

FINAL PLAT

NORTHEAST ELEMENTARY SCHOOL ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

final tracing
11-6-02

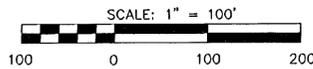
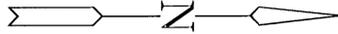
SW Cor., NE 1/4, Sec. 1,
 T27S, R1E, 6th P.M.
 Fnd. Stone

NW Cor., NE 1/4, Sec. 1,
 T27S, R1E, 6th P.M.
 Set 5/8" Rebar w/ MKEC
 CLS 39 Id. Cap

ACCESS CONTROL NOTE:

Woodlawn Boulevard – Four access points to Woodlawn are allowed. The minimum distance between full turning movement drives shall be 400'. The minimum distance between a right-in/right-out drive and either another right-in/right-out drive or a full turning movement drive shall be 200'. The northern most full turning movement drive shall align with Pepperwood Road on the east side of Woodlawn as indicated on the face of plat.

29th Street North – Three access points to 29th are allowed. The minimum distance between full turning movement drives shall be 400'. The minimum distance between a right-in/right-out drive and either another right-in/right-out drive or a full turning movement drive shall be 200'. The first opening with full turning movements shall be a minimum distance of 400' from Woodlawn. The second opening from Woodlawn shall align with the existing drive on the north side of 29th Street as indicated on the face of plat.



LEGEND

- △ = SECTION CORNER MONUMENT FOUND
- ⊙ = FOUND PROPERTY CORNER REBAR
- = SET 5/8" REBAR W/ MKEC CLS #39 CAP
- (M) = MEASURED DIMENSION
- ▨ = 10' STREET DEDICATION

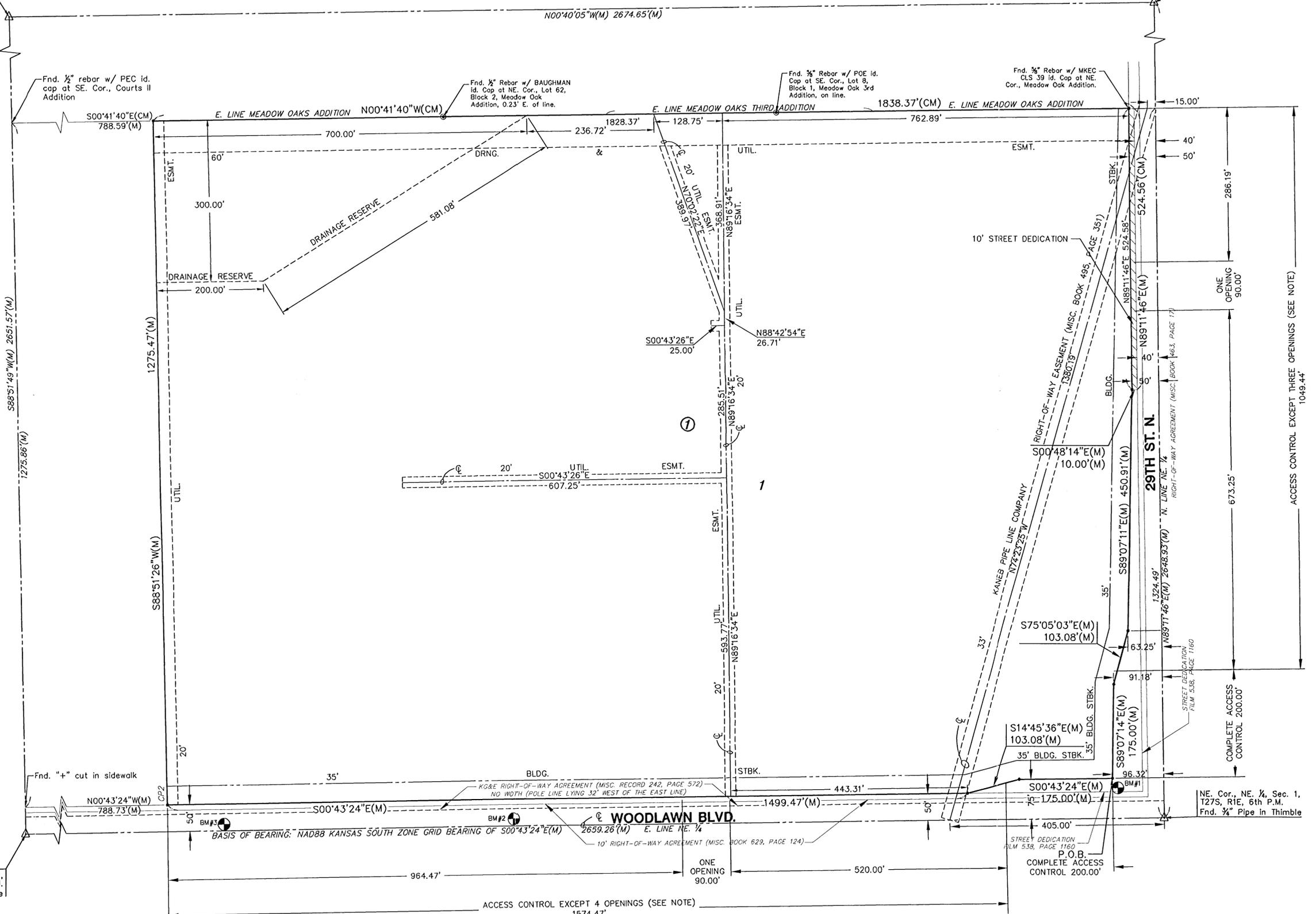
MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)

LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (USGS)
1	1	183.5	1370.9

BENCHMARKS

- BM#1 – RR spike in NE face PP at the SW Corner for 29th Street and Woodlawn.
 Elev.= 177.34 (City Datum) 1364.74 (NGVD)
- BM#2 – RR Spike in W face of 5th PP S of 29th Street, W side of Woodlawn.
 Elev.= 188.45 (City Datum) 1375.85 (NGVD)
- BM#3 – RR Spike in W face of 7th PP S of 29th Street, W side of Woodlawn.
 Elev.= 190.70 (City Datum) 1378.10 (NGVD)

SE Cor., NE 1/4, Sec. 1,
 T27S, R1E, 6th P.M.
 Fnd. 3/4" Pipe in Thimble



ACCESS CONTROL EXCEPT 4 OPENINGS (SEE NOTE)
 1574.47'

ACCESS CONTROL EXCEPT THREE OPENINGS (SEE NOTE)
 1049.44'

FINAL PLAT
NORTHEAST ELEMENTARY SCHOOL ADDITION
 AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

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

A tract of land lying in the Northeast Quarter of Section 1, Township 27 South, Range 1 East of the Sixth Principal Meridian, Wichita, Sedgwick County, Kansas, being more particularly described as follows:

Commencing at the Northeast corner of said Northeast Quarter; thence along the East line of said Northeast Quarter on a Kansas South Zone Grid Bearing of S00°43'24"E, 96.30 feet; thence parallel with the North line of said Northeast Quarter S89°11'46"W, 75.03 feet to a point being the Northeast corner of described boundary, said point being the POINT OF BEGINNING; thence; S00°43'24"E, 175.00 feet; thence S14°45'36"E, 103.08 feet; thence S00°43'24"E, 1499.47 feet; thence S88°51'26"W, 1275.47 feet to a point 788.59 feet North of the South line of said Northeast Quarter, and also to the East line of the Meadow Oaks Addition, an addition to Wichita, Sedgwick County Kansas; thence along said East line of said Meadow Oaks Addition and along the East line of Meadow Oaks Third Addition, an addition to Wichita, Sedgwick County, Kansas N00°41'40"W, 1838.37 feet to a point lying 40.00 feet South of the North line of said Northeast Quarter; thence parallel with said North line N89°11'46"E, 524.56 feet; thence S00°48'14"E, 10.00 feet; thence S89°07'11"E, 450.91 feet to a point 63.25 feet South of said North line; thence S75°05'03"E, 103.08 feet to a point 91.18 feet South of said North line; thence S89°07'14"E, 175.00 feet to the POINT OF BEGINNING. Said tract contains 53.06 acres, more or less.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 2002.

Gregory J. Allison RLS #1257
 MKEC Engineering Consultants, Inc.
 411 North Webb Road
 Wichita, Kansas 67206

Know all people 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, a Block, and a Street the same to be known as "NORTHEAST ELEMENTARY SCHOOL ADDITION", an addition to Wichita, Sedgwick County, Kansas. The Street is 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 to the appropriate governing body. A drainage plan has been developed for this plat and all drainage easements, right-of-ways, 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 Woodlawn Boulevard over and across the East line of "NORTHEAST ELEMENTARY SCHOOL ADDITION", are hereby granted to the the appropriate governing body, provided however, Lot 1 shall have access to Woodlawn Boulevard at 4 locations, as indicated on the face of the plat. All abutters right of access to or from 29th Street North over and across the North line of "NORTHEAST ELEMENTARY SCHOOL ADDITION", are hereby granted to the the appropriate governing body, provided however, Lot 1 shall have access to 29th Street North at 3 locations, as indicated on the face of the plat.

Unified School District No. 259

Chip Gramke, Board of Education, President
 Unified School District No. 259

STATE OF KANSAS)
) ss.
 SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 2002, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Chip Gramke, 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.

_____, Notary Public

Notary Public
 My appointment expires: _____

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2002.

_____, Deputy County Surveyor

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

This plat of "NORTHEAST 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 AREA PLANNING COMMISSION

_____, Chair
 J.D. Michaelis, Chair

_____, Secretary
 Michael Lindebak, 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



Wichita-Sedgwick County Metropolitan Area Planning Department

July 25, 2002

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

RE: SUB 2002-71 -- One-Step Final Plat of Northeast Elementary School Addition

At the regular meeting of the Metropolitan Area Planning Commission on July 25, 2002, 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 July 19, 2002, with the exception of Item "F" which should read as follows:

"Traffic Engineering has required a petition for left turns at the entrance from Woodlawn."

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.

A handwritten signature in cursive script 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

July 19, 2002

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

RE: SUB 2002-71 -- One-Step Final Plat Northeast Elementary School Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 18, 2002, the above captioned plat was considered. The action of the Committee was to approve the one-step 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. The platting of minimum building elevations should be noted on the face of the plat and referenced in the platting text.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. A drainage reserve is needed in the southwest corner of the site. An off-site drainage easement is also needed.
- E. Traffic Engineering needs to comment on the access controls. The plat proposes four access openings along Woodlawn and three openings along 29th St. North. Distances should be shown for all segments of access control. The first opening with full turning movements along Woodlawn shall align with Pepperwood Road across Woodlawn. Spacing shall be 400 feet between the two subsequent openings; however the southernmost opening shall be at least 400 feet from the existing opening on the adjacent property to the south. Two openings are permitted along 29th St. North. The first opening with full turning movements along 29th St. North shall be at least 400 feet from the intersection; the second opening shall align with the existing opening across 29th St.

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- F. Traffic Engineering needs to comment on the need for improvements to perimeter streets. Traffic Engineering has required a petition for left turns at the entrances from Woodlawn. Signalization may be required upon further review by the Traffic Engineer.
- G. 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. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- H. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- I. 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.
- J. The platting 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.
- K. 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.)
- L. 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.
- M. 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.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.

- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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. Southwestern Bell requests additional easements.
- S. 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, July 25, at 12:30 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: Unified School District No. 259, 201 N. Water Street, Wichita, KS 67202
Walter Rooney, Sedgwick County Fire Department
Mike Lindebak, City Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

STAFF REPORT

(ONE-STEP FINAL PLAT APPROVED 7/18/02)

CASE NUMBER: SUB 2002-71 -- NORTHEAST ELEMENTARY SCHOOL ADDITION

OWNER/APPLICANT: Unified School District #259, 201 N. Water St., Wichita, KS 67202

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

LOCATION: Southwest corner of Woodlawn Blvd. and 29th St. North

SITE SIZE: 53.06 Acres

NUMBER OF LOTS

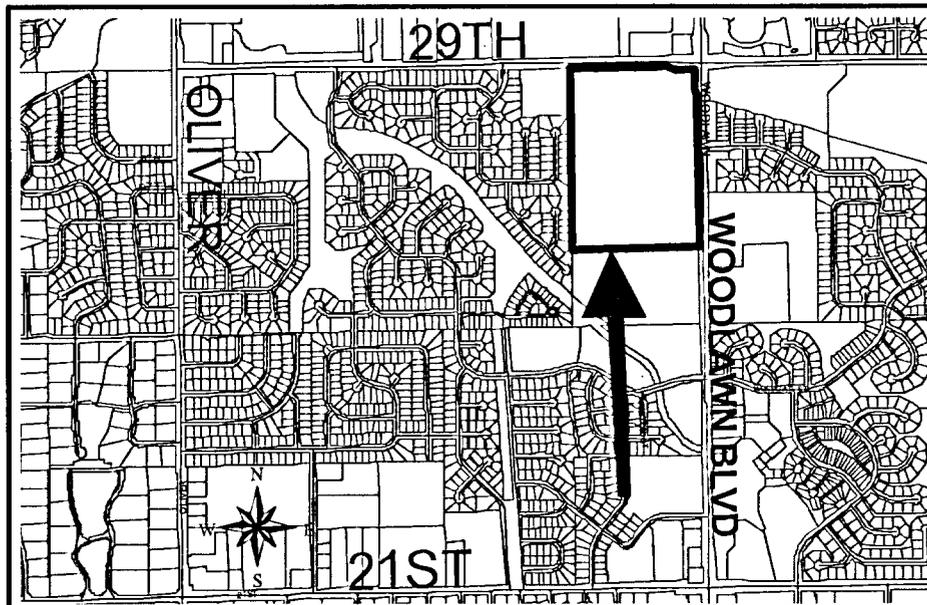
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 53.06 Acres

CURRENT ZONING: SF-5, Single-Family Residential; LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City of Wichita.

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. The platting of minimum building elevations should be noted on the face of the plat and referenced in the platting text.
- D. **City Engineering** needs to comment on the status of the applicant's drainage plan. **A drainage reserve is needed in the southwest corner of the site. An off-site drainage easement is also needed.**
- E. **Traffic Engineering** needs to comment on the access controls. The plat proposes four access openings along Woodlawn and three openings along 29th St. North. Distances should be shown for all segments of access control. **The first opening with full turning movements along Woodlawn shall align with Pepperwood Road across Woodlawn. Spacing shall be 400 feet between the two subsequent openings; however the southernmost opening shall be at least 400 feet from the existing opening on the adjacent property to the south. Two openings are permitted along 29th St. North. The first opening with full turning movements along 29th St. North shall be at least 400 feet from the intersection; the second opening shall align with the existing opening across 29th St.**
- F. **"Traffic Engineering has required a petition for left turns at the entrance from Woodlawn." Signalization may be required upon further review by the Traffic Engineer.**
- G. 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. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
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- I. 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.
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Waived
per
Staff
LJ
10/5/02

SUB 2002-71 -- One-Step Final Plat of NORTHEAST ELEMENTARY ADDITION
July 25, 2002 - Page 3

- K. 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.)
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