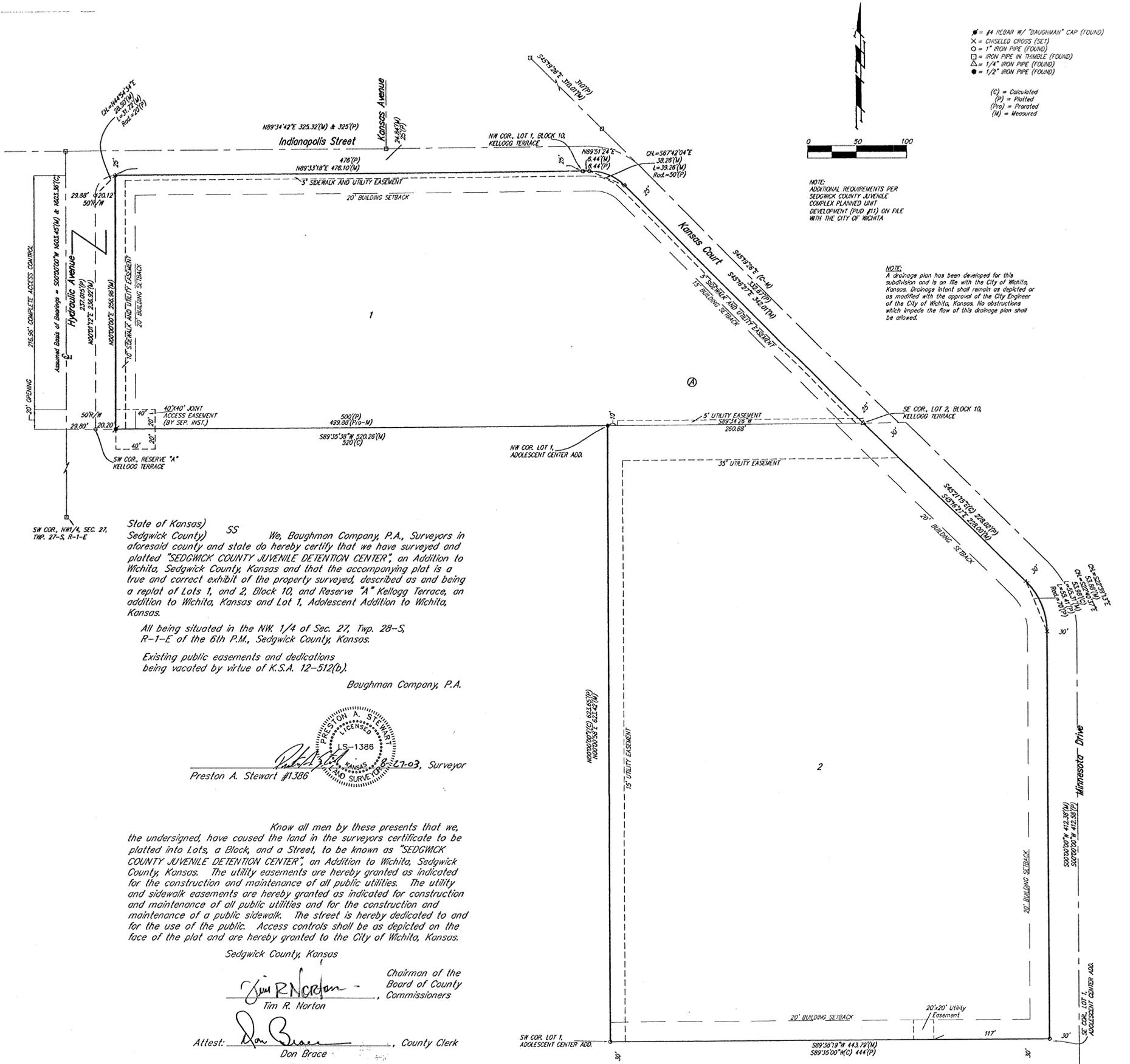


SEDGWICK COUNTY JUVENILE DETENTION CENTER

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
 - × = CHISELED CROSS (SET)
 - = 1" IRON PIPE (FOUND)
 - = IRON PIPE IN TRINGLE (FOUND)
 - △ = 1/4" IRON PIPE (FOUND)
 - = 1/2" IRON PIPE (FOUND)
- (C) = Calculated
(P) = Plotted
(F) = Plotted
(M) = Measured

NOTE:
ADDITIONAL REQUIREMENTS PER
SEDGWICK COUNTY JUVENILE
COMPLEX PLANNED UNIT
DEVELOPMENT (PUD #11) ON FILE
WITH THE CITY OF WICHITA

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) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and
platted "SEDGWICK COUNTY JUVENILE DETENTION CENTER", an Addition to
Wichita, Sedgwick County, Kansas and that the accompanying plat is a
true and correct exhibit of the property surveyed, described as and being
a replat of Lots 1, and 2, Block 10, and Reserve "A" Kellogg Terrace, an
addition to Wichita, Kansas and Lot 1, Adolescent Addition to Wichita,
Kansas.

All being situated in the NW 1/4 of Sec. 27, 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.

Preston A. Stewart #1386, Surveyor

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, a Block, and a Street, to be known as "SEDGWICK
COUNTY JUVENILE DETENTION CENTER", an Addition to Wichita, Sedgwick
County, Kansas. The utility easements are hereby granted as indicated
for the construction and maintenance of all public utilities. The utility
and sidewalk easements are hereby granted as indicated for construction
and maintenance of all public utilities and for the construction and
maintenance of a public sidewalk. The street is 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.

Sedgwick County, Kansas

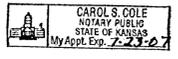
Tim R. Norton, Chairman of the Board of County Commissioners

Attest:
Don Brace, County Clerk

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 16th day of September, 2003, by Tim R. Norton, Chairman of
the Board of County Commissioners of Sedgwick County, Kansas, on
behalf of Sedgwick County, Kansas.

Carol S. Cole, Notary Public

My App't. Exp. 7-23-2007



This plat of "SEDGWICK COUNTY JUVENILE
DETENTION CENTER", an Addition to 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 _____, 2003.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Bernard A. Hentzen

_____, Secretary
John L. Schlegel

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2003.

_____, Mayor
Carlos Mayans

_____, City Clerk
Pat Graves

Reviewed in accordance with K.S.A. 58-2005
on this 3rd day of September, 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) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 2003 at _____ o'clock _____ M, and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire



Wichita-Sedgwick County Metropolitan Area Planning Department

August 7, 2003

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

RE: SUB 2003-80: One-Step Final Plat -- Sedgwick County Juvenile Detention Center Addition

At the regular meeting of the Metropolitan Area Planning Commission on August 7, 2003, 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 August 1, 2003.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,
3. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

If you have any questions regarding this plat, please call.

A handwritten signature in black ink that reads 'Neil Evan Strahl'.

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

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Wichita-Sedgwick County Metropolitan Area Planning Department

August 1, 2003

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

RE: SUB 2003-80: One-Step Final Plat -- Sedgwick County Juvenile Detention Center Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 31, 2003, 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.
- 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 access controls. The plat proposes one access opening along the south 40 feet of the Hydraulic frontage. **Traffic Engineering has approved a shared access opening with the adjacent property to the south.**
- E. The joint access opening shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- F. **Traffic Engineering** has requested 10 feet of additional street right-of-way along Hydraulic. The Access Management Regulations require a 60-ft half-street right-of-way width along urban arterials. **In lieu of a right-of-way dedication, a 10-ft sidewalk and utility easement has been approved.**
- G. **Traffic Engineering** has requested 5 feet of additional right-of-way along Indianapolis and Kansas Ct. **In lieu of a right-of-way dedication, a 5-ft sidewalk and utility easement has been approved.**

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- H. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of the Sedgwick County Juvenile Complex Planned Unit Development (PUD #11).
- I. The setback along Kansas Court does not conform with the building setback line which was established by the PUD. *The applicant will be requesting a PUD adjustment to reduce the setback.*
- J. *City Water and Sewer Department* needs to comment on the proposed wall located along the west property line of Lot 2 which is within a 15-ft utility easement. *City Water and Sewer Department requests that any new wall be constructed outside of the easement.*
- K. A PUD Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved PUD and its special conditions for development on this property.
- L. 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.
- 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.
- N. 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.
- O. 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.
- P. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.

SUB 2003-80 - One-Step Final Plat of Sedgwick County Juvenile Detention Center Addition
August 1, 2003
Page 3

- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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.
- T. 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 (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, August 7, 2003, at 1:30 p.m. The enclosed "marked" copy of the plat is for your information and files.

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

If you have any questions regarding this plat, please call.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: Stephanie Knebel, 510 N. Main Street, Ste. 602, Wichita, KS 67203
Dayla Williams, 1142 S. Kansas, Wichita, KS 67211
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department of Public Works

STAFF REPORT
(One-Step Final Plat Approved 7/31/03)

CASE NUMBER: SUB 2003-80 -- SEDGWICK COUNTY JUVENILE DETENTION CENTER ADDITION

OWNER/APPLICANT: Sedgwick County, Attn: Stephanie Knebel, 510 N. Main, Suite #602, Wichita, KS 67203

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

LOCATION: South of Kellogg, East side of Hydraulic

SITE SIZE: 9.7 acres

NUMBER OF LOTS

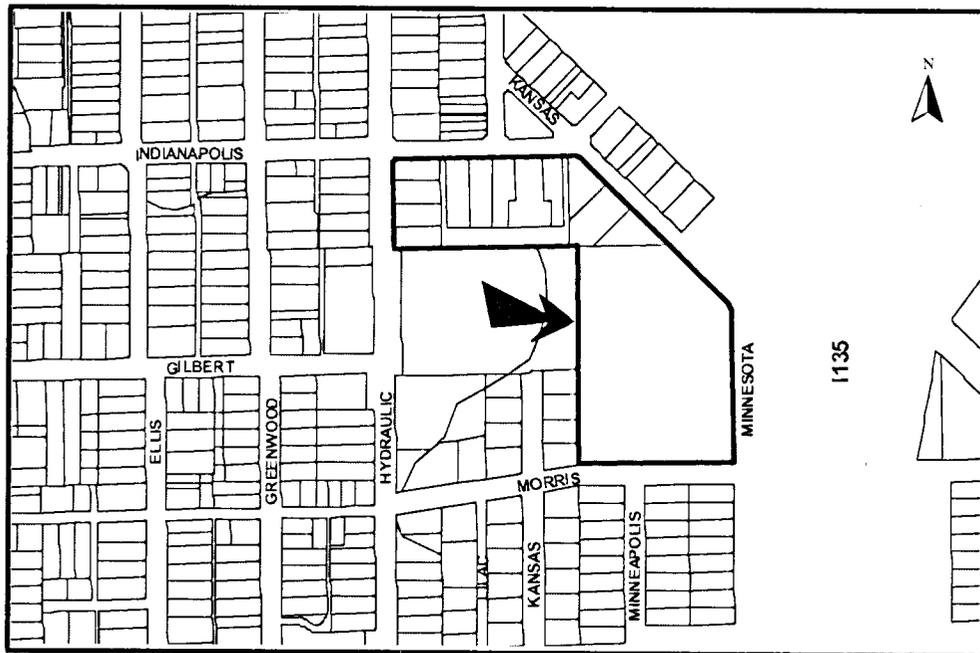
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 3.73 acres

CURRENT ZONING: B, Multi-Family Residential

PROPOSED ZONING: PUD, Planned Unit Development

VICINITY MAP



SUB 2003-80 -- One-Step Final Plat of SEDGWICK COUNTY JUVENILE DETENTION CENTER ADDITION
August 7, 2003 - Page 2

NOTE: This is a replat of the Adolescent Addition and a portion of the Kellogg Terrace Addition.

The site has been approved for a zone change (PUD #11) from B, Multi-Family Residential to PUD, Planned Unit Development.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Municipal services are available to serve the site. **City Engineering** needs to comment on the need for guarantees or easements.
- 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 access controls. The plat proposes one access opening along the south 40 feet of the Hydraulic frontage. **Traffic Engineering has approved a shared access opening with the adjacent property to the south.**
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- G. **Traffic Engineering** has requested 5 feet of additional right-of-way along Indianapolis and Kansas Ct. **In lieu of a right-of-way dedication, a 5-ft sidewalk and utility easement has been approved.**
- H. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of the Sedgwick County Juvenile Complex Planned Unit Development (PUD #11).
- I. The setback along Kansas Court does not conform with the building setback line which was established by the PUD. **The applicant will be requesting a PUD adjustment to reduce the setback.**
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- K. A PUD Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved PUD and its special conditions for development on this property.

;

**SUB 2003-80 -- One-Step Final Plat of SEDGWICK COUNTY JUVENILE DETENTION CENTER
ADDITION
August 7, 2003 - Page 3**

- L. The platlor'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.
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- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
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