

# Benchmark and Survey



309 S. Laura  
Suite 214  
Wichita, KS. 67211  
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## Holy Temple Addition

### Closure

1) SE CORNER	N90°00'00"W	650.00'
2) SW CORNER	N00°26'11"E	325.00'
3) NW CORNER	CENTERLINE OF CREEK	
4) NORTH FLAT COR. @ CL KANSAS AVE.	S00°26'11"W	129.25'
5) INT. KANSAS & RUMSEY AVE.	N90°00'00"E	293.00'
6) P.L.	S00°26'11"W	25.00
7) EAST END OF RUMSEY AVE @ R/W	N90°00'00"E	38.00'
8) NE CORNER	CENTERLINE OF CREEK	
9) P.L. @ LOT 1, BLOCK 2	S00°26'00"W	28.00'
10) SE CORNER		

PRECISION: PERFECT



July 7, 1999

Mr. Neil Strahl, AICP  
Senior Planner, Current Plans Division  
WSC Metropolitan Area Planning Department  
City Hall - 10<sup>th</sup> Floor  
455 N. Main  
Wichita, KS 67202

**Re: Holy Temple C.G.C. Addition**  
Wichita, Sedgwick County  
One-Step Final Plat  
Y&A Project No. 98-073-130

Dear Mr. Strahl,

Transmitted herewith for your review and approval are the platting documents for the above referenced project. Following is a summary of the documents enclosed:

1. 35 blueline copies of the preliminary plat
2. 35 blueline copies of the final plat
3. Title binder
4. Plat application, including a check in the amount of three-hundred twelve dollars (\$312.00) for the application fee.

By copy of this letter we are also sending Ms. Vicky Huang, City Engineer's office, a copy of the drainage computations for the plat. Closure computations will be submitted to your office under separate cover.

Subject to your acceptance of the attached platting documents, we will provide your office with the signed originals, including the mylar tracing with an electronic file of the final plat as required. Please let us know if additional copies of the attachments are needed.

If you should have any questions regarding the attached material, or require additional information, please do not hesitate contacting the undersigned at your earliest convenience.

Very truly yours,

*David A. Springob*

David A. Springob, I.E.

xc: James Lewis, Church Trustee  
Vicky Huang, City Engineer's Office

Attachments

STAFF REPORT  
(One-Step Final Plat)

CASE NUMBER: S/D 99-51 - HOLY TEMPLE CGC ADDITION

OWNER/APPLICANT: Holy Temple Church of God in Christ, 2725 N. Chautauqua, Wichita, KS 67219

SURVEYOR/ENGINEER: Jeff Dettman, 309 S. Laura, Suite 214, Wichita, KS 67211

AGENT: Young & Associates, P.A., 100 S. Georgie, Derby KS 67037

LOCATION: Northeast corner of 11<sup>th</sup> St. North and Hydraulic Avenue

SITE SIZE: 4.4 acres

NUMBER OF LOTS

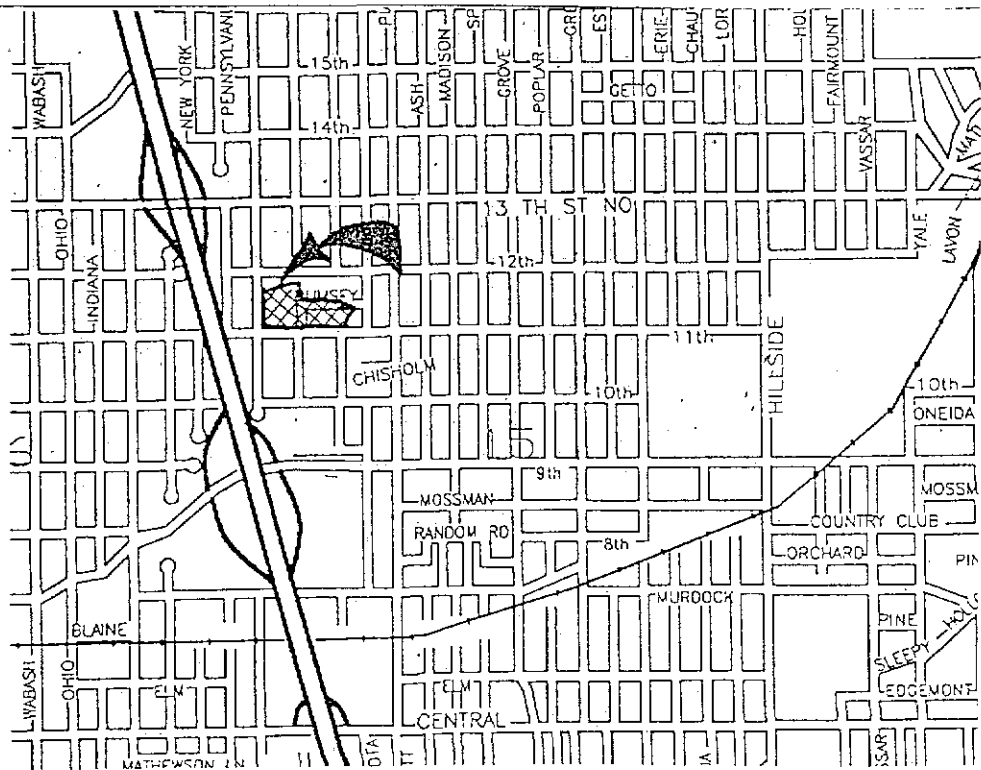
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 1.9 acres

CURRENT ZONING: B, Multi-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat of 23 lots in the Matlock Manor Addition.

STAFF COMMENTS:

SS Abandonment

- A. It appears that municipal services are available to serve this site. City Engineering needs to comment on the need for any guarantees or easements.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. Traffic Engineering should comment on the access controls. The plat denotes two openings along Hydraulic. The applicant shall guarantee the closure of any openings located within areas of complete access control.
- E. The bearings shall be denoted on the utility easement within Lot 1, Block 2.
- F. William M. Johnson shall be referenced as the Chairman of the Planning Commission.
- G. The plat'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 316-729-0102) 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

March 24, 2000

Ms. Vicki Huang, PE  
City Engineer's Office  
City Hall - 7<sup>th</sup> Floor  
455 N. Main  
Wichita, KS 67202

**RE: HOLY TEMPLE C.G.C. ADDITION,**  
Wichita, Sedgwick County  
Existing 8" Sanitary Sewer Pipeline Abandonment  
Y&A Project No. 98073

Dear Ms. Huang:

Transmitted herewith in accordance with your request is the "Engineer's Certificate of Completion" for the above referenced project.

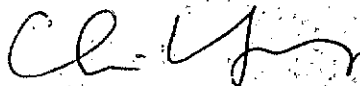
The Site Grading Plan submitted with the Holy Temple C.G.C Addition final plat documents show an existing 8" sanitary sewer line in Lot 1, Block 1. The Contractor, Mr. Curtis McNay III, AIA, Caber Associates, Inc., has notified this office that the 8" sewer has now been abandoned as proposed on the approved plat Site Grading Plan.

The 8" sewer pipe was capped 20-feet north of the north back of curb of Eleventh Avenue. Approximately 322-feet of 8" pipe (extending north from the 8" cap) was inundated with sand and abandoned in-place. Photographs showing the cap installed at the end of the abandon sewer pipe are attached for your use.

Recently, Caber Associates has retained our firm to prepare plans for the installation of a 4-foot dia. standard City manhole and 6" stub. It is our understanding that this work will be performed under private contract between the owner and Caber Associates, Inc.

If you should have any questions with regard to the sanitary sewer improvements for Lot 1, Block 1, or the attached certificate, please do not hesitate contacting me at 788-2552.

Very truly yours,



Christopher R. Young, PE

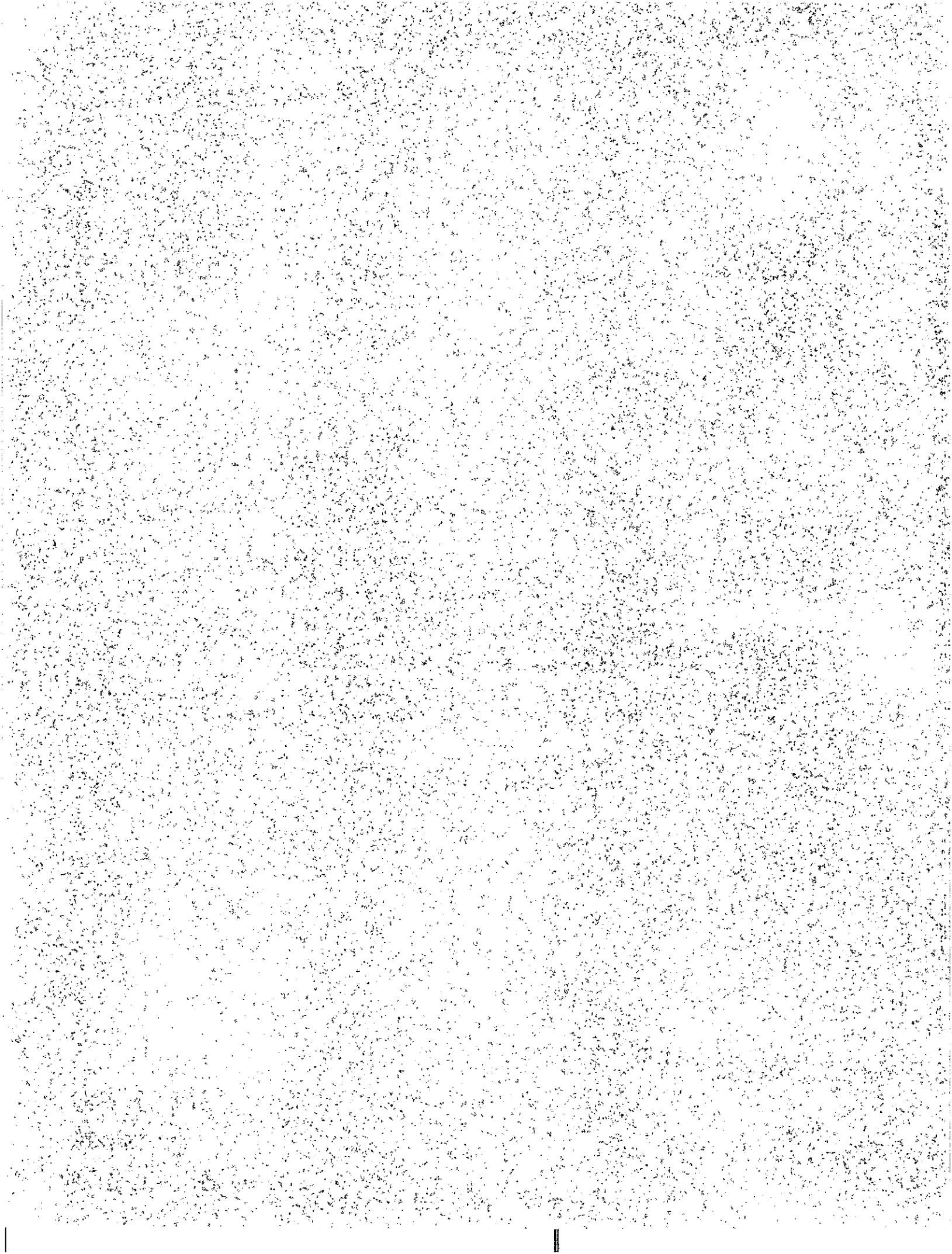
Attachments

XC: Curtis McNay III, AIA  
Willie Linn

RECEIVED

MAY 26 2000

CITY - ENGINEERING



**ENGINEER'S  
CERTIFICATE OF COMPLETION**

Project: Existing 8" Sanitary Sewer Abandonment  
Lot 1, Block 1, Holy Temple C.G.C. Addition  
Wichita, Sedgwick County, KS

Contractor: Caber & Associates, Inc., Wichita, KS

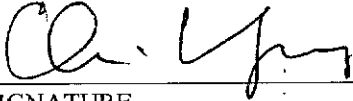
Subcontractor: Brand Plumbing, Wichita, KS

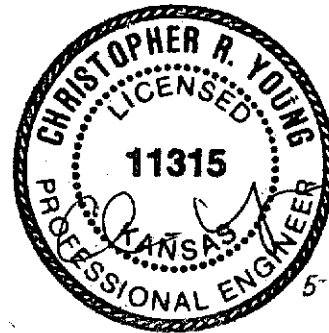
Engineer: Young & Associates, PA, Derby, KS

To the City Engineer, City of Wichita, Kansas:

I, Christopher R. Young, PE of Young & Associates, PA,  
(Company)

being a licensed engineer in the State of Kansas, do hereby certify that the above-described improvements have been completed in substantial conformance with the approved plans and specifications, and do hereby recommend acceptance of same by the City of Wichita for use by the public for the purpose for which they were intended.

 5-25-00  
SIGNATURE DATE



PROFESSIONAL ENGINEER SEAL

Young & Associates, PA  
CONSULTANT ENGINEERING FIRM

