WICHITA BOEING EMPLOYEES ASSOCIATION ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

NOTE:
ADDITIONAL BUILDING SETBACK REQUIREMENTS PER COMMUNITY UNIT PLAN DP-110.

BENCHMARK:
CITY OF WICHITA DISC - GOLD & MacARTHUR
89.80' W. OF ℄ GOLD NORTH
38.60' W. OF ℄ MacARTHUR
123.41' N.W. OF 1/4 SEC. COR.
112.59' N.W.W. OF ℄ MacARTHUR & GOLD ST. SOUTH
2.00' W. OF LIGHT POLE
5.40' N. OF BACK OF WALK
29.50' E. OF ℄ OF DRIVE AT 516 W. MacARTHUR
ELEV. = 89.80 CITY DATUM (1277.20 NGVD)

CITY OF WICHITA DISC - GOLD & 43RD ST. S.
37.30' S. OF ℄
32.00' W. OF ℄
ELEV. = 88.59 CITY DATUM (1273.99 NGVD)

"□" ON TOP OF CURB AT E. END OF CURB RETURN AT SE. CORNER OF GOLD & MacARTHUR
ELEV. = 89.70 CITY DATUM (1277.10 NGVD)

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
RESERVE	ELEVATION	
	CITY DATUM	NGVD
RESERVE "A"	89.60	1277.0

- ● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ⊠ = 3/4" IRON (FOUND)
- ○ = 1/2" IRON (FOUND)
- ⌀ = #5 REBAR (FOUND)
- □ = R/W MONUMENT (FOUND)
- △ = #4 REBAR (FOUND)
- ◎ = 3/4" IRON IN THIMBLE (FOUND)
- ⅄ = 3/4" IRON IN THIMBLE (FOUND)

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

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "WICHITA BOEING EMPLOYEES ASSOCIATION ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as that part of Lot 1, Block 1, Midland Lake Addition to Wichita, Sedgwick County, Kansas lying north of the line established in District Court Case No. 98-C-1110; TOGETHER with that part of the NE1/4 of Sec. 17, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas lying south of the south line of Lot 1, Block 1, in said Midland Lake Addition and lying north of the line established in said District Court Case No. 98-C-1110, TOGETHER with that part of Gold St. as dedicated in said Midland Lake Addition, TOGETHER with the W1/2 of Lot 15, McArthur Gardens, Sedgwick County, Kansas, and TOGETHER with the east 60.00 feet of the following described tract: A tract in the NW1/4 of Sec. 17, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, described as beginning at the NW corner of the S1/2 of the SW1/4 of the NW1/4 of the NE1/4 of said Sec. 17, said point being the NW corner of Midland Lake Addition to Wichita, Sedgwick County, Kansas; thence west along the north line of said Midland Lake Addition extended west, 106.12 feet to a point on the east line of MacArthur Beach, an Addition to Wichita, Sedgwick County, Kansas; thence south along the east line of said MacArthur Beach Addition, 1317.78 feet to the SE corner of Lot 4, Block 1, in said MacArthur Beach Addition; thence southeasterly along the southerly line of said Lot 4, extended southeasterly, 116.85 feet to a point on the west line of said Midland Lake Addition; thence north along the west line of said Midland Lake Addition, 1377.7 feet to the point of beginning.

All being situated in the NE1/4, NW1/4 and SE1/4 of Sec. 17, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Michael D. Conrey S-8-2003, Surveyor
Michael D. Conrey

MICHAEL D. CONREY
LICENSED
LS-871
KANSAS
LAND SURVEYOR

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Reserve, to be known as "WICHITA BOEING EMPLOYEES ASSOCIATION ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easement is hereby granted as indicated for drainage purposes. The 15 foot wide maintenance access easement along the southwesterly line of Reserve "A" is hereby contingently granted to the City of Wichita, Kansas. This easement is contingent upon the City of Wichita, Kansas assuming the responsibility for the improvement and/or maintenance of the adjacent drainage channel. It is the intent of the owners that this contingent easement shall be a covenant running with the land and shall be binding upon their successors and assigns and all subsequent owners of any part or parcel of said property covered by this easement. Reserve "A" is hereby reserved for landscaping, open space, sidewalks, private streets, gazebos, buildings, recreational areas and related facilities, drainage purposes, lakes, and utilities as confined to easements. Reserve "A" shall be owned and maintained by the Wichita Boeing Employees Association and/or the owner of Reserve "A". All abutters rights of access 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 said Reserve "A" shall be 89.60 City Datum, (1277.00 NGVD).

The Wichita Boeing Employees Association a/k/a
The Boeing Employees Association,
a Kansas corporation

_____, President
Dallas W. Burrow

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 6 day of August, 2003, by Dallas W. Burrow, President of The Wichita Boeing Employees Association a/k/a The Boeing Employees Association, a Kansas corporation, on behalf of the corporation.

Kathleen Schumock, Notary Public

My App't. Exp. 6-11-05

KATHLEEN SCHUMOCK
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 6-11-05

This plat of "WICHITA BOEING EMPLOYEES ASSOCIATION 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

_____, Chair

_____, Secretary
Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this_____day of_____, 2003.

At the direction of the City Council

_____, _____
(Title)

_____, City Clerk
Pat Graves

Reviewed in accordance with K.S.A. 58-2005 on this_____day of_____, 2003.

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

Entered on transfer record this_____day of_____, 2003.

_____, County Clerk
Don Brace

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this_____day of_____, 2003 at_____o'clock____M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

F:\PLAT\BEA ADDITION\DWG\BEAADDF DWG-MG

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 23, 2001

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

RE: SUB 2000-117 -- Final Plat of Wichita Boeing Employees Association Addition

At the regular meeting of the Metropolitan Area Planning Commission on March 22, 2001, 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 March 16, 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, 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

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 16, 2001

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

RE: SUB 2000-117 -- Final Plat of Wichita Boeing Employees Association Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 15, 2001, 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 any guarantees or easements. *A petition is required for the turnarounds at the terminus of Gold Street, Waco and Wichita.*

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. City Engineering needs to comment on the proposed vacation of the contingent maintenance access easement along the Riverside Drainage Ditch. *The applicant shall retain the easement on the plat.*

E. The primary access is through Gold Street. An emergency access is located at the south end of Wichita Street, and complete access control has been dedicated along Wichita and Waco. The final plat shall reference the access controls in the plattor's text as being dedicated to the appropriate governing body.

F. Mann Street, located adjacent to the north line of the plat, is not open and should be vacated. The applicant shall contact the property owners to the north to attempt to have this half-street right-of-way vacated. A portion of this street right-of-way will need to be retained as a hammerhead turnaround for Wichita Street.

G. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP (referenced as DP-110) and its special conditions for development on this property.

H. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, 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.

J. The legal description needs to be revised by deleting "of the S ½ of the SW corner".

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. 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.

M. 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.

N. 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.)

O. 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.

P. 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.

Q. 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.

R. 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.

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

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

U. 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.

V. 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 matter will be forwarded to the Planning Commission for its consideration on Thursday, March 22, 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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Wichita Boeing Employees Association, 4226 S. Gold, Wichita, KS 67217
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. 2-1
MARCH 22, 2001

STAFF REPORT
(Final Plat Approved 3/15/01; Preliminary Plat Approved 1/11/01)

CASE NUMBER: SUB 2000-117-- WICHITA BOEING EMPLOYEES ASSOCIATION ADDITION

OWNER/APPLICANT: Boeing Employees Association, Attn: S. Smith, 4226 S. Gold, Wichita, KS 67217

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

LOCATION: South of MacArthur, West of Broadway

SITE SIZE: 57.03 Acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 57.03 Acres

CURRENT ZONING: GC, General Commercial

PROPOSED ZONING: Same

VICINITY MAP

Note: This is a replat of the Midland Lake Addition. This site is subject to the Midland Lake CUP approved in 1981 for indoor and outdoor recreation facilities. The site is located within the 100-year floodplain.

STAFF COMMENTS:

A. Municipal services are available to serve the site. **City Engineering** needs to comment on the need for any guarantees or easements. ***A petition is required for the turnarounds at the terminus of Gold Street, Waco and Wichita.***

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