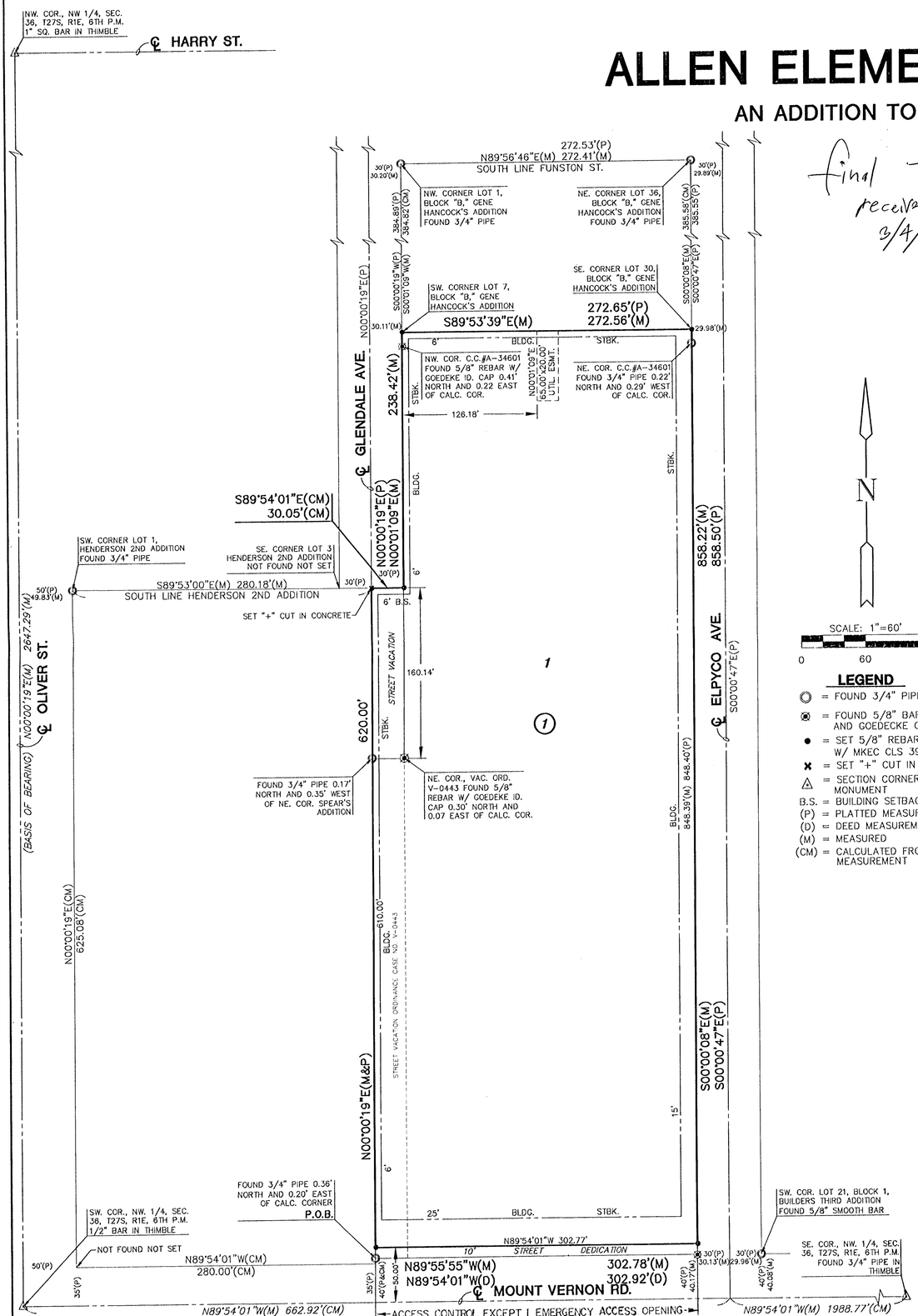
FINAL PLAT

ALLEN ELEMENTARY SCHOOL ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



final tracing received 3/4/02

SCALE: 1"=60'

0 60 120

LEGEND

- ◎ = FOUND 3/4" PIPE
- ⊗ = FOUND 5/8" BAR AND GOEDECKE CAP
- ● = SET 5/8" REBAR W/ MKEC CLS 39 CAP
- ✖ = SET "+" CUT IN CONCRETE
- △ = SECTION CORNER MONUMENT
- B.S. = BUILDING SETBACK
- (P) = PLATTED MEASUREMENT
- (D) = DEED MEASUREMENT
- (M) = MEASURED
- (CM) = CALCULATED FROM MEASUREMENT

I, Curtis W. Luttrell, a Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "ALLEN ELEMENTARY SCHOOL ADDITION", an addition to Wichita, Sedgwick County, Kansas, into a Lot and a Block, the same being accurately set forth in the accompanying plat and described herein:

An unplatted tract of land lying in the Northwest Quarter, Section 36, Township 27 South, Range 1 East, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas; said unplatted tract lying South of Block "B," Gene Hancock's Addition, an addition to Wichita, Sedgwick County, Kansas;
AND ALSO;
A replat of Lots 8–29 inclusive, said Block "B," said Gene Hancock's Addition;
AND ALSO;
A portion of vacated Glendale Avenue by Ordinance Case #V-0443,
AND ALSO;
A portion of Glendale Avenue as platted in said Gene Hancock's Addition; said tracts more particularly described as follows:

Beginning at a point lying 40.00 feet North and 330.00 feet East of the Southwest corner of said Northwest Quarter, said point lying on the North right–of–way line of Mount Vernon Road; thence along the **centerline of vacated** Glendale Avenue and parallel with the West line of said Northwest Quarter N00°00'19"E, 620.00 feet to a point 30.00' feet East of the Southeast corner of Henderson 2nd Addition, an addition to Wichita, Kansas; thence S89°54'01"E, 30.05 feet to the East right–of–way line of Glendale Avenue; thence along said East line N00°01'09"E, 238.42 feet to the Southwest corner of Lot 7, Block "B," Gene Hancock's Addition; thence along the South lines of said Lots 7 and 30, of said Block "B," S89°53'39"E, 272.56 feet to a point lying on the West right–of–way line of Elpyco Avenue as platted in Gene Hancock's Addition, said point also being the Southeast corner of said Lot 30; thence along said West line S00°0'08"E, 858.22 feet to a point on said North right–of–way line; thence along said North right–of–way line N89°55' 55"W, 302.78 feet to the point of beginning.

All lots, blocks, streets, utility easements, drainage easements, access control, within the above described property are hereby vacated and replatted by virtue of K.S.A. 12–512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 11 day of December, 2001.

Curtis W. Luttrell LS #1238
MKEC Engineering Consultants, Inc.
411 North Webb Road
Wichita, Kansas 67206

Know all men by these presents that we the undersigned property owners of the land above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into a Lot and a Block, the same to be known as "ALLEN ELEMENTARY SCHOOL ADDITION", an addition to Wichita, Sedgwick County, Kansas. Streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities, and drainage, as indicated on the accompanying plat are hereby granted. A drainage plan has been developed for this plat and all drainage easements, right–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 storm water. All abutters right of access to or from Mount Vernon Road over and across the South line of "ALLEN ELEMENTARY SCHOOL ADDITION", are hereby granted to the the appropriate governing body, as indicated on the face of the plat.

Unified School District No. 259

Connie R. Dietz
Connie Dietz, Board of Education, President
Unified School District No. 259



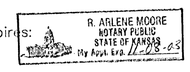
STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 11 day of February 2002, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Connie Dietz, President, Board of Education, Unified School District No. 259, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

R Arlene Moore, Notary Public

Notary Public
My appointment expires:



This plat of "ALLEN ELEMENTARY SCHOOL ADDITION", has been submitted to and approved by the Wichita–Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this ____ day of _____, 2002.

WICHITA–SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

_____, Chair
J.D. Michaelis, Chair

_____, Secretary
Marvin S. Krout, Secretary

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 2002.

At the direction of the City Council.

_____, City Manager
Chris Cherches, City Manager

_____, City Clerk
Pat Burnett, City Clerk

Entered on transfer record this ____ day of _____, 2002.

_____, County Clerk
Don Brace, County Clerk

STATE OF KANSAS)
)ss:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this ____ day of _____, 2002 at ____ o'clock M; and duly recorded.

_____, Register of Deeds
Bill Meek, Register of Deeds

_____, Deputy
Linda Kizzire, Deputy

Reviewed in accordance with K.S.A. 58–2005 on this 13th day of December, 2001.

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

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

November 8, 2001

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2001-102 -- One-Step Final Plat of Allen Elementary School Addition

At the regular meeting of the Metropolitan Area Planning Commission on November 8, 2001, 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 October 19, 2001.

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

Neil Evan Strahl, Senior Planner
Current Plans Division
NES:ch

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

October 19, 2001

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2001-102 -- One-Step Final Plat of Allen Elementary School Addition

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

STAFF COMMENTS:

A. Municipal services are available to serve the site. City Engineering needs to comment on the need for guarantees or easements. *The north-south utility easement extending from the north property line needs to be reduced.*

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.*

D. Traffic Engineering needs to comment on the need for additional right-of-way for Mt. Vernon which is designated as an arterial. The plattor's text shall note the dedication of the streets to and for the use of the public. *The applicant shall dedicate an additional 10 feet of right-of-way.*

E. Traffic Engineering needs to comment on the access controls. The plat proposes two access openings along Mt. Vernon and an emergency access. *Traffic Engineering and MAPD have recommended complete access control along Mt Vernon Road, with the exception of an emergency access opening.*

F. A guarantee shall be submitted assuring the construction of an all-weather roadway surface for the emergency access easement. The text of the instrument shall indicate the type of driving surface to be installed and address installation and maintenance. Standard gating and signing are required per County Fire Department standards.

waived 12-19-01 per Paul Gunz.

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

T 316.268.4421 F 316.268.4390

www.wichitagov.org

G. The applicant shall submit an avigational easement covering all of the 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. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Chair".

I. 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 residential lots shall not exceed 2.5 times the width. ***A modification has been approved by the Subdivision Committee.***

J. If determined to be part of the Glendale right-of-way, the Applicant shall contact the adjoining property owner to the west regarding the proposed vacation of right-of-way for Glendale Avenue. A vacation case shall be approved before the approval of the plat. If no off-site right-of-way for Glendale exists, the portion of Glendale as depicted within the site may be vacated through the plat. The applicant shall dedicate additional right-of-way to obtain a 30-ft wide "L"-type turnaround for Glendale Avenue.

K. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

L. The plattor'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.

M. 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.)

N. 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.

O. 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.

P. 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.

Q. 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.

R. Perimeter closure computations shall be submitted with the final plat tracing.

S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

T. 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.

U. 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. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, November 8, 2001, at 1:00 p.m.

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

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: Board of Education, 201 N. Water, Wichita, KS 67278-2560
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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2A-6
NOVEMBER 8, 2001

STAFF REPORT
(One-Step Final Plat Approved 10/18/01)

CASE NUMBER: SUB 2001-102 -- ALLEN ELEMENTARY SCHOOL ADDITION

OWNER/APPLICANT: Board of Education -- USD #259, 201 N. Water, Wichita, KS 67202-1292

SURVEYOR/ENGINEER: MKEC Engineering Consultants, Inc., 411 N. Webb Rd., Wichita, KS 67206

LOCATION: North side of Mt. Vernon, East of Oliver

SITE SIZE: 6.0 Acres

NUMBER OF LOTS

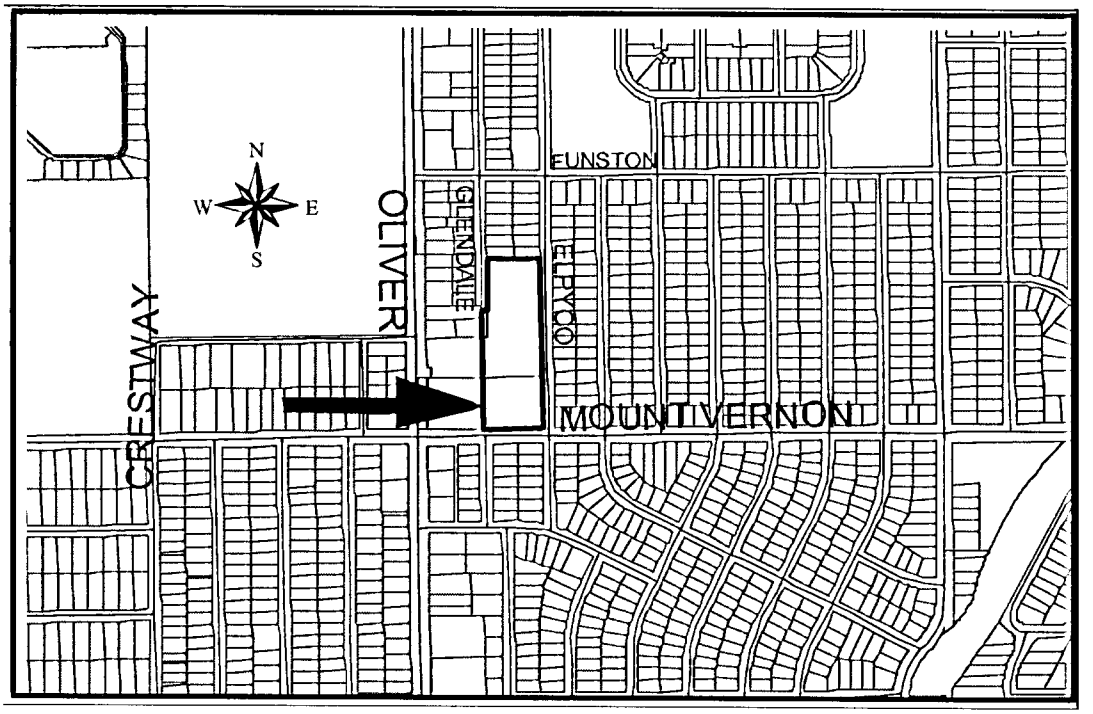
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 6.0 Acres

CURRENT ZONING: TF-3, Two-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of a portion of the Gene Hancock's Addition in addition to unplatted property to the south.

STAFF COMMENTS:

A. Municipal services are available to serve the site. **City Engineering** needs to comment on the need for guarantees or easements. ***The north-south utility easement extending from the north property line needs to be reduced.***

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.***

D. **Traffic Engineering** needs to comment on the need for additional right-of-way for Mt. Vernon which is designated as an arterial. The plattor's text shall note the dedication of the streets to and for the use of the public. ***The applicant shall dedicate an additional 10 feet of right-of-way.***

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