptist Church

Surveyor/Engineer Baughman Co., P.A.

Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | | | |
|--|---|---------------------------------------|--|
| 1. Gross Acreage of Plat | <u>4.94 acres</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. <u>20</u> R/W <u>285.6</u> ft. | |
| Residential | _____ | b. _____ R/W _____ ft. | |
| Commercial | _____ | c. _____ R/W _____ ft. | |
| Industrial | _____ | d. _____ R/W _____ ft. | |
| Other | <u>1</u> | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>1</u> | TOTAL <u>285.6</u> ft. | |
| 3. Minimum Lot Frontage | <u>172.5</u> | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>4.81 acres</u> | streets <u>yes</u> <u>X</u> <u>no</u> | |
| 5. Existing Zoning | <u>AA</u> | | |
| 6. Proposed Zoning | <u>AA</u> | | |
| 9. Is public water available | <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | | |
| 10. Is sanitary sewer available | <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | | |
| 11. Has Health Dept. approval been obtained (where applicable) | _____ Yes _____ No | | |
| 12. City of Wichita | <u>X</u> _____ 3-Mile Area _____ Outside of 3-Mile Area _____ | | |

STAFF COMMENTS:

- A. The representative from City Engineering should be prepared to comment on the acceptability of the applicant's drainage concept and state if guarantees for any required drainage improvements are anticipated.
- B. As can be noted on the preliminary plat, the applicant is proposing to vacate the utility easement which was platted adjacent to the south line of the original Parkview Southern Baptist Church Addition. This easement presently contains some electrical equipment and a sanitary sewer line. The applicant shall guarantee the abandonment of the public sewer and make satisfactory arrangements with all affected utility companies.
- C. The small structure labeled as a garage encroaches the existing 8-foot utility easement on the north line of the property. It is recommended that this structure be removed or relocated and the full 10-foot easement be granted along the north property line.
- D. The final plat shall indicate a 10-foot utility easement adjacent to St. Clair Avenue.
- E. 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.
- F. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No. 82-47 Name Parkview Southern Baptist Church 2nd Addition
Date Application Rec'd. 8-20-82 Preliminary Approval 9-2-82
Scheduled S/D Meeting 1-6-83

DESCRIPTION

General Location East side of Meridian Avenue, in an area between
33rd and 34th St. South.

Owner Parkview Baptist Church

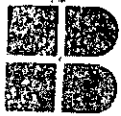
Surveyor/Engineer Baughman Co., P.A.

Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | |
|--|-----------------------------------|
| 1. Gross Acreage of Plat <u>4.94</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>20</u> R/W <u>285.6</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other <u>1</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>285.6</u> ft. |
| 3. Minimum Lot Frontage <u>172.5</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>4.81 acres</u> | streets <u>yes</u> <u>x</u> no |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage plan.
- B. The applicant shall guarantee the abandonment of the sanitary sewer line which is in the east/west utility easement being vacated by this plat.
- C. The applicant shall make satisfactory arrangements with K.G.& E. for relocation of their equipment from the utility easement being vacated by this plat.
- D. When the preliminary plat was approved for this property, approval of the proposed contingent utility easement was made subject to it being contingent on the City's or any utility company's need for the easement or on removal or destruction of the garage. On the final plat tracing, the wording in the plat's text regarding the contingent easement shall also include reference to the "City's or any utility company's need for the easement."
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.



**CONFIRMATION
MEMO**

PROJECT Parkview So. Baptist Church 2nd Addition

DATE December 29, 1982

JOB NO. _____

COPIES TO:

TO Chris Breitenstein

FROM N. Brent Wooten

REFERENCE Drainage Plan

Final plat is scheduled for Subdivision for January 6, 1982.

Runoff factor for the area will be 0.75. A church expansion and parking lots are proposed.

Area 1 (1.83 Ac) will drain west to Meridian via 3 drives as indicated.

$$Q_{100} = 12.3 \text{ C.F.S.}$$

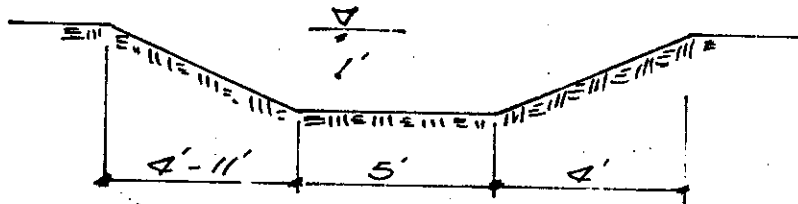
Area 2 (1.54 Ac) will drain east and south to a private drainage easement as indicated which will discharge to 34th St. So. thru a flume.

$$Q_{100} = 10.4 \text{ C.F.S.}$$

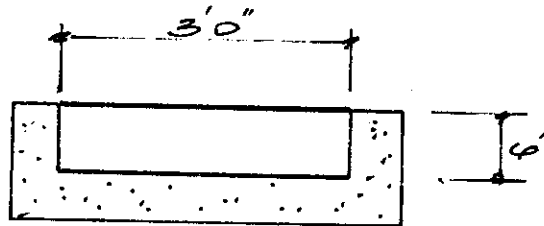
Area 3 (1.43 Ac) will drain east to St. Clair via drives or flumes.

$$Q_{100} = 9.6 \text{ C.F.S.}$$

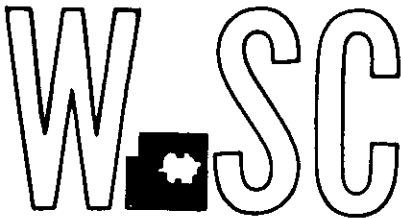
Drainage ditch dimensions and grades to discharge Area 2 are indicated below.



Flume dimensions are indicated below.

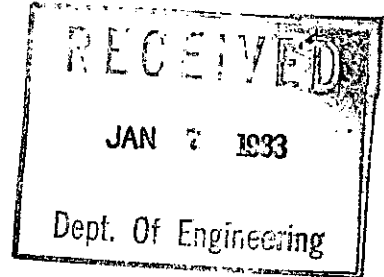


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



January 7, 1983

Baughman Company, P.A.
330 Laura
Wichita, Kansas 67211

Re: S/D 82-47 - Final plat of Parkview Southern Baptist Church
2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 6, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. A minimum pad elevation of 97 City Datum shall be referenced on the final plat tracing.
- B. The applicant shall guarantee the abandonment of the sanitary sewer line which is in the east/west utility easement being vacated by this plat.
- C. The applicant shall make satisfactory arrangements with K.G. & E. for relocation of their equipment from the utility easement being vacated by this plat.
- D. When the preliminary plat was approved for this property, approval of the proposed contingent utility easement was made subject to it being contingent on the City's or any utility company's need for the easement or on removal or destruction of the garage. On the final plat tracing, the wording in the platter's text regarding the contingent easement shall also include reference to the "City's or any utility company's need for the easement."
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Baughman Company, P.A.

1-7-83

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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, January 13, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez
Senior Planner

LO:bh

cc: Parkview Baptist Church, 3430 S. Meridian, 67217
Dwayne Rumsey, 322 Laura, 67211
X Mike Lindebak, City Engineering

STATE OF KANSAS }
SEDGWICK COUNTY } SS

FILED FOR RECORD AT
10:30 AM

MAR 24 1983
6 22501

PRIVATE DRAINAGE EASEMENT

NO. BETTE F. McCART
REGISTER OF DEEDS

*Pat Kettlers
Deputy*

THIS EASEMENT made this 11th day of January, 19 83,
by and between Sedgwick Association of Southern Baptists of the first
part and Parkview Southern Baptist Church, Inc. of the second part.

WITNESSETH: That the said first party, in consideration of
the sum of One Dollar (\$1.00) and other valuable consideration, the
receipt whereof is hereby acknowledged, do hereby grant and convey
unto the said second party a perpetual right-of-way and easement for
the purpose of maintaining, and repairing a drainage system sufficient
to drain over, along and under the following described real estate
situated in Sedgwick County, Kansas; to wit:

The west 20 feet of the east 30 feet of Lot 1,
Block A, Russell Addition to Wichita, Sedgwick
County, Kansas.

And said second party is hereby granted the right to enter
upon said premises at any time for the purpose of constructing,
operating, maintaining, and repairing such drainage system.

IN WITNESS WHEREOF: The said first party has signed these
presents the day and year first written.

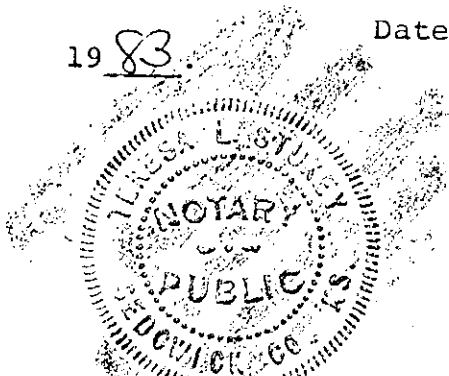
Sedgwick Association of
Southern Baptists

N.N. Antonson
N.N. Antonson, President
Paul G. Davis
Paul G. Davis, Secretary-Treasurer

STATE OF KANSAS)
SEDGWICK COUNTY) SS

Personally appeared before me, a notary public, in
and for the County and State aforesaid N.N. Antonson and
Paul G. Davis
to me personally known to be the same persons who executed the fore-
going instrument of writing and said persons duly acknowledged the
execution thereof.

19 83. Dated at Wichita, Kansas, this 8th day of February.



Teresa L. Stuker
Notary Public
TERESA L. STUKER

My Commission Expires September 11, 1986.

5.00 *Baughman Company*
330 *Laurie*