

NOTE: This one lot plat is located in the County under "R-1" suburban residential zoning and is planned as a church site.

STAFF COMMENTS:

- A. 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.
- B. To allow for the future extension of municipal water to this site, the applicant shall submit a guarantee for the extension of water across this site's frontage to 21st St. North.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. As indicated by County Engineering, a minimum building pad elevation is needed on the final plat (1357 msl). The plat's text shall note the minimum building pad elevation. It shall be noted if the elevation is for the lowest opening or level. Also, on site and off site benchmarks shall be indicated.
- E. An agreement shall be submitted concerning the maintenance of the floodway and the County's right to maintain the floodway if necessary and charge back any costs to the property owner.
- F. 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.
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. As requested by County Engineering the applicant shall meet with Engineering to determine if the area indicated as Floodway Easement is adequate. The final plat tracing shall indicate any requirements made by County Engineering concerning this floodway. Also, the applicant shall contact the adjoining property owner to the south in order to inform this owner of the drainage plans for the site and their impact on the adjoining property. The applicant shall submit a letter to Planning and County Engineering indicating that such a discussion has been held and noting any concerns of the adjacent property owner.

**WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 2-5

April 23, 1992

STAFF REPORT

(Final Plat Approved 4/16/92, Preliminary Plat Approved 3/19/92)

CASE NUMBER: S/D 92-12 - FIRST BIBLE BAPTIST CHURCH
ADDITION

OWNER/APPLICANT: First Bible Baptist Church c/o Jim Thompson,
9918 E. Harry, P.O. Box 780239, Wichita,
KS 67278-0239

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

LOCATION: East of Greenwich Road on the south side of
21st St. North.

SITE SIZE: 27.26 Acres

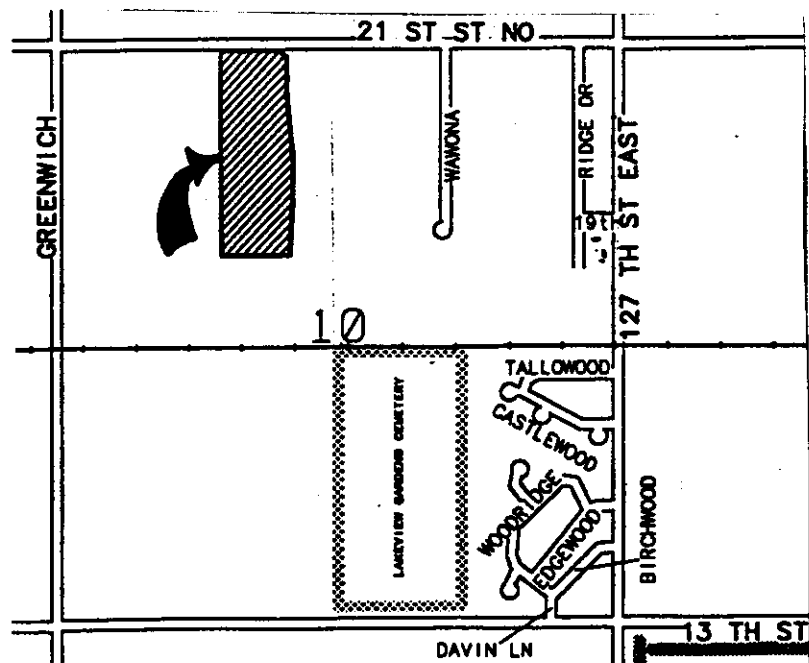
NUMBER OF LOTS

Residential:	1 (Church)
Office:	
Commercial:	
Industrial:	
Total:	1

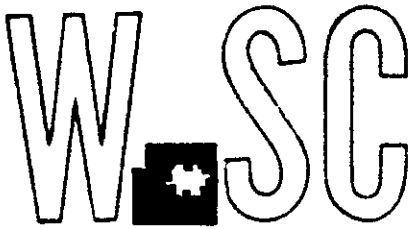
MINIMUM LOT AREA: 1,187,446.4 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

VICINITY MAP:



WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

April 27, 1992

Greg Severns
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 92-12 - (Final Plat) First Bible Baptist Church
Addition

Dear Greg:

At the regular meeting of the Metropolitan Area Planning Commission on April 23, 1992, 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 April 20, 1992.

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 for consideration:

1. Submission of the fully completed and signed tracing of the subdivision 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 developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:sm

cc: First Bible Baptist Church c/o Jim Thompson, 9918 E. Harry,
P.O. Box 780239, Wichita, KS 67278-0239
Mike Lindebak, City Engineer

FILE COPY

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

FIRST BIBLE BAPTIST CHURCH ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 4/16/92 SUBJECT **SEDGWICK COUNTY, KANSAS**
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 4/17/92

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) do hereby certify that we have surveyed
and platted "FIRST BIBLE BAPTIST CHURCH ADDITION", Sedgwick
County, Kansas and that the accompanying plat is a true and cor-
rect exhibit of the property surveyed, described as beginning at the
N.E. Corner of the NW1/4 of Sec. 10, Twp. 27-S, R-2-E of the 6th
P.M., Sedgwick County, Kansas; thence S 89°16'46" W, along the
north line of said NW1/4, 1052 feet; thence S 00°43'14" E, 1863
feet; thence N 89°16'46" E, 1061.05 feet to the east line of said
NW1/4; thence N 00°59'56" W, along the east line of said NW1/4,
1863.02 feet to the place of beginning, except the north 40 feet
thereof and except that part previously taken for the John Sedgwick
Expressway, described on Film 882, Page 537.

Baughman Company, P.A.

Date

Surveyor

Mark A. Savoy

This plat of "FIRST BIBLE BAPTIST CHURCH
ADDITION", Sedgwick County, Kansas has been submitted and approv-
ed by the Wichita-Sedgwick County Metropolitan Area Planning Com-
mission, Wichita, Kansas.

Dated this _____ day of _____ 1992.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

Chairman

Christopher J. Goebel

Secretary

Marvin S. Krout

This plat approved and all dedications shown
hereon accepted by the City Council of the City of Wichita, Kansas,
this _____ day of _____ 1992.

Mayor

Bob Knight

Deputy City Clerk

Pat Burnett

This plat approved and all dedications shown
hereon accepted by the Board of County Commissioners of Sedgwick
County, Kansas, this _____ day of _____ 1992.

Chairman

Betsy Gwin

Chairman Pro-Tem

Mark F. Schroeder

Commissioner

Billy Q. McCray

Commissioner

Paul W. Hancock

Commissioner

Bernard A. Hentzen

County Clerk

Don Wright

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____ 1992, by
_____ of First Bible Baptist Church, Wichita,
Kansas, on behalf of the Church.

Notary Public

My App't. Exp. _____

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____ 1992, at _____ o'clock _____ M., and is duly re-
corded.

Register of Deeds

Pat Kettler

Deputy

Ed Resa

Entered on transfer record, this _____ day
of _____ 1992.

County Clerk

Don Wright

