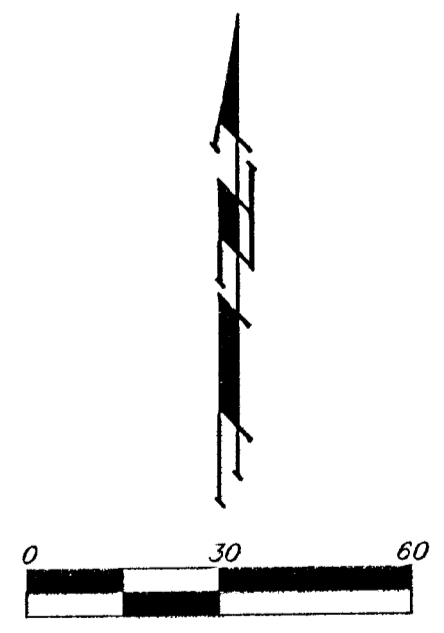
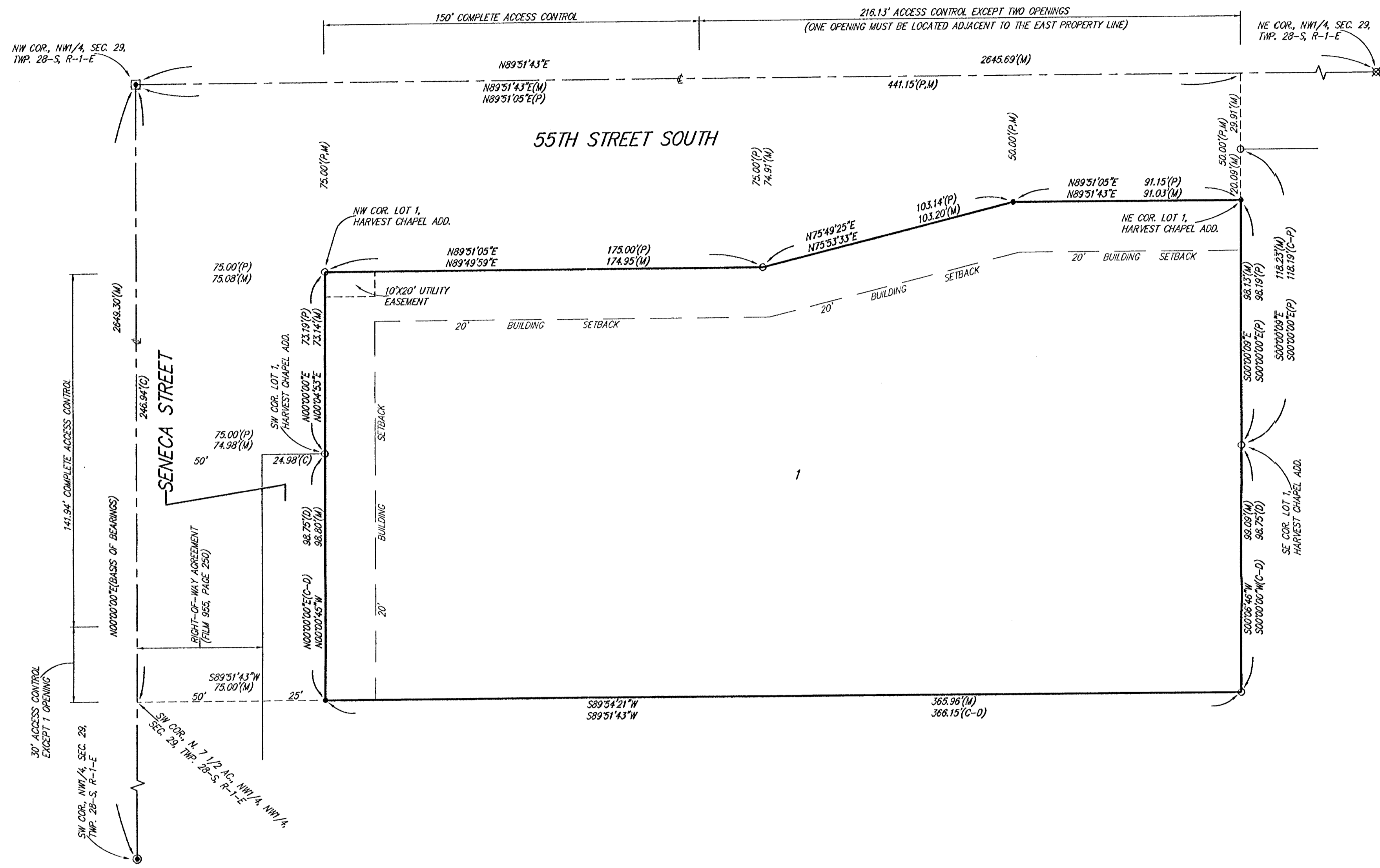


# HARVEST CHAPEL 2ND ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

*final tracing  
received  
6-29-00*



- = 1/2" IRON IN THIMBLE (FOUND)
  - = #4 REBAR W/ "BAUGHMAN" CAP (SET)
  - ⊙ = #3 REBAR (FOUND)
  - ⊗ = 3/4" IRON IN THIMBLE (FOUND)
  - = 3/4" IRON (FOUND)
- (M) = MEASURED  
(D) = DESCRIBED  
(P) = PLATTED  
(C) = CALCULATED  
(C-D) = CALCULATED PER DESCRIBED INFO.

**NOTE:**  
A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL REMAIN AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.

State of Kansas) SS  
Sedgwick County) We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "HARVEST CHAPEL 2ND ADDITION", to Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a replat of Lot 1, Harvest Chapel Addition, Wichita, Sedgwick County, Kansas, TOGETHER with the following described tract: Beginning at the SW corner of the north 7 1/2 acres of the NW 1/4 of the NW 1/4 of Sec. 29, Twp. 28-S, R-1-E, of the 6th P.M., Sedgwick County, Kansas; thence east 441.15 feet parallel with the south line of the aforesaid 7 1/2 acres; thence north 98.75 feet; thence west 441.15 feet; thence south 98.75 feet to the point of beginning. Existing easements and dedications being vacated by virtue of K.S.A. 12-512(b). All being situated in the NW 1/4 of Sec. 29, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

*Michael G. Conroy*  
Michael G. Conroy, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot and a Street, to be known as "HARVEST CHAPEL 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. All abutters right of access to or from 55th Street South over and across the north line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1 shall have access to 55th Street South at two locations over all except the west 150 feet of the north line of said Lot 1, and one location shall be adjacent to the east property line of said Lot 1, all as shall be determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from Seneca Street over and across the west line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1 shall have access to Seneca Street at one location over the south 30 feet of the west line of said Lot 1, all as shall be determined by the City Engineer of the City of Wichita, Kansas.

Harvest Chapel, Incorporated, a/k/a  
Harvest Chapel Church, Inc.

*James P. Townson*  
James P. Townson, President

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this 6<sup>th</sup> day of JUNE, 2000, by James P. Townson, PRESIDENT of Harvest Chapel, Incorporated, a/k/a Harvest Chapel Church, Inc., on behalf of the corporation.

JUDITH M. TERHUNE  
Notary Public - State of Kansas  
My Ass't. Expires 11-7-2001

*Judith M. Terhune*  
JUDITH M. TERHUNE, Notary Public

My App't. Exp. 11-7-2001

This plat of "HARVEST CHAPEL CHURCH 2ND ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2000.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_  
Francis S. Garofalo, Chairman

\_\_\_\_\_  
Marvin S. Kraut, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

\_\_\_\_\_  
Bob Knight, Mayor

\_\_\_\_\_  
Pat Burnett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

\_\_\_\_\_  
Tricia L. Robello, L.S. #1246  
Deputy County Surveyor  
Sedgwick County, Kansas

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

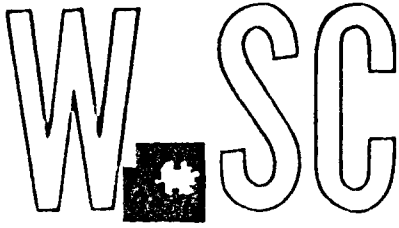
\_\_\_\_\_  
James Alford, County Clerk

State of Kansas) SS  
Sedgwick County) This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 2000, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

\_\_\_\_\_  
Bill Meek, Register of Deeds

\_\_\_\_\_  
Linda Kizzire, Deputy

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421  
FAX (316) 268-4390

January 13, 2000

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

RE: S/D 99-83 -- Final Plat of HARVEST CHAPEL 2<sup>ND</sup> ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on January 13, 2000, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of January 7, 2000.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.



- E. Traffic Engineering should comment on the need for improvements to perimeter streets. No improvements are required.
- F. The platting binder indicates that a mortgage is being held in this site. This party shall be shown as a signatory on the final plat tracing or proof provided that the mortgage has been released.
- G. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- H. The platting 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.
- 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. (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.)
- 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. 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.
- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

- P. 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.
- Q. 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.
- R. *The Subdivision Committee approved a modification to the Subdivision regulations to waive the required right turns only at access openings located within 250 feet of the intersection.*

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also 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, 2000, at 12:45 p.m.

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

Sincerely,



Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Harvest Community Chapel, C/O Steve Fisher, 5543 S. Emporia, Wichita, KS  
67211  
Mike Lindebak, City Engineering, Mail Stop (1-71)  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of  
Public Services, 1144 S. Seneca, Wichita, KS 67213

STAFF REPORT

(Final Plat 1/06/2000; Preliminary Plat Approved 12/2/99)

CASE NUMBER: S/D 99-83 - HARVEST CHAPEL 2<sup>ND</sup> ADDITION

OWNER/APPLICANT: Harvest Community Chapel, Attn: Steve Fisher, 5543 S. Emporia, Wichita, KS 67216

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

LOCATION: Southeast corner of Seneca and 55<sup>th</sup> St. South

SITE SIZE: 1.53 Acres

NUMBER OF LOTS

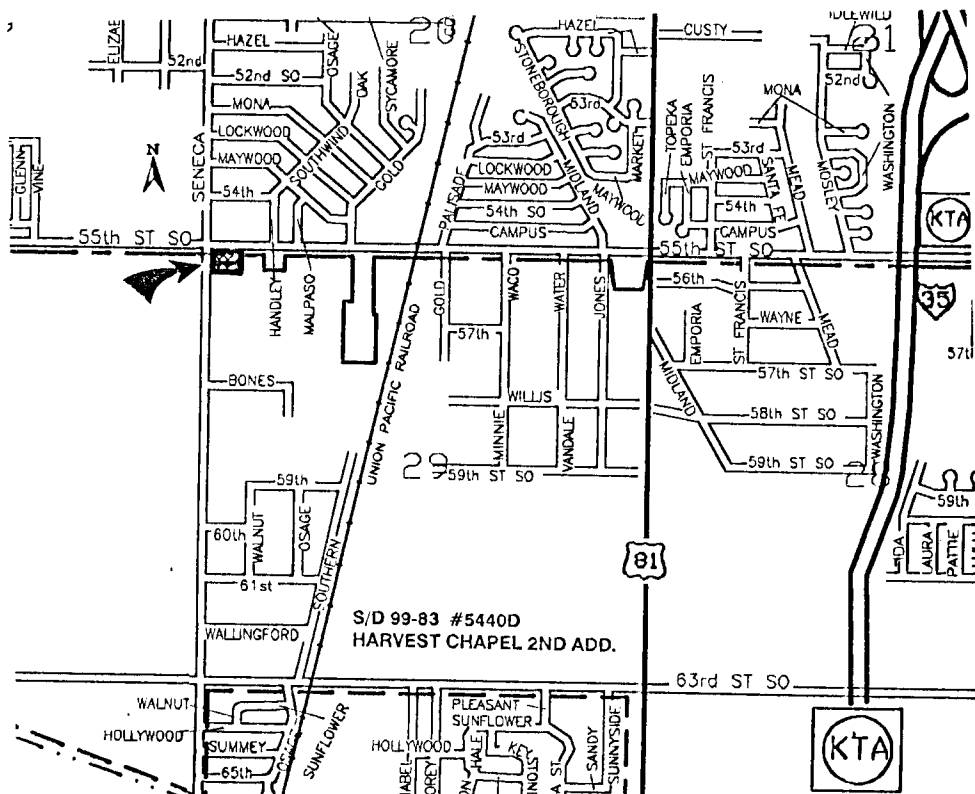
- Residential:
- Office:
- Commercial: 1
- Industrial:
- Total: 1

MINIMUM LOT AREA: 1.53 Acres

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



**Note:** This is a replat of Lot 1, Harvest Chapel Addition in addition to unplatted property to the south.

**STAFF COMMENTS:**

- A. City water is available to serve this site. City Engineering needs to comment on the need for any guarantees or easements. *A petition for sewer extension to the south line of the plat is required.*
- 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. *The drainage plan is approved. No guarantees are required. Drainage improvements will be required at time of the site development.*
- D. Traffic Engineering needs to comment on the access controls. The plat proposes two access openings along 55th St. South and one access opening along Seneca. Distances should be shown for all segments of access control. The final plat shall reference the access controls in the plat's text. The applicant shall guarantee the closure of any openings located in areas of complete access control. *Traffic Engineering requests an access opening to be located on 55<sup>th</sup> South along the plat's east line and on Seneca along the plat's south line.*  
  
The requested access controls have been denoted on the final plat.
- E. Traffic Engineering should comment on the need for improvements to perimeter streets. *No improvements are required.*
- F. The platting binder indicates that a mortgage is being held in this site. This party shall be shown as a signatory on the final plat tracing or proof provided that the mortgage has been released.
- G. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- H. 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.
- 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. (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.)

- 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.
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- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
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- Q. 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.
- R. *The Subdivision Committee approved a modification to the Subdivision regulations to waive the required right turns only at access openings located within 250 feet of the intersection.*