

PLAT NO. S/D 76-21 MAP NO. 6046

NAME STEARMAN SCHOOL ADDITION

LOCATION: South of Gilbert in an area east of Eastmoor

ENGINEER Professional Engineering Consultants, P.A.

OWNER U.S.D. #259

APPLICATION FILED 3-15-76

SKETCH PLAT FILED \_\_\_\_\_

PRELIMINARY FILED 3-15-76

S/D ACTION 3-25-76 approved

FINAL FILED 1-30-78

S/D ACTION 2-9-78 approve

MAPC ACTION 2-16-78 Approved

BCC ACTION \_\_\_\_\_

RECORDED closed

REMARKS \_\_\_\_\_

S/D 76-21 - STEARMAN SCHOOL ADD.  
located on the south side of  
Gilbert in an area east of  
Eastmoor, by Professional Engin-  
eering Consultants, P.A.

POSTED  
3-18-76  
#

# ACTION

		DATE
S/D COMMITTEE	(Prelim) approved	3-25-76
S/D "	(final) <del>approved</del>	<del>2-9-78</del>
M.A.P.C.	Approved	2-16-78
B.C.C./B-CO-C		

S/D 76-21 - STEAKMAN SCHOOL ADD.  
located on the south side of  
Gilbert in an area east of  
Eastmoor. by Professional Engin-  
eering Consultants, P.A.

Map No. 6046  
Sec. No. 29  
Twp. No. 27S  
Range 2E

Subdivision Report and Progress

S/D No.: 76-21

Name: STEARMAN SCHOOL ADDITION

General Location: South of Gilbert in an area east of Eastmoor

Owner: U.S.D. #259

Address: 3850 N. Hydraulic, Wichita 67219 Phone: 832-1211

Subdivider: Same

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Engineer/Surveyor: Professional Engineering Consultants, P.A.

Address: 1440 E. English, Wichita 67211 Phone: 262-2691

Application Received 3-15-76

Conf. with Applicant none

Sketch Plat Received \_\_\_\_\_

Present Zoning "AA"

Proposed Zoning \_\_\_\_\_

Letter of Intent none

PREL. PLAT RECEIVED 3-15-76

S/D Comm. Action 3-25-76 approved

Dept. Report on Prel. \_\_\_\_\_

FINAL PLAT RECEIVED 1-30-78

S/D Comm. Action 2-9-78 approved

Dept. Report on Final \_\_\_\_\_

M.A.P.C. ACTION 2-16-78 approved

Dept. Report on Final \_\_\_\_\_

Letter on Irons Received \_\_\_\_\_

Title/Taxes Rec'd & Reviewed \_\_\_\_\_

Final Review \_\_\_\_\_

Referral to B.C.C. \_\_\_\_\_

B.C.C. ACTION \_\_\_\_\_

Recorded \_\_\_\_\_

TRACING PROGRESS:

Received \_\_\_\_\_

Released \_\_\_\_\_

Received \_\_\_\_\_

Released \_\_\_\_\_

Comments:

3-8-77 Called Royal Road to tell him we needed 29 prints  
of the plat to schedule for final S/D hearing. He  
agreed to such system tracing which he submitted  
3-3-77 but submit prints instead.



RESTRICTIVE COVENANT

RESTRICTIVE COVENANT AFFECTING Stearman School ADDITION

THIS DECLARATION made this 7th day of July, 1976 by  
Unified School Dist. No. 259, hereinafter called the Grantor.

WITNESSETH

WHEREAS, Grantor is owner of Stearman School  
Addition to Wichita, Kansas, which property  
is located near McConnell A.F. Base and is accordingly  
subject to considerable noise from the operation of aircraft, and

WHEREAS, the City of Wichita in connection with approval of  
the plat of said addition considers it to be in the public interest  
to require any buildings constructed on said addition to be designed  
and constructed giving proper consideration to noise pollution in  
the area:

NOW THEREFORE, Grantor, hereby declares that Stearman School  
Addition, shall be and the same is subjected to the following  
restrictive covenant, to-wit:

Any building constructed on the premises  
shall be so designed and constructed as to  
minimize noise pollution in any such struc-  
ture, giving due consideration to the use  
for which such structure is designed and  
built. This covenant is for the benefit of  
said property and shall run with the land  
and shall inure to the benefit of and pass  
with said property and shall apply to and  
bind the successors in interest and any owner  
thereof.

EXECUTED the day and year first above written.

Unified School District No. 259

Gary N. Pottorff  
Gary N. Pottorff, President

STATE OF KANSAS)  
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the  
County and State aforesaid Gary N. Pottorff

to me personally known to be the same person who executed the  
foregoing instrument of writing and said person duly acknowledged  
the execution thereof.

Dated at Wichita, Kansas, this 7th day of July, 1976.

Charlotte Buckmaster  
Notary Public

(My Commission expires April 16, 1977)



August 16, 1983

Dr. Richard Holstead  
School Service Center  
3850 N. Hydraulic  
Wichita, Kansas 67219

Re: S/D 76-21 - Proposed plat of Stearman School Addition, located on the south side of Gilbert in an area east of Eastmoor.

Dear Dr. Holstead:

We are in the process of going through our active subdivision files in order to close those files for which approval is no longer requested. The proposed plat of Stearman School has remained inactive since February of 1978.

Please call me at your convenience and let me know if you plan on completing this case. If I have not heard from you by October 3rd, I will mark the file closed. My telephone number is 268-4421.

Sincerely,

Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Professional Engineering Consultants, P.A., Attention: Gary Wiley, 1440 E. English, 67211

*Talked to Dr. Holstead 8/18/83. Advised that the file should be closed.*

*FLN  
8/18/83*

*Stairman Ellen*

STATEMENT OF TITLE

STATE OF KANSAS )  
                  ) SS:  
SEDGWICK COUNTY )

The Fidelity Title Company, Inc., duly qualified Abstracter under the laws of the State of Kansas, after a careful search of the records of Sedgwick County, Kansas, makes the following statement concerning the title to the following described property situated in said County and State, to-wit:

See Exhibit "A" Attached.

That the last deed or deeds purporting to convey title to said property is a  
Warranty Deed to Board of Education now Unified School District # 259.



and purports to be a full and complete conveyance of the entire fee simple title, except as follows:

None

That the Probate Court discloses the following facts with reference to the grantee under the last deed above set forth:

None

That said land is mortgaged as follows: (Any releases of record are assumed to be valid).

None

That tax rolls show, as of the date hereof, that taxes are paid except as follows:

Taxes for the year 1977 and all prior years exempt.

Dated at Wichita, Kansas, this 25 day of January  
19 78 at 7:00 o'clock A.M.

FIDELITY TITLE COMPANY, INC.  
By *Wanda Gray*  
Asst. Sec.                    28

Tracer No. 40189



EXHIBIT "A"

THE NORTH 440 FEET OF THE EAST 660 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, AND ALL OF BLOCK THREE (3) IN REPLAT OF SUNNYBROOK FIRST ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M. AND 665.78 FEET, MORE OR LESS, EAST OF THE NW CORNER OF SAID SW 1/4 OF THE NW 1/4, THE SAME BEING THE INTERSECTION OF THE CENTERLINES OF GILBERT AND EASTMOOR STREETS AS PLATTED IN EASTRIDGE PARK, AN ADDITION TO WICHITA, KANSAS; THENCE EAST ALONG SAID NORTH LINE OF THE SW 1/4 OF THE NW 1/4, BEARING N 90°00' E A DISTANCE OF 660.19 FEET TO THE NE CORNER OF SAID SW 1/4 OF THE NW 1/4; THENCE SOUTH ALONG THE EAST LINE OF SAID SW 1/4 OF THE NW 1/4 BEARING S 0°16'08" E A DISTANCE OF 30 FEET TO THE NW CORNER OF BLOCK 3, REPLAT OF BLOCK 1, SUNNYBROOK ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE EAST ALONG THE NORTH LINE AND THE EXTENDED NORTH LINE OF SAID BLOCK 3 BEARING N 90°00' E FOR A DISTANCE OF 122.89 FEET TO THE EAST LINE OF MANSFIELD DRIVE AS PLATTED IN SUNNYBROOK ADDITION TO WICHITA, KANSAS, THE SAME BEING THE WEST LINE OF A 130 FOOT DRAINAGE DEDICATION; THENCE SW ON SAID EAST LINE OF MANSFIELD DRIVE BEARING S 19°24'46" W A DISTANCE OF 434.79 FEET TO A POINT ON THE EXTENDED NORTH LINE OF BLOCK 4, EASTRIDGE PARK, AN ADDITION TO WICHITA, KANSAS; THENCE WEST ALONG SAID NORTH LINE AND THE NORTH LINE EXTENDED OF BLOCK 4, BEARING N 89°58'55" W A DISTANCE OF 681.67 FEET TO THE CENTERLINE OF EASTMOOR STREET AS PLATTED IN SAID EASTRIDGE PARK; THENCE NORTH ALONG THE CENTERLINE OF EASTMOOR STREET, BEARING N 0°18'35" N A DISTANCE OF 439.87 FEET TO THE POINT OF BEGINNING.

February 16, 1978

Professional Engineering  
Consultants  
1440 E. English  
Wichita, Kansas 67211

Re: S/D 76-21 - Final plat of STEARMAN SCHOOL ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 16, 1978, 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 February 13, 1978.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Compliance with the requirements of the Metropolitan Area Planning Department.
- 2-9-78 2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platator.
4. Certification that all taxes due and payable for 1977 and prior years have been paid. *exempt*

If you have any questions, please call.

Yours very truly,

Jack H. Galbraith  
Chief Planner

JHG:hh

cc: Dean Sellers, Assistant City Engineer  
U.S.D. #259, 3850 N. Hydraulic, 67219

February 13, 1978

Professional Engineering Consultants  
1440 East English  
Wichita, Kansas 67211

Re: S/D 76-21 Final plat of Stearman School Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 9, 1978, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The applicant shall guarantee the paving of the cul-de-sac on Gilbert.
- OK 2-17-78*  
B. The applicant's engineer shall contact M. S. Mitchell regarding changes in the written text on the face of the plat.
- C. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are 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, February 16, 1978, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez  
Junior Planner

LO:et

cc:  
Dean Sellers, Assistant City Engineer  
U.S.D. #259, 3850 N. Hydraulic, Wichita, Kansas 67219

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 76-21 Name Stearman School Addition  
Date Application Rec'd. 3-15-76 Preliminary Approval 3-25-76  
Scheduled S/D Meeting 2-9-78

DESCRIPTION

General Location South of Gilbert in an area east of Eastmoor.

Owner U.S.D. #259  
Surveyor/Engineer Professional Engineering Consultants  
Address 1440 East English Phone 262-2691

- |  |  |
|--|--|
| 1. Gross Acreage of Plat <u>7.7±</u>   | 7. Lineal Feet of New Streets:             |
| 2. Number of Lots:                     | a. <u>        </u> R/W <u>        </u> ft. |
| Residential <u>        </u>            | b. <u>        </u> R/W <u>        </u> ft. |
| Commercial <u>        </u>             | c. <u>        </u> R/W <u>        </u> ft. |
| Industrial <u>        </u>             | d. <u>        </u> R/W <u>        </u> ft. |
| Other <u>1</u>                         | e. <u>        </u> R/W <u>        </u> ft. |
| Total Number of Lots <u>1</u>          | TOTAL <u>none</u> ft.                      |
| 3. Minimum Lot Frontage <u>410</u> ft. | 8. Sidewalk adjacent to all                |
| 4. Minimum Lot Area <u>6.8±</u> ft.    | streets? <u>yes</u> <u>x</u> <u>no</u>     |
| 5. Existing Zoning <u>AA</u>           |  |
| 6. Proposed Zoning <u>AA</u>           |  |
9. Public Water Supply yes (Yes-No), Name City of Wichita  
10. Public Sanitary Sewers yes (Yes-No), Name City of Wichita  
11. Health Department Approval (where applicable)          (Yes-No)  
12. City of Wichita x: Three-Mile Area

STAFF COMMENTS:

- A. The applicant shall have the plat tracing signed by the current School Board President.
- B. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable building built on subject property.
- C. Topographical information furnished with the preliminary plat was based on a 1962 survey. The Maintenance-Flood Control Office requested that a more current topo be provided. The applicant shall furnish this updated topographical information.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.



EXHIBIT "A"

THE NORTH 440 FEET OF THE EAST 610 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, AND ALL OF BLOCK THREE (3) IN REPLAT OF SUNNYBROOK FIRST ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M. AND 665.78 FEET, MORE OR LESS, EAST OF THE NW CORNER OF SAID SW 1/4 OF THE NW 1/4, THE SAME BEING THE INTERSECTION OF THE CENTERLINES OF GILBERT AND EASTMOOR STREETS AS PLATTED IN EASTRIDGE PARK, AN ADDITION TO WICHITA, KANSAS; THENCE EAST ALONG SAID NORTH LINE OF THE SW 1/4 OF THE NW 1/4, BEARING N 90°00' E A DISTANCE OF 660.19 FEET TO THE NE CORNER OF SAID SW 1/4 OF THE NW 1/4; THENCE SOUTH ALONG THE EAST LINE OF SAID SW 1/4 OF THE NW 1/4 BEARING S 6°16'08" E A DISTANCE OF 30 FEET TO THE NW CORNER OF BLOCK 3, REPLAT OF BLOCK 1, SUNNYBROOK ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE EAST ALONG THE NORTH LINE AND THE EXTENDED NORTH LINE OF SAID BLOCK 3 BEARING N 90°00' E FOR A DISTANCE OF 172.89 FEET TO THE EAST LINE OF MANSFIELD DRIVE AS PLATTED IN SUNNYBROOK ADDITION TO WICHITA, KANSAS, THE SAME BEING THE WEST LINE OF A 130 FOOT DRAINAGE DEDICATION; THENCE SW ON SAID EAST LINE OF MANSFIELD DRIVE BEARING S 19°24'46" W A DISTANCE OF 434.79 FEET TO A POINT ON THE EXTENDED NORTH LINE OF BLOCK 4, EASTRIDGE PARK, AN ADDITION TO WICHITA, KANSAS; THENCE WEST ALONG SAID NORTH LINE AND THE NORTH LINE EXTENDED OF SAID BLOCK 4, BEARING N 89°58'55" W A DISTANCE OF 681.67 FEET TO THE CENTERLINE OF EASTMOOR STREET AS PLATTED IN SAID EASTRIDGE PARK; THENCE NORTH ALONG THE CENTERLINE OF EASTMOOR STREET, BEARING N 0°15'35" W A DISTANCE OF 439.87 FEET TO THE POINT OF BEGINNING.

WICHITA PUBLIC SCHOOLS  
SCHOOL SERVICE CENTER  
3850 N. Hydraulic  
WICHITA, KANSAS 67219

Division of School Plant Planning  
and Operation Services  
(316)832-1211

October 4, 1976

Mr. Curtis Newby  
Current Plans Division  
10th Floor - City Hall  
Wichita, Kansas 67202

Dear Mr. Newby:

Attached are signed copies of Avigational Easement and Restrictive  
Covenant for Stearman Elementary School, USD #259.

Sincerely,

*Roger D. Coad*  
Roger D. Coad  
School Plant Planner

RDC:mb  
Atts.



**THE CITY OF WICHITA**

**OFFICE OF** Director of Public Works

**DATE** July 19, 1976



**TO** Curtis L. Newby, Junior Planner

**FROM** R. W. Bruggeman, Director of Public Works

**SUBJECT** S/D 76-21 - Stearman School Addition. Generally located on the south side of Gilbert between Eastmoor and Mansfield Streets

The letter from Roger D. Coad, School Plant Planner, Wichita Public Schools, dated June 21, 1976, agreeing to the construction of sidewalks on the east side of Eastmoor Street immediately adjacent to the school property is an adequate guarantee to meet the requirements of the above plat.

*RWB Bruggeman*  
R. W. Bruggeman  
Director of Public Works

/ml

cc: Richard W. Linn, City Engineer



July 15, 1976

Ray Bruggeman, Director of Public Works

Curtis L. Newby, Junior Planner

S/D 76-21 - Stearman School Addition. Generally located on the south side of Gilbert between Eastmoor and Mansfield Streets.

Attached herewith is a copy of a letter from Roger Coad of the School Board, indicating that the sidewalks required in the approval of the above referred to plat will be constructed to City specifications. To date, only the preliminary plat has been approved by the Subdivision Committee. I would appreciate your reply as to whether or not this letter is an acceptable sidewalk guarantee.

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

Curtis L. Newby  
Junior Planner

CLN:rme  
Attachment

cc: Robert A. Lakin, Director of Planning

WICHITA PUBLIC SCHOOLS  
SCHOOL SERVICE CENTER  
3850 N. Hydraulic  
WICHITA, KANSAS 67219

*Wendy*

June 21, 1976

Division of School Plant Planning  
and Operation Services  
(316)832-1211

Wichita-Sedgwick County  
Metropolitan Area Planning Commission  
455 N. Main  
Wichita, Kansas 67202

Re: Stearman Elementary School

Dear Sirs:

This letter on behalf of the Board of Education shall act as guarantee that the sidewalks on the east side of Eastmoor Street immediately adjacent to the school property will be installed to city specifications per the preliminary plat requirement letter dated March 29, 1976.

Sincerely,

*Roger D. Coad*

Roger D. Coad  
School Plant Planner

RDC:mb

cc: Dr. Richard Holstead



June 2, 1976

Mr. Bill Keltner  
Professional Engineering Consultants  
1440 East English  
Wichita, Kansas 67211

Subject: Stearman School Site

Dear Mr. Keltner:

Enclosed is a sketch showing the location of a proposed cul-de-sac on Gilbert Street at Mansfield. The west cul-de-sac is the one we would recommend since the east one encroaches the proposed Gypsum Creek Drainage Channel.

Very truly yours,

Dean Sellers  
Assistant City Engineer

DS:tn

Enclosure

cc: Curtis Newby ✓



March 29, 1976

Professional Engineering  
Consultants  
1440 East English  
Wichita, Kansas 67211

Re: S/D 76-21 - Preliminary plat  
of STEARMAN SCHOOL ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 25, 1976, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. - Mansfield Drive to be vacated by the plat, shall be indicated as a "drainage dedication" on the final plat.
- B. - The applicant's engineer shall contact the Engineering Division of the Department of Public Works relative to the appropriate right-of-way geometrics to be indicated on the final plat for a cul-de-sac at the east end of Gilbert on the right-of-way for Mansfield being vacated.
- C. - More current topographical information for subject property shall be submitted to the Maintenance-Flood Control Office for review.
- see letter memo from Bruggeman*  
D. - The applicants shall guarantee the construction of a sidewalk on the east side of Eastmoor Street.
- ~~E.~~ - The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable building built on subject property.
- F. - Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D 76-21  
March 29, 1976  
Page 2

In addition, it should be noted that the Department of Public Works has indicated that Mansfield north of Gilbert should be vacated and they will be starting a vacation proceeding on the street.

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

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

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme  
Encl.

cc: Roger D. Coad, School Plant Planner  
U. S. D. #259  
3850 N. Hydraulic, 67219  
Dean Sellers, Assistant City Engineer

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 76-21 Name STEARMAN SCHOOL ADDITION  
Date Application Rec'd. 3-15-76 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 3-25-76

DESCRIPTION

General Location South of Gilbert in an area east of Eastmoor.

Owner U.S.D. #259  
Surveyor/Engineer Professional Engineering Consultants  
Address 1440 East English Phone 262-2691

- |   |                                 |
|---|---------------------------------|
| 1. Gross Acreage of Plat <u>7.7±</u>  | 7. Lineal Feet of New Streets:  |
| 2. Number of Lots:  | a. _____ R/W _____ ft.          |
| Residential _____   | b. _____ R/W _____ ft.          |
| Commercial _____  | c. _____ R/W _____ ft.          |
| Industrial _____  | d. _____ R/W _____ ft.          |
| Other _____   | e. _____ R/W _____ ft.          |
| Total Number of Lots <u>1</u>   | TOTAL _____ None _____ ft.      |
| 3. Minimum Lot Frontage <u>410</u> ft.                                      | 8. Sidewalk adjacent to all     |
| 4. Minimum Lot Area <u>6.8±</u> ft.   | streets? <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>AA</u>  |                                 |
| 6. Proposed Zoning <u>AA</u>  |                                 |
| 9. Public Water Supply <u>Yes (Yes-No)</u> , Name <u>City of Wichita</u>    |                                 |
| 10. Public Sanitary Sewers <u>Yes(Yes-No)</u> , Name <u>City of Wichita</u> |                                 |
| 11. Health Department Approval (where applicable) _____ (Yes-No)            |                                 |
| 12. City of Wichita _____: Three-Mile Area _____                            |                                 |

STAFF COMMENTS:

- A. Mansfield Drive to be vacated by the plat, shall be indicated as a "drainage dedication" on the final plat.
- B. The applicants shall guarantee the construction of a sidewalk on the east side of Eastmoor Street.
- C. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable building built on subject property.
- D. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Map No.: 6046  
Section No.: 29  
Twp. No.: 27S  
Range: 2E

S/D No. 76-21

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Stearman School Addition

General Location: South of Gilbert and East of Eastmoor, in the S.W. 1/4 of N.W. 1/4 Sect. 29, T27S R2E

Name of Property Owner: U.S.D. 289

Address: 3850 N. Hydraulic, Wichita 67219 Phone: 832-1211

Name of Subdivider: Same

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Name of Agent/Surveyor: Professional Engineering Consultants, P.A.

Address: 1440 E. English 67211 Phone: 262-2691

Date of Application: March 12, 1976

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 7.7±
2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_Total Number of Lots 1
3. Minimum Lot Frontage \_\_\_\_\_ ft.
4. Minimum Lot Area 6.8 ± ft.
5. Existing Zoning AA
6. Proposed Zoning \_\_\_\_\_
7. Lineal Feet of New Streets:
  - a. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.TOTAL \_\_\_\_\_ ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply \_\_\_\_\_ (Yes-No), Name City of Wichita
10. Public Sanitary Sewers \_\_\_\_\_ (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)
12. City of Wichita Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Roger D. Coak  
School Plant Planner

Wichita-Sedgwick County Metropolitan Area  
Planning Commission, Room 402, City Building  
Annex, 104 South Main Street, Wichita, Kansas

Received by Carl Healy  
Date 3-15-76  
Fee Submitted Steve Taylor

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 76-21 Name Steerman School Addition  
Date Application Rec'd. 3-15-76 Preliminary Approval 3-25-76  
Scheduled S/D Meeting 2-9-78

DESCRIPTION

General Location South of Gilbert in an area east of Eastmoor.

Owner J.S.D. #259  
Surveyor/Engineer Professional Engineering Consultants  
Address 1440 East English Phone 262-2691

- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>7.7±</u>  | 7. Lineal Feet of New Streets:             |
| 2. Number of Lots:  | a. <u>        </u> R/W <u>        </u> ft. |
| Residential <u>        </u>   | b. <u>        </u> R/W <u>        </u> ft. |
| Commercial <u>        </u>  | c. <u>        </u> R/W <u>        </u> ft. |
| Industrial <u>        </u>  | d. <u>        </u> R/W <u>        </u> ft. |
| Other <u>1</u>  | e. <u>        </u> R/W <u>        </u> ft. |
| Total Number of Lots <u>1</u>   | TOTAL <u>none</u> ft.                      |
| 3. Minimum Lot Frontage <u>410</u> ft.                                      | 8. Sidewalk adjacent to all                |
| 4. Minimum Lot Area <u>6.8±</u> ft.   | streets? <u>yes</u> <u>x</u> no            |
| 5. Existing Zoning <u>AA</u>  |  |
| 6. Proposed Zoning <u>AA</u>  |  |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u>     |  |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name <u>City of Wichita</u> |  |
| 11. Health Department Approval (where applicable) <u>        </u>           | (Yes-No)                                   |
| 12. City of Wichita <u>x</u> : Three-Mile Area <u>        </u>              |  |

STAFF COMMENTS:

- A. The applicant shall have the plat tracing signed by the current School Board President.
- B. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable building built on subject property.
- C. Topographical information furnished with the preliminary plat was based on a 1962 survey. The Maintenance-Flood Control Office requested that a more current topo be provided. The applicant shall furnish this updated topographical information.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 76-21 Name Stearman School Addition  
Date Application Rec'd. 3-15-76 Preliminary Approval 3-25-76  
Scheduled S/D Meeting 2-9-78

DESCRIPTION

General Location South of Gilbert in an area east of Eastmoor.

Owner U.S.D. #259  
Surveyor/Engineer Professional Engineering Consultants  
Address 1440 East English Phone 262-2691

- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>7.7±</u>  | 7. Lineal Feet of New Streets:                 |
| 2. Number of Lots:  | a. <u>        </u> R/W <u>        </u> ft.     |
| Residential <u>        </u>   | b. <u>        </u> R/W <u>        </u> ft.     |
| Commercial <u>        </u>  | c. <u>        </u> R/W <u>        </u> ft.     |
| Industrial <u>        </u>  | d. <u>        </u> R/W <u>        </u> ft.     |
| Other <u>        </u>   | e. <u>        </u> R/W <u>        </u> ft.     |
| Total Number of Lots <u>1</u>   | TOTAL <u>        </u> none <u>        </u> ft. |
| 3. Minimum Lot Frontage <u>410</u> ft.                                      | 8. Sidewalk adjacent to all                    |
| 4. Minimum Lot Area <u>6.8±</u> ft.   | streets? <u>yes</u> <u>x</u> <u>no</u>         |
| 5. Existing Zoning <u>AA</u>  |  |
| 6. Proposed Zoning <u>AA</u>  |  |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u>     |  |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name <u>City of Wichita</u> |  |
| 11. Health Department Approval (where applicable) <u>        </u> (Yes-No)  |  |
| 12. City of Wichita <u>x</u> : Three-Mile Area <u>        </u>              |  |

STAFF COMMENTS:

- A. The applicant shall have the plat tracing signed by the current School Board President.
- B. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable building built on subject property.
- C. Topographical information furnished with the preliminary plat was based on a 1962 survey. The Maintenance-Flood Control Office requested that a more current topo be provided. The applicant shall furnish this updated topographical information.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 76-21 Name Stearman School Addition  
Date Application Rec'd. 3-15-76 Preliminary Approval 3-25-76  
Scheduled S/D Meeting 2-9-78

DESCRIPTION

General Location South of Gilbert in an area east of Eastmoor.

Owner U.S.D. #259  
Surveyor/Engineer Professional Engineering Consultants  
Address 1440 East English Phone 262-2691

- |                                |                      |                                |                                 |
|--------------------------------|----------------------|--------------------------------|---------------------------------|
| 1. Gross Acreage of Plat       | <u>7.7±</u>          | 7. Lineal Feet of New Streets: |                                 |
| 2. Number of Lots:             |                      | a. _____                       | R/W _____ ft.                   |
| Residential                    | _____                | b. _____                       | R/W _____ ft.                   |
| Commercial                     | _____                | c. _____                       | R/W _____ ft.                   |
| Industrial                     | _____                | d. _____                       | R/W _____ ft.                   |
| Other                          | <u>1</u>             | e. _____                       | R/W _____ ft.                   |
| Total Number of Lots           | <u>1</u>             | TOTAL                          | <u>none</u> ft.                 |
| 3. Minimum Lot Frontage        | <u>410</u>           | ft.                            | 8. Sidewalk adjacent to all     |
| 4. Minimum Lot Area            | <u>6.8±</u>          | ft.                            | streets? <u>yes</u> <u>x</u> no |
| 5. Existing Zoning             | <u>AA</u>            |                                |                                 |
| 6. Proposed Zoning             | <u>AA</u>            |                                |                                 |
| 9. Public Water Supply         | <u>yes</u> (Yes-No), | Name                           | <u>City of Wichita</u>          |
| 10. Public Sanitary Sewers     | <u>yes</u> (Yes-No), | Name                           | <u>City of Wichita</u>          |
| 11. Health Department Approval | (where applicable)   |                                | (Yes-No)                        |
| 12. City of Wichita            | <u>x</u>             | : Three-Mile Area              | _____                           |

STAFF COMMENTS:

- A. The applicant shall have the plat tracing signed by the current School Board President.
- B. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable building built on subject property.
- C. Topographical information furnished with the preliminary plat was based on a 1962 survey. The Maintenance-Flood Control Office requested that a more current topo be provided. The applicant shall furnish this updated topographical information.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 76-21 Name Stearman School Addition  
Date Application Rec'd. 3-15-76 Preliminary Approval 3-25-76  
Scheduled S/D Meeting 2-9-78

DESCRIPTION

General Location South of Gilbert in an area east of Eastmoor.

Owner U.S.D. #259  
Surveyor/Engineer Professional Engineering Consultants  
Address 1440 East English Phone 262-2691

1. Gross Acreage of Plat 7.7±
2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other 1
3. Total Number of Lots 1
4. Minimum Lot Frontage 410 ft.
5. Minimum Lot Area 6.8± ft.
6. Existing Zoning AA
7. Proposed Zoning AA
7. Lineal Feet of New Streets:
  - a. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL none ft.
8. Sidewalk adjacent to all streets? yes  no
9. Public Water Supply yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)
12. City of Wichita x : Three-Mile Area \_\_\_\_\_ (Yes-No)

STAFF COMMENTS:

- A. The applicant shall have the plat tracing signed by the current School Board President.
- B. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable building built on subject property.
- C. Topographical information furnished with the preliminary plat was based on a 1962 survey. The Maintenance-Flood Control Office requested that a more current topo be provided. The applicant shall furnish this updated topographical information.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 76-21 Name STEARMAN SCHOOL ADDITION  
Date Application Rec'd. 3-15-76 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 3-25-76

DESCRIPTION

General Location South of Gilbert in an area east of Eastmoor.

Owner U.S.D. #259  
Surveyor/Engineer Professional Engineering Consultants  
Address 1440 East English Phone 262-2691

- |  |   |
|--|---|
| 1. Gross Acreage of Plat <u>7.7±</u>   | 7. Lineal Feet of New Streets:                                    |
| 2. Number of Lots:                     | a. _____ R/W _____ ft.  |
| Residential _____                      | b. _____ R/W _____ ft.  |
| Commercial _____                       | c. _____ R/W _____ ft.  |
| Industrial _____                       | d. _____ R/W _____ ft.  |
| Other <u>1</u>                         | e. _____ R/W _____ ft.  |
| Total Number of Lots <u>1</u>          | TOTAL _____ None _____ ft.  |
| 3. Minimum Lot Frontage <u>410</u> ft. | 8. Sidewalk adjacent to all                                       |
| 4. Minimum Lot Area <u>6.8±</u> ft.    | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 5. Existing Zoning <u>AA</u>           |   |
| 6. Proposed Zoning <u>AA</u>           |   |
9. Public Water Supply Yes (Yes-No), Name City of Wichita  
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita  
11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)  
12. City of Wichita \_\_\_\_\_ : Three-Mile Area \_\_\_\_\_ (Yes-No)

STAFF COMMENTS:

- A. Mansfield Drive to be vacated by the plat, shall be indicated as a "drainage dedication" on the final plat.
- B. The applicants shall guarantee the construction of a sidewalk on the east side of Eastmoor Street.
- C. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable building built on subject property.
- D. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).