

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 77-106 Name MESSIAH BAPTIST CHURCH SECOND ADDITION
Date Application Rec'd. 8-16-77 Preliminary Approval N/A
Scheduled S/D Meeting 8-25-77

DESCRIPTION

General Location Southeast corner of Mt. Vernon and Hillside
Owner Messiah Baptist Church
Surveyor/Engineer Campbell & Castle, P.A.
Address P. O. Box 1835 Phone 942-8144

- | | |
|---|---------------------------------|
| 1. Gross Acreage of Plat <u>2.3</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>50</u> R/W <u>130</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>130</u> ft. |
| 3. Minimum Lot Frontage <u>130</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>101,000 sq.</u> ft. | streets? <u>X</u> yes _____ no |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- A. "Access control except for one opening" shall be labeled adjacent to Hillside and the appropriate language included in the plat's text.
- B. A 25-foot building setback line from Hillside shall be shown on the face of the plat.
- C. The applicant shall guarantee construction of a 4-foot sidewalk on the east side of Hillside adjacent to subject property. The applicant shall be advised that sidewalk construction will be a requirement included in any building permit issued for this site.
- D. The applicant's engineer shall submit a lot grading plan to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- E. The 16-foot easement labeled on the plat by condemnation case number shall also be labeled as a sewer easement or utility easement, whichever the case may be.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

S.W. 1/4 SEC. 35, TWP. 2

G. 187.

MT. VERNON

330'

AVE.

HILLSIDE



191,595'
MESSIAH BAPTIST TEMPLE ADDITION
BLK. (A)
LOT (1)
8249

MESSIAH BAPTIST CHURCH
2ND ADDN.

137004	1	2	16	15	14	13	12	11	10	136	13	14	15	16	17	18	19	20	21	136	22												
CLARK	DI SANTE										CLARK	DON										CLARK	DINNING										CLARK
75	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65												
75	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65												
136	3	4	5	6	7	8	9	10	ADDN.	136	2ND	136	2ND	136	2ND	136	2ND	136	2ND	136	2ND												
75	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65												

140'	58'	8249	140'
MAYBERRY	2	ADDN.	140'
1	2	1	2
70	70	70	70

MT. VERNON
A MOUNT

ST. 9

ELMWOOD
LAIRE COURT
AVE
PARK
WASHINGTON

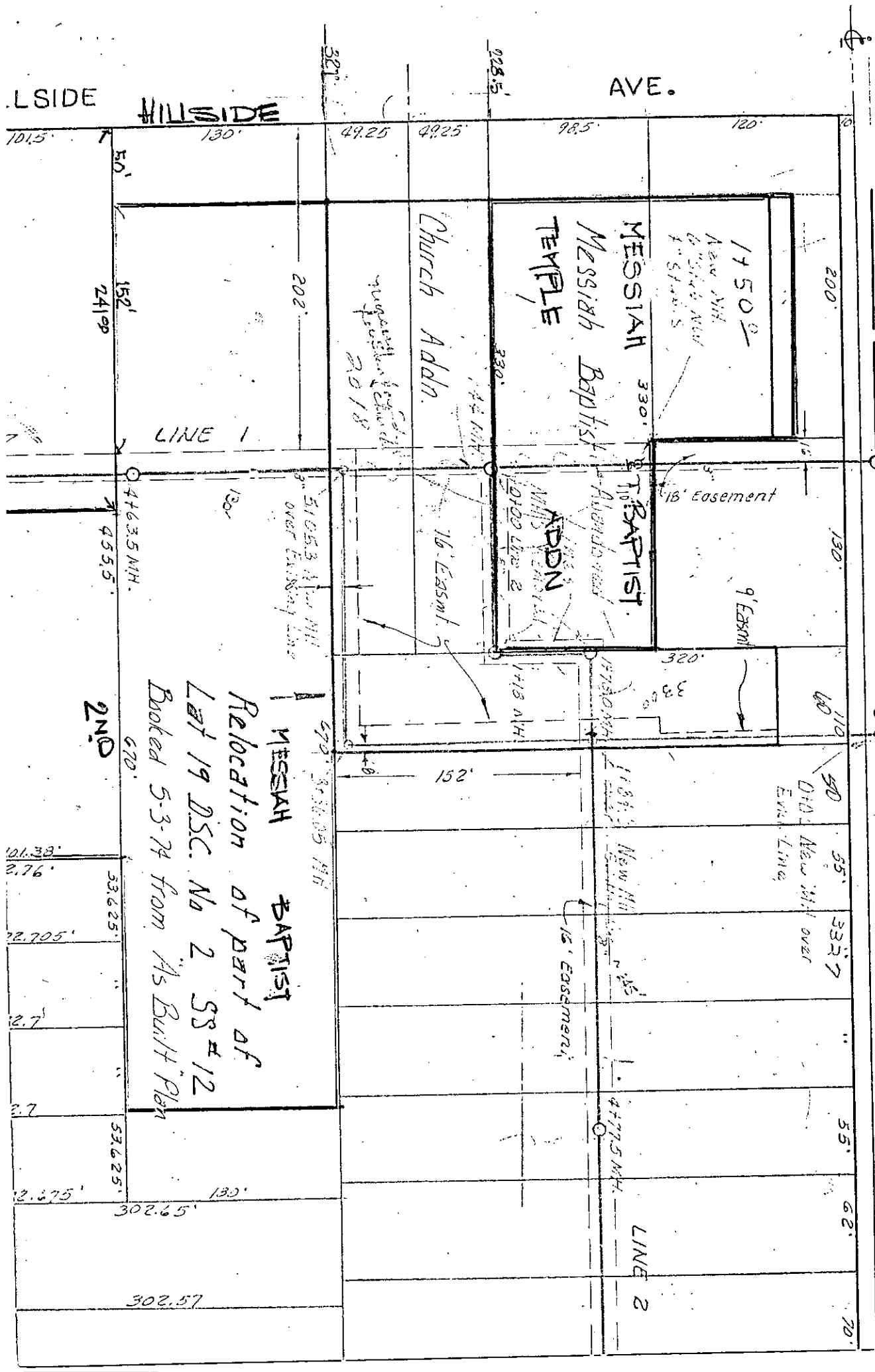
BILLAIRE

GEORGE

GEORGE

MT. VERNON

14-6-1-5



28' 0" 0" 0" New MH on Existing Sanitary Sewer
 9.2'
 MT. VERNON ROAD

MESSIAH BAPTIST
 Relocation of part of
 Lot 19 D.S.C. No 2 S.S. # 12
 Booked 5-3-74 from As Built Plan

2ND

LINE 2

LINE 1

AVE.

HILLSIDE

LSIDE

TEMPLE

MESSIAH

MESSIAH BAPTIST

Church Adn.

MESSIAH BAPTIST

ADDN

17502

New MH
6' 5" x 10' 6" New
1.5' x 10' 6"

17501

Church Adn.

9' Easmt

16' Easement

16' Easement

50' New MH over
Easement Line

New MH

4775 NH

5105.3 NH
over Easement Line

579.33625 NH

241.99

455.5

670

53.625

53.625

302.65

302.57

101.38

2.76

2.705

2.7

2.7

2.725

2.725

2.725

2.725

2.725

2.725

2.725

2.725

101.5

50

152

202

130

476.35 NH

455.5

670

53.625

2.705

2.7

2.7

2.725

2.725

2.725

2.725

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2.725

2.725

2.725

2.725

2.725

2.725

101.5

50

152

202

130

476.35 NH

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670

53.625

2.705

2.7

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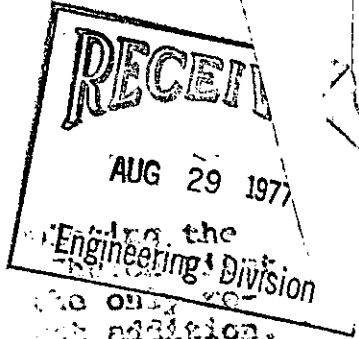
2.725

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING COMMISSION

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

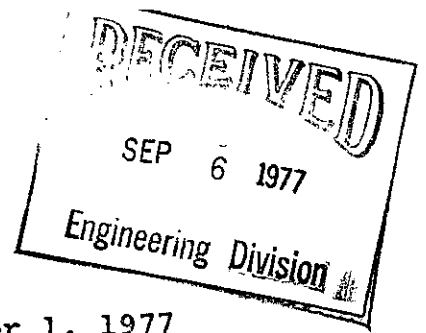


...shall be approved by the Metropolitan Area Planning Commission...
...the only...
...addition...
...description August 26, 1977...
...30 days... approval by the...
...Wichita, Kansas 67201...
Campbell & Castle, P.A.
P. O. Box 1835
Wichita, Kansas 67201

Enclosed with this letter are the final plat and the five additional...
the five additional... have...
guaranteeing... improvement...
Forms for the...
Gentlemen:
Re: S/D. 77-106 - Final Plat of MESSIAH BAPTIST CHURCH SECOND ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 25, 1977, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to the following conditions:
A. "Access control except for one opening" shall be labeled adjacent to Hillside and the appropriate language included in the plat's text.

- B. A 25-foot building setback line from Hillside shall be shown on the face of the plat.
- C. The applicant shall guarantee construction of a 4-foot sidewalk on the east side of Hillside adjacent to subject property. The applicant shall be advised that sidewalk construction will be a requirement included in any building permit issued for this site.
- D. The applicant's engineer shall submit a lot grading plan to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- E. The 16-foot easement labeled on the plat by condemnation case number shall also be labeled as a sewer easement or utility easement, whichever the case may be.



September 1, 1977

Campbell & Castle, P.A.
P. O. Box 1835
Wichita, Kansas 67201

Re: S/D 77-106 - Final Plat of
MESSIAH BAPTIST CHURCH SECOND
ADDITION

Gentlemen:

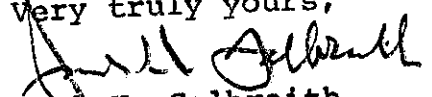
At the regular meeting of the Metropolitan Area Planning Commission on September 1, 1977, the above-captioned plat was considered. The action of the Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of August 26, 1977.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Compliance with the requirements of the Metropolitan Area Planning Department.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
4. Certification that all taxes due and payable for 1976 and prior years have been paid.

Please call if you have any questions.

Very truly yours,


Jack H. Galbraith
Chief Planner

JHG:bh

cc: Messiah Baptist Church, 2006 S. Hillside, 67211
Dean Sellers, Assistant City Engineer

Ass't. Supt. of Public Works
Maintenance

Jack Galbraith, Chief Planner, MAPD

M. S. Mitchell



- Messiah Baptist Church 1st Addn. and
Messiah Baptist Church 2nd Addn.
S/D 73-69 and S/D 77-106

Reference is made to our request that approval of the 2nd Addition be contingent on working out arrangements for correction of drainage problems created by construction on the 1st Addition as well as approval of a drainage plan for the 2nd Addition. We have worked with the engineer and the Church personnel to develop a plan which will permit development of the current phase and call attention to the need for a better interior drainage system if and when further development occurs. I am enclosing a copy of the approved plan together with the letters describing the problem and solution.

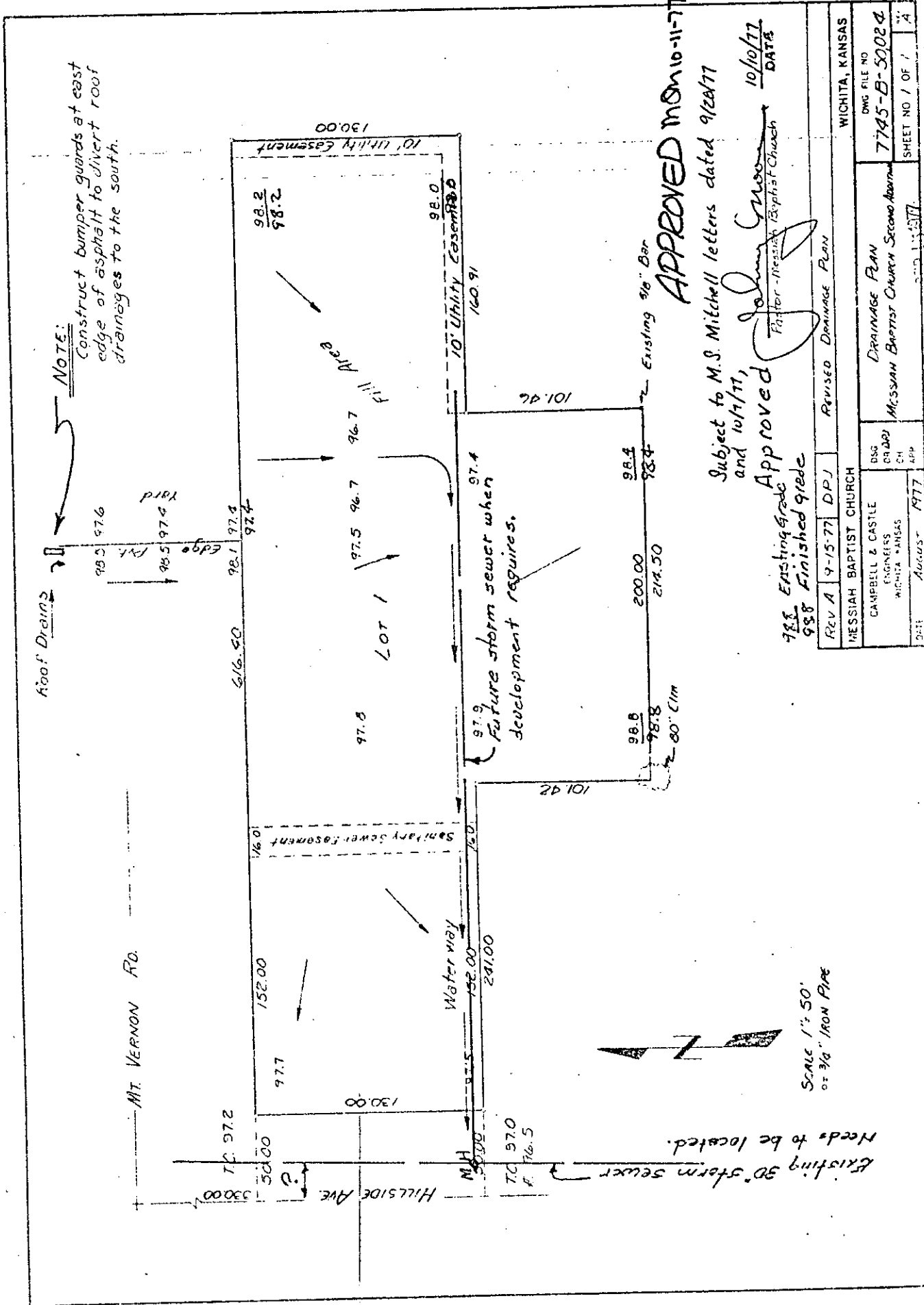
I trust this information is sufficient to permit final processing of the plat; however, if further information or discussion is desired, please advise.

M. S. Mitchell,
Ass't. Superintendent of
Public Works Maintenance

MSM/glm

cc: G. H. Wilton
Dick Linn ✓
Central Inspection
Campbell & Castle
Messiah Baptist Church 1st Addn.
Messiah Baptist Church 2nd Addn.

Enc.



NOTE:

Construct bumper guards at east edge of asphalt to divert roof drainages to the south.

APPROVED Mon 10-11-77

Subject to M.S. Mitchell letters dated 9/26/77 and 10/17/77,

Approved John G. Gannon 10/10/77
 Pastor - Messiah Baptist Church DATE

988 Existing grade
 988 Finished grade

SCALE 1" = 50'
 OR 3/4" IRON PIPE

Existing 30" storm sewer Needs to be located.

REV A	4-15-77	DPJ	REVISED DRAINAGE PLAN
MESSIAH BAPTIST CHURCH			
CAMPBELL & CASTLE ENGINEERS WICHITA KANSAS			
DATE	August	1977	
WICHITA, KANSAS			DWG FILE NO
MESSIAH BAPTIST CHURCH Second Avenue			7745-B-5002d
SHEET NO 1 OF 1			DATE

7 April 1989

Vicky Huang, Engineering Dept.
Department of Public Works
Maintenance Div., City Hall 7th Floor
455 N. Main
Wichita, KS 67202

Re: Tax # 087127350320201500 B
3326 E. Clark, Wichita, KS 67218
The north half of property adjoins Messiah Baptist
Church property, 2nd addition.

Dear Ms. Huang:

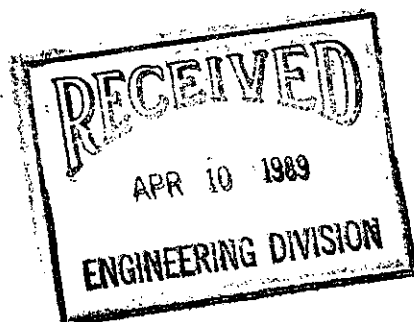
I will use this letter to summarize my recent concerns regarding the drainage problem with our north lot captioned above.

I was at your office 22 February expressing my concern about the drainage problem of our lot and the fact that Messiah Baptist Church was again filling in their lot. At that time you suggested I contact CID to see what they might be able to do. In an effort to obtain some resolution, I met with Wayne Alexander, Building Inspector with the CID on 6 March at the property. Following that meeting, inspection, and discussion Inspector Alexander directed me back to you and agreed to let you know the results of his inspection. I then placed a call to you on 6 March and we briefly discussed the situation and I was of the opinion you would discuss it with Mr. Alexander. It has now been just over four weeks since we talked and I would appreciate being advised as to the status of this matter.

Very truly yours,

Eugene P. Brane

Eugene P. Brane
3326 E. Clark
Wichita, KS 67218
Ph: 682-8489 (home)
685-9293 (work)



THE CITY OF WICHITA

OFFICE OF ENGINEERING

DATE April 13, 1989

TO Monty Robson, Superintendent of Central Inspection
FROM Vicky Huang, Subdivision Engineer *VH*

SUBJECT Messiah Baptist
Church 2nd Addition

It had been brought to our attention that the site development on the subject lot does not conform to the approved drainage plan which calls for storm water sewer extension from Hillside, as submitted at the time of platting.

Attached is a copy of the approved drainage plan. Any future building permit or site grading permit should not be issued until this situation is remedied. The eastern portion of this lot should not be permitted to fill which will cause further ponding of water to the property to the east.

cc: Eugene Brane

THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY HALL — SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4501

April 13, 1989

Mr. Eugene Brane
3326 E. Clark
Wichita, Kansas 67218

Dear Mr. Brane:

Regarding the drainage problem with your north lot adjacent to Messiah Baptist Church: I have alerted Central Inspection Department with a memoranda (a copy of which is attached). This will ensure that no building permit will be issued until the construction of a storm sewer system to the eastern portion of the church property according to the approved drainage plan.

I hope this will alleviate your concern of any further filling on the church property. If any unauthorized filling occurs, please feel free to call Central Inspection.

Yours truly,

Vicky Huang
Vicky Huang
Subdivision Engineer

VH:ta

enclosure

I N T E R O F F I C E M E M O R A N D U M

Printed by: Betty Morgan
Date: 23-Jul-1996 07:41am CDT
From: Kurt Schroeder
SCHROEDER_K
Dept: OCI
Tel No: 268-4460

TO: Suzanne Loomis (LOOMIS_S)
CC: Vicky Huang***** (MORGAN_BJ)
CC: Don Losew (LOSEW_D@jaguar@mrgate)

Subject: RE: Hillside & Mt. Vernon

Sounds OK to me. If you need for us to issue a notice letter on the roof drains, let me know. I mad a couple of changes to some typos (in bold).

Thanks.

July 22, 1996

Mrs. Jan Bender
3315 E. Mt. Vernon
Wichita, KS 67218

Dear Mrs. Bender:

I am writing to communicate the discussion I had with Mr. Roy Wolf of the Messiah Baptist Church this morning regarding the drainage in the Mt. Vernon and Hillside vicinity.

I explained to Mr. Wolf that City staff had recently met with several of the surrounding home owners to discuss their concerns about the drainage problems near the church. I also requested on behalf of the City that the church redirect the roof drains of the buildings south of your home to the church parking area which drains to Hillside. Mr. Wolf obliged the redirecting of the roof drains and will see that implementation of this matter begins within the next two weeks.

We also discussed the possibilities of performing some minor grading on their property to help the water ponding on the south end of your lot and the Pearl's lot drain to a newly created low area on their undeveloped tract southeast of your property. By either digging a small swale or laying some perforated drain pipe with area inlets in the low spots, the ponding water could be moved from your property to a location on the undeveloped tract southeast of the church's existing volleyball net. This does not take the water to an existing drainage system, but offers a simple, inexpensive alternative ~~to~~ by moving the ponding water to a location where it could possibly stand until percolating in the soil, or evaporating, without disturbing the neighborhood. This alternative **may be** one which both groups, the church and neighbors, come to an agreement on, coordinate, and share the burden of the costs. Mr. Wolf will bring this proposal to the church board for review upon Pastor Hoover's return from a mission trip in 3-4 weeks.

After viewing the site several times since our June 26, 1996 meeting, I believe it is important to allow free drainage flow in this area. A drainage swale or pipe system will not alleviate any problems if fence slats are placed touching the ground elevation. The Pearl's property is not only blocked by the fill and concrete retaining wall on the west, but by the fill and wood fence on the east. However, once the roof drains are redirected, the only water which **may be**

draining to their backyard will be generated on their property.

Also, another solution which **may be** feasible, is redirecting the ponding water to Hillside through a storm sewer system. However, in order to determine if there is enough grade to allow for positive drainage, an elevation survey should be performed to verify a positive difference in elevation between the low spots at the back of the neighbors' lots and the flowline of the curb and gutter. If the results of such a survey prove positive, a drainage system could be installed at the church and/or surrounding property owners' expense.

I hope you find this information useful, please review the above paragraphs and call me at 268-4498 if you have any questions.

Sincerely,

Suzanne C. S. Loomis
Acting Storm Water Engineer

cc: Kurt Schroeder, OCI Superintendent
Mr. Eugene Brane, 3326 E. Clark, Wichita, KS 67218
Mrs. Pearl, 33??, E. Mt. Vernon, Wichita, KS 67218
Mr. Roy Wolf, Messiah Baptist Church, ????, Wichita, KS 67218

I N T E R O F F I C E M E M O R A N D U M

Printed by: Betty Morgan
Date: 22-Jul-1996 01:20pm CDT
From: Suzanne Loomis
LOOMIS_S
Dept: Public Works
Tel No: 268-4498

TO: Kurt Schroeder (SCHROEDER_K)
TO: Vicky Huang***** (MORGAN_BJ)
TO: Don Losew (LOSEW_D@jaguar@mrgate)

Subject: Hillside & Mt. Vernon

Any concerns before I send?

July 22, 1996

Mrs. Jan Bender
3315 E. Mt. Vernon
Wichita, KS 67218

Dear Mrs. Bender:

I am writing to communicate the discussion I had with Mr. Roy Wolf of the Messiah Baptist Church this morning regarding the drainage in the Mt. Vernon and Hillside vicinity.

I explained to Mr. Wolf that City staff had recently met with several of the surrounding home owners to discuss their concerns about the drainage problems near the church. I also requested on behalf of the City that the church redirect the roof drains of the buildings south of your home to the church parking area which drains to Hillside. Mr. Wolf obliged the redirecting of the roof drains and will see that implementation of this matter begins within the next two weeks.

We also discussed the possibilities of performing some minor grading on their property to help the water ponding on the south end of your lot and the Pearl's lot drain to a newly created low area on their undeveloped tract southeast of your property. By either digging a small swale or laying some perforated drain pipe with area inlets in the low spots, the ponding water could be moved from your property to a location on the undeveloped tract southeast of the church's existing volleyball net. This does not take the water to an existing drainage system, but offers a simple, inexpensive alternative to moving the ponding water to a location where it could possibly stand until percolating in the soil, or evaporating, without disturbing the neighborhood. This alternative maybe one which both groups, the church and neighbors, come to an agreement on, coordinate, and share the burden of the costs. Mr. Wolf will bring this proposal to the church board for review upon Pastor Hoover's return from a mission trip in 3-4 weeks.

After viewing the site several times since our June 26, 1996 meeting, I believe it is important to allow free drainage flow in this area. A drainage swale or pipe system will not alleviate any problems if fence slats are placed touching the ground elevation. The Pearl's property is not only blocked by the fill and concrete retaining wall on the west, but by the fill and wood fence on the east. However, once the roof drains are redirected, the only water which maybe

draining to their backyard will be generated on their property.

Also, another solution which maybe feasible, is redirecting the ponding water to Hillside through a storm sewer system. However, in order to determine if there is enough grade to allow for positive drainage, an elevation survey should be performed to verify a positive difference in elevation between the low spots at the back of the neighbors lots and the flowline of the curb and gutter. If the results of such a survey prove positive, a drainage system could be installed at the church and/or surrounding property owner's expense.

I hope you find this information useful, please review the above paragraphs and call me at 268-4498 if you have any questions.

Sincerely,

Suzanne C. S. Loomis
Acting Storm Water Engineer

cc: Kurt Schroeder, OCI Superintendent
Mr. Eugene Brane, 3326 E. Clark, Wichita, KS 67218
Mrs. Pearl, 33??, E. Mt. Vernon, Wichita, KS 67218
Mr. Roy Wolf, Messiah Baptist Church, ????, Wichita, KS 67218

I N T E R O F F I C E M E M O R A N D U M

Printed by: Betty Morgan
Date: 22-Jul-1996 12:57pm CDT
From: Suzanne Loomis
LOOMIS_S
Dept: Public Works
Tel No: 268-4498

TO: Don Losew (LOSEW_D@jaguar@mgate)
TO: Vicky Huang***** (MORGAN_BJ)

Subject: Hillside & Mt. Vernon

Do either of you recall any platting requirements for drainage improvements related to future development for the Messiah Baptist Church on the SE corner of Mt. Vernon and Hillside? We have a real drainage problem/fued between the church and surrounding citizens. I believe they had drainage problems before the church arrived and prior to paving in the area, but I also think the church has blocked the natural drainage flow by additional construction. OCI and I have been investigating, but need additional information. Can you help?

THE CITY OF WICHITA

July 26, 1996

DEPARTMENT OF
PUBLIC WORKS
STORM WATER MANAGEMENT DIVISION
CITY HALL — EIGHTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4498

Mrs. Jan Bender
3315 E. Mt. Vernon
Wichita, KS 67218

Dear Mrs. Bender:

I am writing to communicate the discussion I had with Mr. Roy Wolf of the Messiah Baptist Church on July 22, 1996 regarding the drainage in the Mt. Vernon and Hillside vicinity.

I explained to Mr. Wolf that City staff had recently met with several of the surrounding home owners to discuss their concerns about the drainage problems near the church. I also requested on behalf of the City that the church redirect the roof drains of the buildings south of your home to the church parking area which drains to Hillside. Mr. Wolf obliged the redirecting of the roof drains and will see that implementation of this matter begins within the next two weeks.

We also discussed the possibilities of performing some minor grading on their property to help the water ponding on the south end of your lot and the Pearl's lot drain to a newly created low area on their undeveloped tract southeast of your property. By either digging a small swale or laying some perforated drain pipe with area inlets in the low spots, the ponding water could be moved from your property to a location on the undeveloped tract southeast of the church's existing volleyball net. This does not take the water to an existing drainage system, but offers a simple, inexpensive alternative to moving the ponding water to a location where it could possibly stand until percolating in the soil, evaporating, or being carried off site by a new drainage system mentioned below, without disturbing the neighborhood. This alternative maybe one which both groups, the church and neighbors, come to an agreement on and coordinate. Mr. Wolf will bring this proposal to the church board for review upon Pastor Hoover's return from a mission trip in 3 weeks.

After viewing the site several times since our June 26, 1996 meeting, I believe it is important to allow free drainage flow in this area. A drainage swale or pipe system will not alleviate any problems if fence slats are placed touching the ground elevation. The Pearl



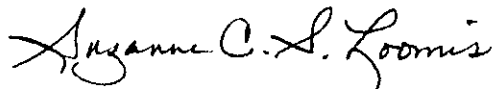
Page 2
July 26, 1996
Hillside & Mt. Vernon Drainage

property is not only blocked by the fill and concrete retaining wall on the west, but by the fill and wood fence on the east. However, once the roof drains are redirected, a lot of the water which was draining to their backyard will be flowing elsewhere.

Also, another solution which maybe feasible, is redirecting the ponding water to Hillside or Clark through a storm sewer system. However, in order to determine if there is enough grade to allow for positive drainage, an elevation survey should be performed at the owners expense to verify a positive difference in elevation between the low spots at the back of the neighbors lots and the flowline of the curb and gutter or existing storm sewer system in Hillside. If the results of such a survey prove positive, a drainage system could be installed at the property owner's expense as the attached document indicates.

I hope you find this information useful, please review the above paragraphs and call me at 268-4498 if you have any questions.

Sincerely,



Suzanne C. S. Loomis
Acting Storm Water Engineer

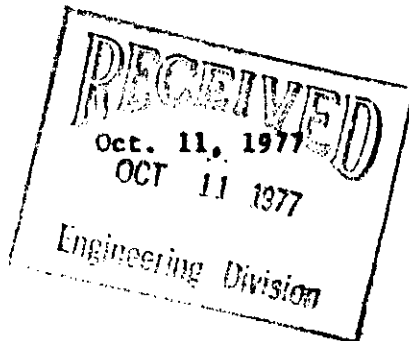
attachment

cc: Kurt Schroeder, OCI Superintendent
Mr. Eugene Brane, 3326 E. Clark, Wichita, KS 67218
Ms. Pearl, 3309 E. Mt. Vernon, Wichita, KS 67218
Mr. Roy Wolf, Messiah Baptist Church, 2006 S. Hillside, Wichita, KS 67211

Ass't. Supt. of Public Works
Maintenance

Jack Galbraith, Chief Planner, MAPD

M. S. Mitchell



- Messiah Baptist Church 1st Addn. and
Messiah Baptist Church 2nd Addn.
S/D 73-69 and S/D 77-106

Reference is made to our request that approval of the 2nd Addition be contingent on working out arrangements for correction of drainage problems created by construction on the 1st Addition as well as approval of a drainage plan for the 2nd Addition. We have worked with the engineer and the Church personnel to develop a plan which will permit development of the current phase and call attention to the need for a better interior drainage system if and when further development occurs. I am enclosing a copy of the approved plan together with the letters describing the problem and solution.

I trust this information is sufficient to permit final processing of the plat; however, if further information or discussion is desired, please advise.

M. S. Mitchell,
Ass't. Superintendent of
Public Works Maintenance

MSM/glm

cc: G. H. Wilton
Dick Linn ✓
Central Inspection
Campbell & Castle
Messiah Baptist Church 1st Addn.
Messiah Baptist Church 2nd Addn.

Enc.

