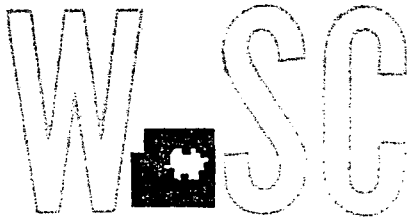


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 19, 1990

Garry E. Smith
107 N. Summitt
P.O. Box 696
Wichita, KS 67005

Re: S/D 90-58 (Final Plat) Cedar Point Baptist Church
Addition

Dear Mr. Smith:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 18, 1990, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property. Prior to this plat being scheduled for City or County Council review, a drainage plan will need to be approved by County Engineering.
- B. 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.
- C. The final plat tracing shall indicate the dedication of an additional 10 feet of right-of-way for 31st Street, reflecting a mile line road having arterial status.
- D. The final plat tracing shall indicate the platting of "access control except for two openings: and the plattor's text shall reference its dedication to the appropriate governing body and the appropriate engineer approving the location of the opening(s).

- E. The plattor's text shall reference wording to reflect the "utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public."
- F. The final plat shall indicate the platting of a 35 foot building setback from the adjacent public streets.
- G. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- H. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad correct, are the boundaries of the floodway adequate and are any drainage guarantees required with the platting of this property?
- I. 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.
- J. 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.
- K. Recording of the plat within 30 days after approval by the City Council.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

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.

S/D 90-58 Cedar Point Baptist Church
Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 25, 1990 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Kandace A. Jones
Kandace A. Jones *D.H.*
Associate Planner

KJ:sm

Enclosure

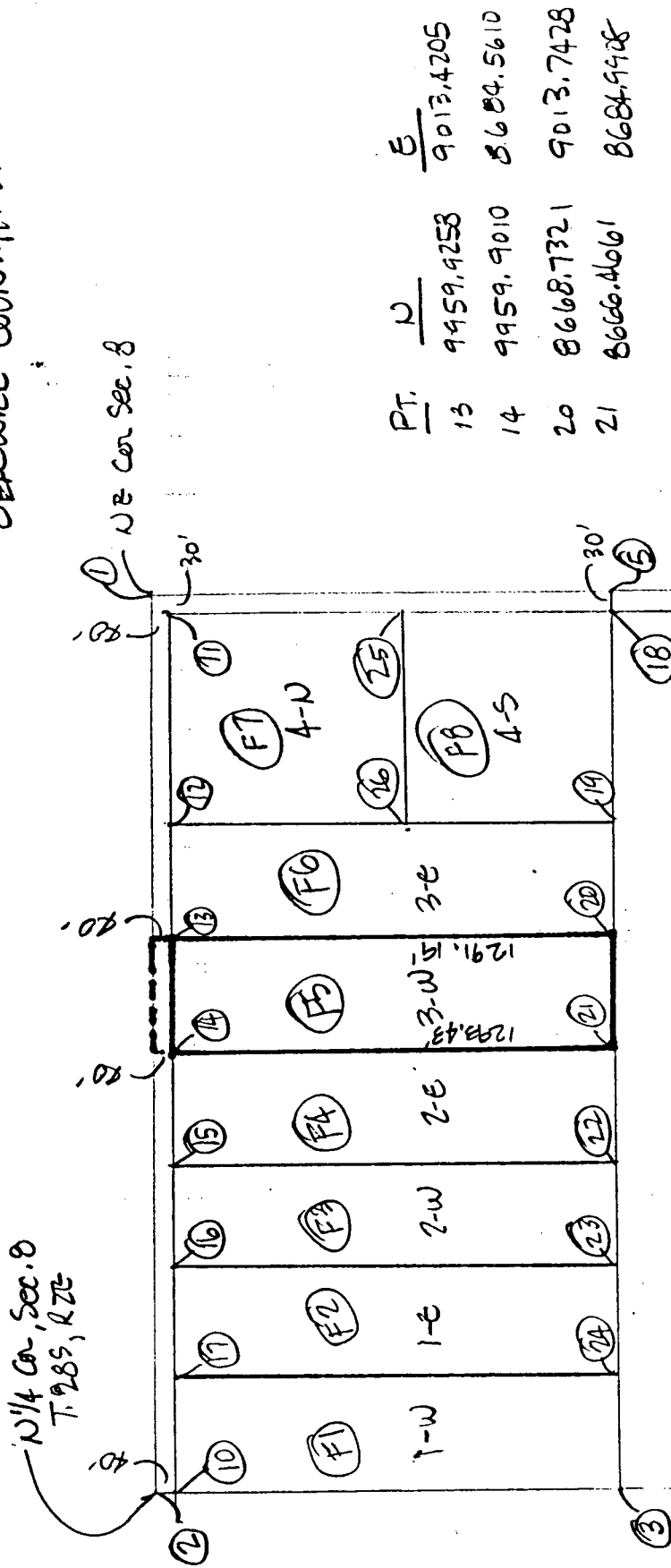
cc: Cedar Pointe Baptist Church, C. David McMullin, 1263 S. Sage
Brush Ct., Wichita, KS 67230
Martain Hanneg & Assoc. Architects, 1726 S. Hillside,
Wichita, KS 67211
✓ Mike Lindebak, City Engineer
Harlan Foraker, County Engineering

CLOSURE CALCULATIONS
(see attached printout)

CEDAR POINTE

TRACT 3-W
IN Sec. 8 - T28S - R2E,
DEKALB COUNTY, KS.

AS



1/4 Cor Sec. 8

GARRY E. SMITH - ENGINEERS/SURVEYORS

POINT	BEARING	DISTANCE	NORTHING	EASTING
1			10,000.0000	10,000.0000
2			9,999.8020	7,369.1200
3			8,657.4023	7,369.9825
4			7,351.0600	10,000.0000
5			8,675.5300	10,000.0000
6			7,319.8020	7,369.1200
7			7,351.0600	9,970.0000
8			10,000.0000	9,970.0000
9			9,960.0000	10,000.0030
10			9,959.8020	7,369.1230
11			9,959.9977	9,970.0000
12			9,959.9505	9,342.2800
13			9,959.9258	9,013.4205 <i>NE (R/W)</i>
14			9,959.9010	8,684.5610 <i>SW (R/W)</i>
15			9,959.8763	8,355.7015
16			9,959.8515	8,026.8420
17			9,959.8268	7,697.9825
18			8,675.3232	9,970.0000
19			8,670.9981	9,342.4949
20			8,668.7321	9,013.7428 <i>SE</i>
21			8,666.4662	8,684.9908 <i>SW</i>
22			8,664.2002	8,356.2387
23			8,661.9342	8,027.4866
24			8,659.6683	7,698.7345
25			9,265.9977	9,970.0000
26			9,265.9505	9,342.3957

Figure 1 is made up of these following points...

10 17 24 3 10

Figure 2 is made up of these following points...

17 16 23 24 17

Figure 3 is made up of these following points...

16 15 22 23 16

Figure 4 is made up of these following points...

15 14 21 22 15

Figure 5 is made up of these following points...

14 13 20 21 14

Figure 6 is made up of these following points...

13 12 19 20 13

Figure 7 is made up of these following points...

12 11 25 26 12

Figure 8 is made up of these following points...

26 25 18 19 26

Figure 9 is made up of these following points...

2 1 5 3 2

Figure 10 is made up of these following points...

[70 Inverse Bearings]

Figure 1 is made up of these following points...

Point	Bearing	Distance	X	Y
10				
0	N 89-59-44.48 E	328.8595	9,959.8020	7,369.1230
17	S 0-01-59.31 E	1,300.1587	9,959.8268	7,697.9825
24	S 89-36-18.32 W	328.7599	8,659.6683	7,698.7345
3	N 0-02-16.11 W	1,302.4000	8,657.4023	7,369.9825
10			9,959.8020	7,369.1230

Area = 427869.0117 sq. feet

Area = 9.8225 acres

Error of closure is 1 in 10000000.0000

[70 Inverse Bearings]

Figure 2 is made up of these following points...

Point	Bearing	Distance	X	Y
17				
17	N 89-59-44.48 E	328.8595	9,959.8268	7,697.9825
16	S 0-01-42.44 E	1,297.9175	9,959.8515	8,026.8420
23	S 89-36-18.32 W	328.7599	8,661.9342	8,027.4866
24	N 0-01-59.31 W	1,300.1587	8,659.6683	7,698.7345
17			9,959.8268	7,697.9825

Area = 427131.9788 sq. feet

Area = 9.8056 acres

Error of closure is 1 in 10000000.0000

[70 Inverse Bearings]

Figure 3 is made up of these following points...

Point	Bearing	Distance	X	Y
16				
16	N 89-59-44.48 E	328.8595	9,959.8515	8,026.8420
15	S 0-01-25.52 E	1,295.6762	9,959.8763	8,355.7015

23			8,661.9342	8,027.4866
	N 0-01-42.44 W	1,297.9175		
16			9,959.8515	8,026.8420

Area = 426394.9314 sq. feet
 Area = 9.7887 acres

Error of closure is 1 in 10000000.0000

[70 Inverse Bearings]

Figure 4 is made up of these following points...

15	14	21	22	15		
15					9,959.8763	8,355.7015
	N 89-59-44.48 E	328.8595				
14					9,959.9010	8,684.5610
	S 0-01-08.53 E	1,293.4349				
21					8,666.4662	8,684.9908
	S 89-36-18.32 W	328.7599				
22					8,664.2002	8,356.2387
	N 0-01-25.52 W	1,295.6762				
15					9,959.8763	8,355.7015

Area = 425657.8841 sq. feet
 Area = 9.7718 acres

Error of closure is 1 in 10000000.0000

[70 Inverse Bearings]

Figure 0 is made up of these following points...

5 70

[70 Inverse Bearings]

Figure 5 is made up of these following points...

14	13	20	21	14		
14					9,959.9010	8,684.5610
	N 89-59-44.48 E	328.8595				
13					9,959.9258	9,013.4205
	S 0-00-51.49 E	1,291.1937				
					8,668.7321	9,013.7428
	S 89-36-18.32 W	328.7599				
21					8,666.4662	8,684.9908
	N 0-01-08.53 W	1,293.4349				
14					9,959.9010	8,684.5610

Error of closure is 1 in 10000000.0000

[70 Inverse Bearings]

Figure 6 is made up of these following points...

13	12	19	20	13		
13					9,959.9258	9,013.4205
	N 89-59-44.48 E		328.8595			
12					9,959.9505	9,342.2800
	S 0-00-34.39 E		1,288.9525			
19					8,670.9981	9,342.4949
	S 89-36-18.32 W		328.7599			
20					8,668.7321	9,013.7428
	N 0-00-51.49 W		1,291.1937			
13					9,959.9258	9,013.4205

Area = 424183.7893 sq. feet
Area = 9.7379 acres

Error of closure is 1 in 10000000.0000

[70 Inverse Bearings]

Figure 7 is made up of these following points...

12	11	25	26	12		
12					9,959.9505	9,342.2800
	N 89-59-44.48 E		627.7200			
11					9,959.9977	9,970.0000
	S 0-00-00.00 E		694.0000			
25					9,265.9977	9,970.0000
	S 89-59-44.48 W		627.6043			
26					9,265.9505	9,342.3957
	N 0-00-34.39 W		694.0000			
12					9,959.9505	9,342.2800

Area = 435597.5275 sq. feet
Area = 9.9999 acres

Error of closure is 1 in 10000000.0000

Figure 8 is made up of these following points...

26	25	18	19	26		
26					9,265.9505	9,342.3957
	N 89-59-44.48 E		627.6043			
25					9,265.9977	9,970.0000
	S 0-00-00.00 E		590.6745			
18					8,675.3232	9,970.0000
	S 89-36-18.32 W		627.5200			
19					8,670.9981	9,342.4949
	N 0-00-34.39 W		594.9525			
26					9,265.9505	9,342.3957

Area = 372022.9911 sq. feet

Area = 8.5405 acres

Error of closure is 1 in 10000000.0000

[70 Inverse Bearings]

Figure 9 is made up of these following points...

2	1	5	3	2		
2					9,999.8020	7,369.1200
	N 89-59-44.48 E		2,630.8800			
1					10,000.0000	10,000.0000
	S 0-00-00.00 E		1,324.4700			
5					8,675.5300	10,000.0000
	S 89-36-18.32 W		2,630.0800			
3					8,657.4023	7,369.9825
	N 0-02-12.52 W		1,342.4000			
2					9,999.8020	7,369.1200

Area = 3507536.0291 sq. feet

Area = 80.5219 acres

Error of closure is 1 in 10000000.0000

[70 Inverse Bearings]

Figure 10 is made up of these following points...

2	1	5	4	6	3	2		
2							9,999.8020	7,369.1200
	N 89-59-44.48 E		2,630.8800					
1							10,000.0000	10,000.0000
	S 0-00-00.00 E		1,324.4700					
5							8,675.5300	10,000.0000
	S 0-00-00.00 E		1,324.4700					
2							7,351.0600	10,000.0000

3	N 0-02-13.00 E	1,337.6006	8,657.4023	7,369.9825
2	N 0-02-12.52 W	1,342.4000	9,999.8020	7,369.1200

Area = 7008745.1103 sq. feet
Area = 160.8986 acres

Error of closure is 1 in 10000000.0000

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 5

October 18, 1990

STAFF REPORT
(~~Preliminary~~ Plat)

Final

CASE NUMBER: S/D 90-58 - CEDAR POINTE BAPTIST CHURCH
ADDITION

OWNER/APPLICANT: Cedar Pointe Baptist Church, C. David
McMullin, 1263 S. Sagebrush Ct., Wichita,
KS 67230

SUBDIVIDER: Garry E. Smith, 107 N. Summit, P.O. Box 696
Wichita, KS 67005

LOCATION: 31st St. South and Webb Rd.

SITE SIZE: 10.05 Acres

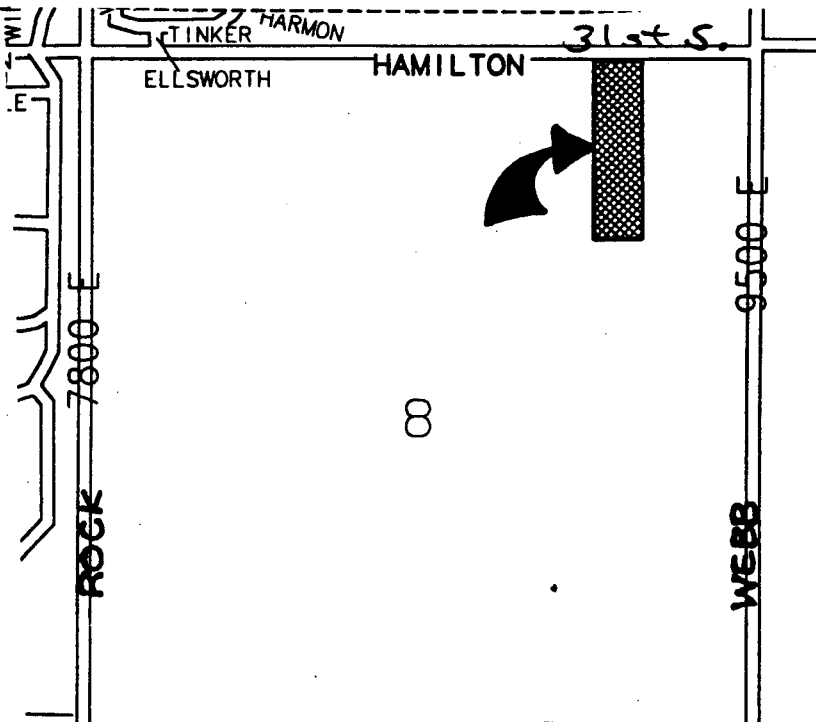
NUMBER OF LOTS

Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 9.8 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

VICINITY MAP:



STAFF COMMENTS:

- NOTE: This site is presently outside of Wichita's City Limits and is being platted for development of a church.
- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - B. 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.
 - C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - D. The final plat tracing shall indicate the dedication of an additional 10 feet of right-of-way for 31st Street, reflecting a mile line road having arterial status.
 - E. The final plat tracing shall indicate the platting of "access control except for two openings: and the platting's text shall reference its dedication to the appropriate governing body and the appropriate engineer approving the location of the opening(s).
 - F. The platting's text shall reference wording to reflect the "utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public."
 - G. The final plat shall indicate the platting of a 35-foot building setback from the adjacent public streets.
 - H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
 - I. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad correct, are the boundaries of the floodway adequate and are any drainage guarantees required with the platting of this property?
 - J. 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.

- K. 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.
- L. Recording of the plat within 30 days after approval by the City Council.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. County Engineering should be prepared to comment on the drainage plan and access control.

Note: This plat has been submitted in final form only.