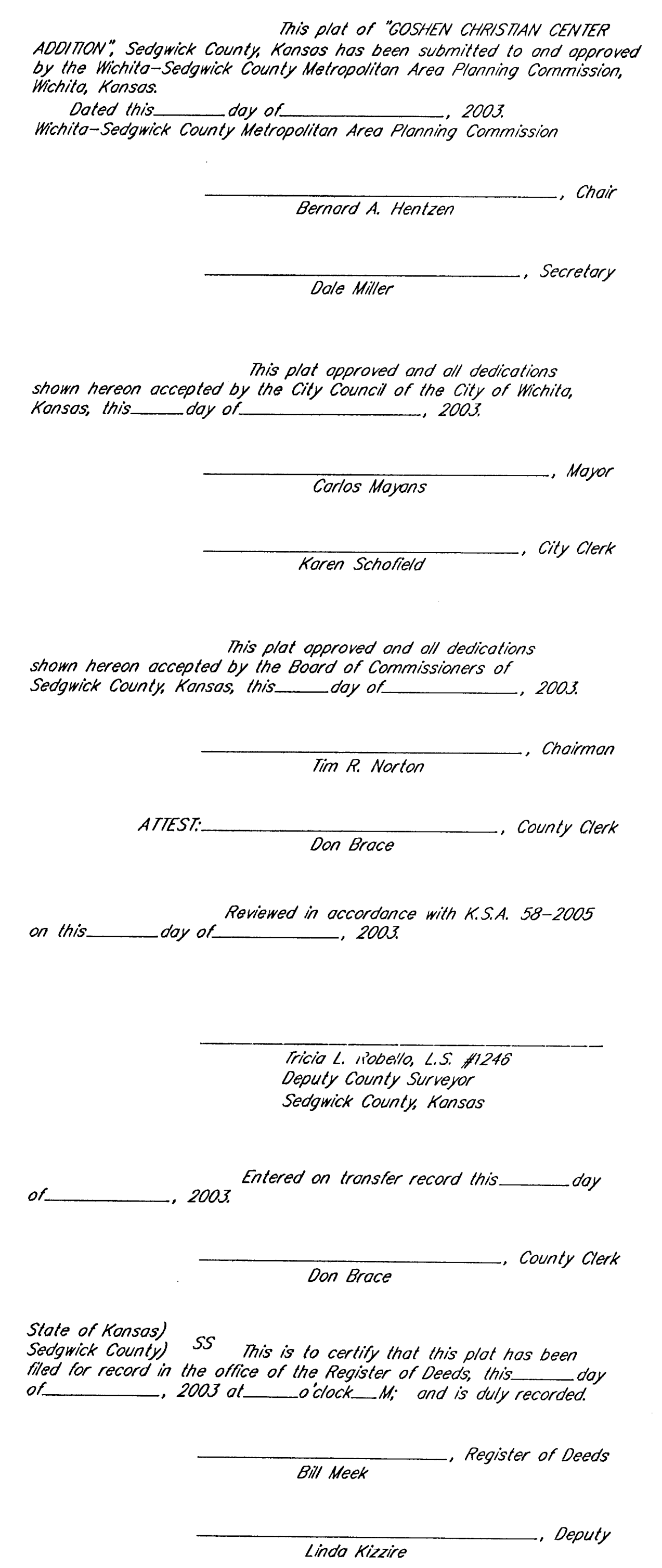


$$\begin{array}{r} 11 \\ 20 \\ \hline 03 \end{array}$$



Know all men by these presents that we, the undersigned, have caused the fond in the surveyors certificate to be platted into a Lot, a Block, and a Street, to be known as "GOSHEN CHRISTIAN CENTER ADDITION", Sedgewick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of public utilities. The drainage reserve is hereby reserved for drainage reserve purposes and shall be the responsibility of the owner of Lot 1, Block A, until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements to the drainage. No buildings shall be constructed or placed on or within said drainage reserve, nor shall any fill, change of grade, creation of channel or any other work be carried on without the permission of the Engineer for said appropriate governing body. The streets are hereby dedicated to and for the use of the public. Access controls shall be as depicted on the face of the plat and are hereby granted to the appropriate governing body. The Minimum Building Pad Elevation for the lowest opening to the structures on Lot 1, Block A, shall be 1390.0 NGVD29.

Goshen Christian Center, a/k/a
Goshen Christian Center, Inc.
Larry J. Barber, President
Larry J. Barber

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 17th day of November, 2003, by Larry J. Barber, President
of Goshen Christian Center, a/k/a Goshen Christian Center, Inc., on behalf
of the corporation.

 Susan K. Monette, Notary Public
My App't. Exp. 11-9-07

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "GOSHEN CHRISTIAN CENTER ADDITION", Wichita, Sedgwick County, Kansas.

The Valley State Bank

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged be-
fore me, this 18th day of November, 2003, by Douglas M. Marley
President of The Valley State Bank, on behalf of the bank.

NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. _____
Miss Mary M., Notary Public

My App't. Exp. 6-6-05

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\GOSHEN CHRISTIAN CENTER ADDITION\DWG\GOSHEN.DWG-100



Wichita-Sedgwick County Metropolitan Area Planning Department

May 22, 2003

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2003-46 -- One-Step Final Plat of Goshen Christian Center Addition

At the regular meeting of the Metropolitan Area Planning Commission on May 22, 2003, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated May 16, 2003, including the name of "61st Dr. N." for the frontage road per GIS.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,
3. A disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Pastor Larry Barbe, Goshen Christian Center, 6240 N. Webb Road, Wichita, KS 67226
Don Folger and Associates, 234 S. Topeka, Wichita, KS 67202
Vicki Christiansen, 6400 N. Webb Road, Wichita, KS 67226
Ray Matticks, 6320 N. Webb Road, Wichita, KS 67226
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department of Public Works
City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

May 16, 2003

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2003-46 -- One-Step Final Plat of Goshen Christian Center Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 15, 2003, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following staff comments:

- A. Since sanitary sewer is unavailable to serve this property, the applicant shall contact **County Code Enforcement** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval. **The sewage lagoon can not be in the drainage reserve.**
- B. The site is currently located within the Rural Water District No. 1. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter to MAPD and **County Code Enforcement** from the water district in that regard.
- C. **City Water and Sewer Department** requests a petition for future extension of sanitary sewer and City water services. **In lieu of a petition, a No Protest Agreement shall be provided.**
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. **County Engineering** needs to comment on the status of the applicant's drainage plan. **The applicant shall meet with County Engineering to discuss the need for a flood study.**
- F. **County Surveying** requests a better description on the benchmark.

- G. Access controls need to be revised in accordance with the Conditional Use approval. A temporary opening was approved along Webb until the establishment of a church-related use for the existing structure. A restrictive covenant shall be submitted that requires the closure of the existing opening along Webb upon the establishment of a new use. In addition, County Engineering requests complete access control along the west 150' of the frontage road east of Webb.
- H. The plat's text shall note the dedication of the street to and for the use of the public.
- I. In accordance with the Conditional Use approval, the applicant shall guarantee the paving of the frontage road to the entrance of the facility in addition to Webb Road.
- J. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted to have a wetland determination completed.
- K. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that the maximum depth of all non-residential lots shall not exceed three times the width.
- L. The lot does not meet the 200-ft lot width requirement which is measured at the building setback line. An increase in the distance of the building setback from the road would meet the standard.
- M. Per Sedgwick County Fire Department, access drives to any structure in excess of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) The surface will need to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed)
- N. 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.
- O. 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.)
- P. 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.

May 16, 2003

Page 3

- Q. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- R. 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.
- S. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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.
- W. 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 AutoCAD. This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, May 22, 2003, at 12:30 p.m. The enclosed "marked" copy of the plat is for your information and files.

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

If you have any questions regarding this plat, please call.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

STAFF REPORT
(ONE-STEP FINAL PLAT APPROVED 5/15/03)

CASE NUMBER: SUB 2003-46 -- GOSHEN CHRISTIAN CENTER ADDITION

OWNER/APPLICANT: Goshen Christian Center, Attn: Pastor Larry Barbe, 6240 N. Webb Road, Wichita, KS 67226

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

LOCATION: Northeast corner of Webb and 61st Street No.

SITE SIZE: 9.24 acres

NUMBER OF LOTS

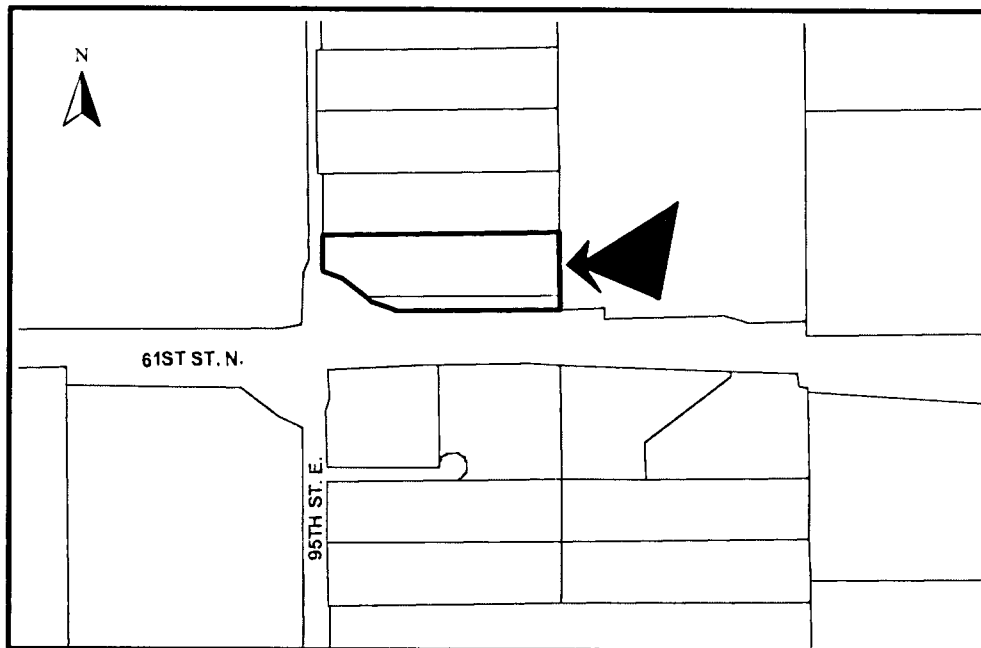
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 9.24 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is unplatted property located in the County. The site has been approved for a Conditional Use (CON 2002-52) for a church. The site is located within the 100-year floodplain. It is located in the Kechi Area of Influence. The applicant will be revising the plat to include the adjacent property to the south.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Since sanitary sewer is unavailable to serve this property, the applicant shall contact **County Code Enforcement** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval. **The sewage lagoon can not be in the drainage reserve.**
- B. The site is currently located within the Rural Water District No. 1. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter to MAPD and **County Code Enforcement** from the water district in that regard.
- C. **City Water and Sewer Department** requests a petition for future extension of sanitary sewer and City water services. **In lieu of a petition, a No Protest Agreement shall be provided.**
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. **County Engineering** needs to comment on the status of the applicant's drainage plan. **The applicant shall meet with County Engineering to discuss the need for a flood study.**
- F. **County Surveying** requests a better description on the benchmark.
- G. Access controls need to be revised in accordance with the Conditional Use approval. A temporary opening was approved along Webb until the establishment of a church-related use for the existing structure. A restrictive covenant shall be submitted that requires the closure of the existing opening along Webb upon the establishment of a new use. In addition, **County Engineering** requests complete access control along the west 150' of the frontage road east of Webb.
- H. The plat's text shall note the dedication of the street to and for the use of the public.
- I. In accordance with the Conditional Use approval, the applicant shall guarantee the paving of the frontage road to the entrance of the facility in addition to Webb Road.
- J. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted to have a wetland determination completed.
- K. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that the maximum depth of all non-residential lots shall not exceed three times the width.

SUB 2003-46 -- One-Step Final Plat of GOSHEN CHRISTIAN CENTER ADDITION
May 22, 2003 - Page 3

- L. The lot does not meet the 200-ft lot width requirement which is measured at the building setback line. An increase in the distance of the building setback from the road would meet the standard.
- M. Per Sedgwick County Fire Department, access drives to any structure in excess of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) The surface will need to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed)
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- O. 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.)
- P. 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.
- Q. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
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SUB 2003-46 -- One-Step Final Plat of GOSHEN CHRISTIAN CENTER ADDITION
May 22, 2003 - Page 4

- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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.
- W. 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 AutoCAD. This will be used by the City and County GIS Department.