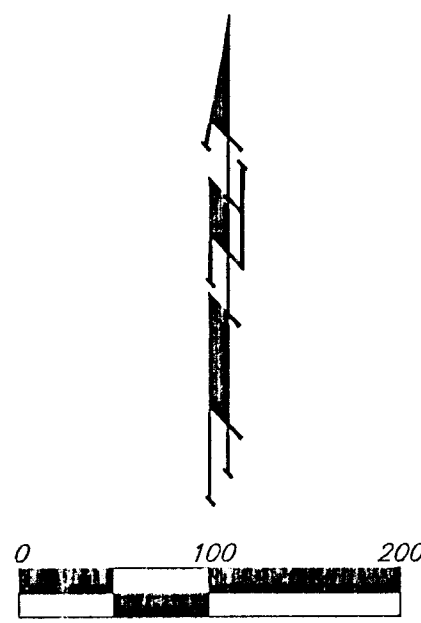


CHURCH OF THE MAGDALEN ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

final tracing

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.



MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
		CITY DATUM NGVD
1	A	185.6 1373.0

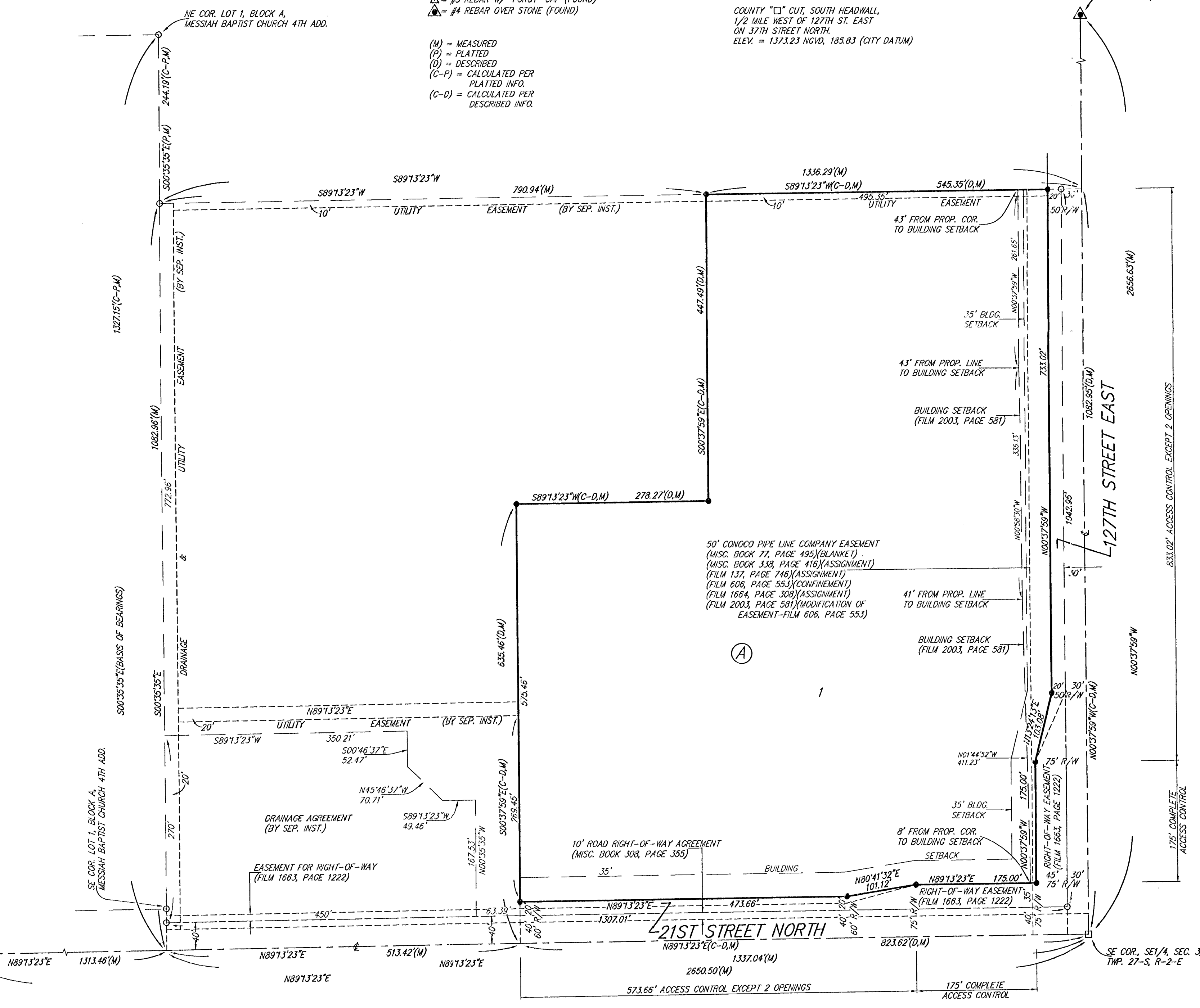
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = 3/4" IRON (FOUND)
- △ = #5 REBAR W/ "FORG" CAP (FOUND)
- ▲ = #4 REBAR OVER STONE (FOUND)

- (M) = MEASURED
- (P) = PLATTED
- (D) = DESCRIBED
- (C-P) = CALCULATED PER PLATTED INFO.
- (C-D) = CALCULATED PER DESCRIBED INFO.

BENCH MARK:

GREENWICH AND 21ST NORTH
CITY OF WICHITA BENCH MARK - DISC
41' SOUTH AND 58' WEST OF IRON CIR LINE BOTH
17.0' SW OF ASPHALT, 14.2' EAST OF FACE P.P.
17.0' WEST OF FACE P.P.
ELEVATION = 173.98 (CITY DATUM), 1361.38 NGVD

COUNTY "EL" CUT, SOUTH HEADWALL,
1/2 MILE WEST OF 127TH ST. EAST
ON 37TH STREET NORTH
ELEV. = 1373.23 NGVD, 185.83 (CITY DATUM)



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 "CHURCH OF THE MAGDALEN ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as Beginning at the SE corner of the SE 1/4 of Sec. 3, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas; thence north along the east line of said SE 1/4, 1082.95 feet; thence west parallel with the south line of said SE 1/4, 545.35 feet; thence south parallel with the east line of said SE 1/4, 447.49 feet; thence west parallel with the south line of said SE 1/4, 278.27 feet; thence south parallel with the east line of said SE 1/4, 635.46 feet to a point on the south line of said SE 1/4; thence east along the south line of said SE 1/4, 823.62 feet to the point of beginning, subject to road rights-of-way over the south 40.00 feet and the east 30.00 feet thereof.

Existing easements and dedications being vacated by virtue of K.S.A. 12-512(b).
Baughman Company, P.A.

Michael G. Conroy
Michael G. Conroy, Surveyor
13-971
10/20/2000
REGISTERED 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, a Block, and Streets, to be known as "CHURCH OF THE MAGDALEN ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is 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. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The permitted opening locations shall be as determined by the City Engineer of the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures on Lot 1, Block A, shall be 185.6 City Datum, (1373.0 NGVD).

The Catholic Diocese of Wichita
John P. Lanzarath, Asst. Sec/Treas.
JOHN P. LANZARATH

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 16th day of November, 2000, by John P. Lanzarath, Asst. Sec/Treas., of The Catholic Diocese of Wichita, on behalf of the Diocese.

KARL N. HESSE
NOTARY PUBLIC
STATE OF KANSAS
My Exp. 6/23/2003

Karl N. Hesse
KARL N. HESSE, Notary Public

My App't. Exp. 6/29/2003

This plat of "CHURCH OF THE MAGDALEN 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 _____, _____
Wichita-Sedgwick County Metropolitan Area Planning Commission

Francis S. Garofalo, Chairman

Marvin S. Krout, Secretary

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

Bob Knight, Mayor

Pat Burnett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____.

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

Entered on transfer record this _____ day of _____.

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 _____, _____ at _____ o'clock _____ M; and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

NOTE:
THE FOLLOWING INSTRUMENT IS IN THE PROCESS OF BEING RELEASED THIS 15TH DAY OF OCTOBER, 2000.
TELEPHONE AND TELEGRAPH EASEMENT TO SHELL PETROLEUM CORPORATION (MISC. BOOK 77, PAGE 411) AND LAST ASSIGNED TO CONOCO PIPE LINE COMPANY (FILM 1684, PAGE 308)



Wichita-Sedgwick County Metropolitan Area Planning Department

October 20, 2000

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

RE: SUB 2000-24 -- **REVISED** Final Plat of CHURCH OF THE MAGDALEN ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on October 19, 2000, the above captioned revised plat was considered. The action of the Planning Commission was to recommend that the revised plat be approved, subject to the recommendations by the Subdivision Committee stated in our letter of May 25, 2000.

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

A handwritten signature in cursive script that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Church of the Magdalen, Attn: Rev. Kenneth S. Van Haverbeke, 457 S. Woodlawn,
Wichita, KS 67218
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



Wichita-Sedgwick County Metropolitan Area Planning Department

May 25, 2000

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

RE: SUB 2000-24 -- Final Plat of CHURCH OF THE MAGDALEN ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on May 25, 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 May 19, 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, 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.

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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

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 19, 2000

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

RE: SUB 2000-24 -- Final Plat of CHURCH OF THE MAGDALEN ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 18, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's city limits, the Applicant shall submit a request for annexation. Upon annexation, the property will be zoned SF-6, Single-Family Residential.
- B. **City Engineering** needs to comment on the need for guarantees or easements. *The Applicant shall provide a guarantee for the extension of sanitary sewer and City water services.*
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. **City/County Engineering** needs to comment on the status of the applicant's drainage plan. *County Engineering has required a copy of the final drainage plan to verify how off-site drainage is to be handled. City Engineering has approved the drainage plan and has required a cross-lot drainage easement. The minimum building elevation appears to be too low.*
- E. **County/Traffic Engineering** needs to comment on the access controls. The plat proposes two access openings along 21st Street North and two access openings along 127th Street East. *County Engineering requests that the entry access be coordinated with the streets and entrances on the south side of 21st Street. On the final plat, the dedication of access controls shall be referenced in the plattor's text.*
- F. **County/Traffic Engineering** needs to comment on the need for any improvements to perimeter streets. *The Applicant shall provide a guarantee for the construction of a left turn bay on 21st Street and the construction of a paved road to County standards on 127th Street East along the plat's frontage.*

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 **F** 316.268.4390

www.wichitagov.org

- G. County Surveying requests a benchmark elevation.
- H. Access to 127th Street East will require a release to cross the pipeline.
- I. The applicant shall submit a covenant regarding the ownership and maintenance of the proposed reserves.
- J. In the plat^{or}'s text, the word "Reserve" shall be corrected.
- K. The 35' building setback lines along the tapers on the road rights-of-way need to be parallel with the new property lines.
- L. The 35' building setback along 127th Street needs increased to include the pipeline setback with a definite dimension with respect to the plat.
- M. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- N. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- O. The plat^{or}'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.
- P. 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.)
- Q. 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.
- R. 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.
- S. 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.
- T. 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.

- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. 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.
- X. 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 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, May 25, 2000, at 1:00 p.m.

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



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Church of the Magdalen, Attn: Rev. Kenneth S. Van Haverbeke, 457 S. Woodlawn,
Wichita, KS 67218
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 Approved 5/18/00; Preliminary Plat Approved 4/20/00)

CASE NUMBER: SUB 2000-24 -- CHURCH OF THE MAGDALEN ADDITION

OWNER/APPLICANT: Church of the Magdalen, Attn: Rev. Kenneth S. Van Haverbeke,
457 S. Woodlawn, Wichita, KS 67218

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

LOCATION: Northwest corner of 127th Street East and 21st Street North

SITE SIZE: 30 Acres

NUMBER OF LOTS

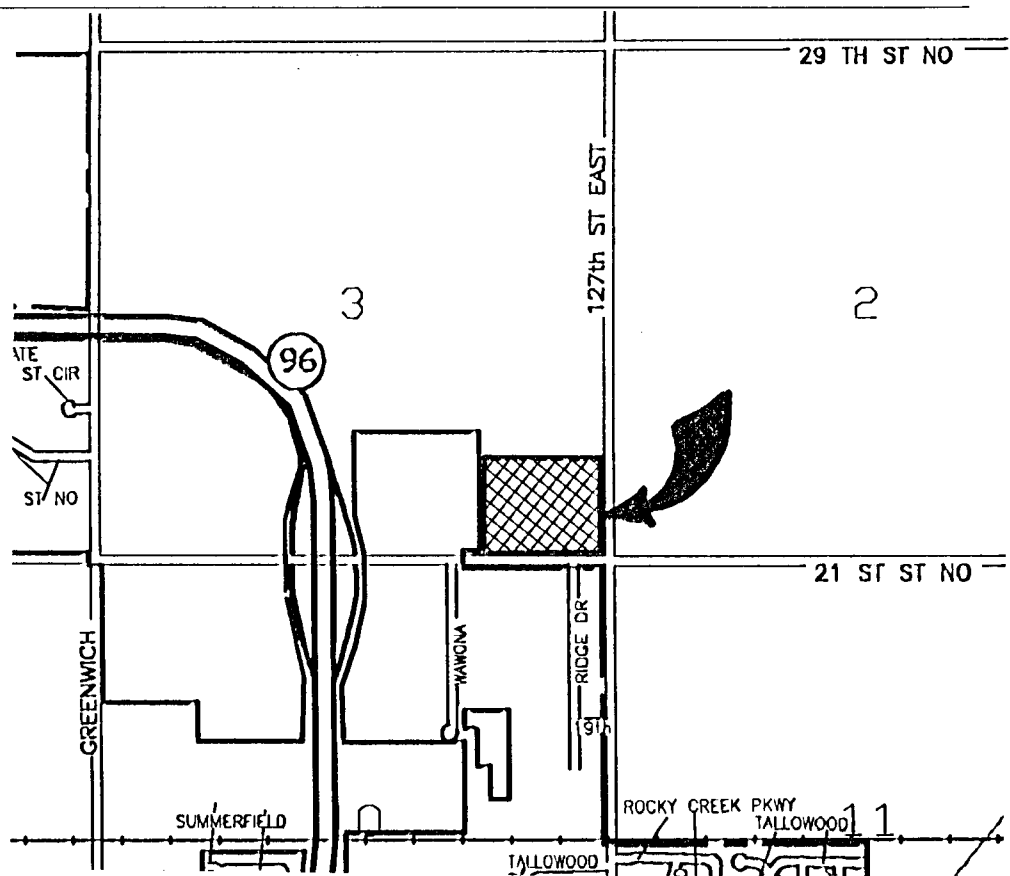
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 30 Acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-6, Single-Family Residential

VICINITY MAP



Note: The site is located in the County adjoining Wichita's city limits and annexation will be requested.

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's city limits, the Applicant shall submit a request for annexation. Upon annexation, the property will be zoned SF-6, Single-Family Residential.
- B. City Engineering needs to comment on the need for guarantees or easements. ***The Applicant shall provide a guarantee for the extension of sanitary sewer and City water services.***
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City/County Engineering needs to comment on the status of the applicant's drainage plan. ***County Engineering has required a copy of the final drainage plan to verify how off-site drainage is to be handled. City Engineering has approved the drainage plan and has required a cross-lot drainage easement. The minimum building elevation appears to be too low.***
- E. County/Traffic Engineering needs to comment on the access controls. The plat proposes two access openings along 21st Street North and two access openings along 127th Street East. ***County Engineering requests that the entry access be coordinated with the streets and entrances on the south side of 21st Street. On the final plat, the dedication of access controls shall be referenced in the plat's text.***
- F. County/Traffic Engineering needs to comment on the need for any improvements to perimeter streets. ***The Applicant shall provide a guarantee for the construction of a left turn bay on 21st Street and the construction of a paved road to County standards on 127th Street East along the plat's frontage.***
- G. County Surveying requests a benchmark elevation.
- H. Access to 127th Street East will require a release to cross the pipeline.
- I. The applicant shall submit a covenant regarding the ownership and maintenance of the proposed reserves.
- J. In the plat's text, the word "Reserve" shall be corrected.
- K. The 35' building setback lines along the tapers on the road rights-of-way need to be parallel with the new property lines.
- L. The 35' building setback along 127th Street needs increased to include the pipeline setback with a definite dimension with respect to the plat.
- M. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

**Sub 2000-24 -- Final Plat of CHURCH OF THE MAGDALEN ADDITION
May 25, 2000 - Page 3**

- N. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- O. 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.
- P. 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.)
- Q. 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.
- R. 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.
- S. 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.
- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. 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.
- X. 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.