final tracing received 10-30-02

CENTRAL MAIZE SCHOOLS ADDITION

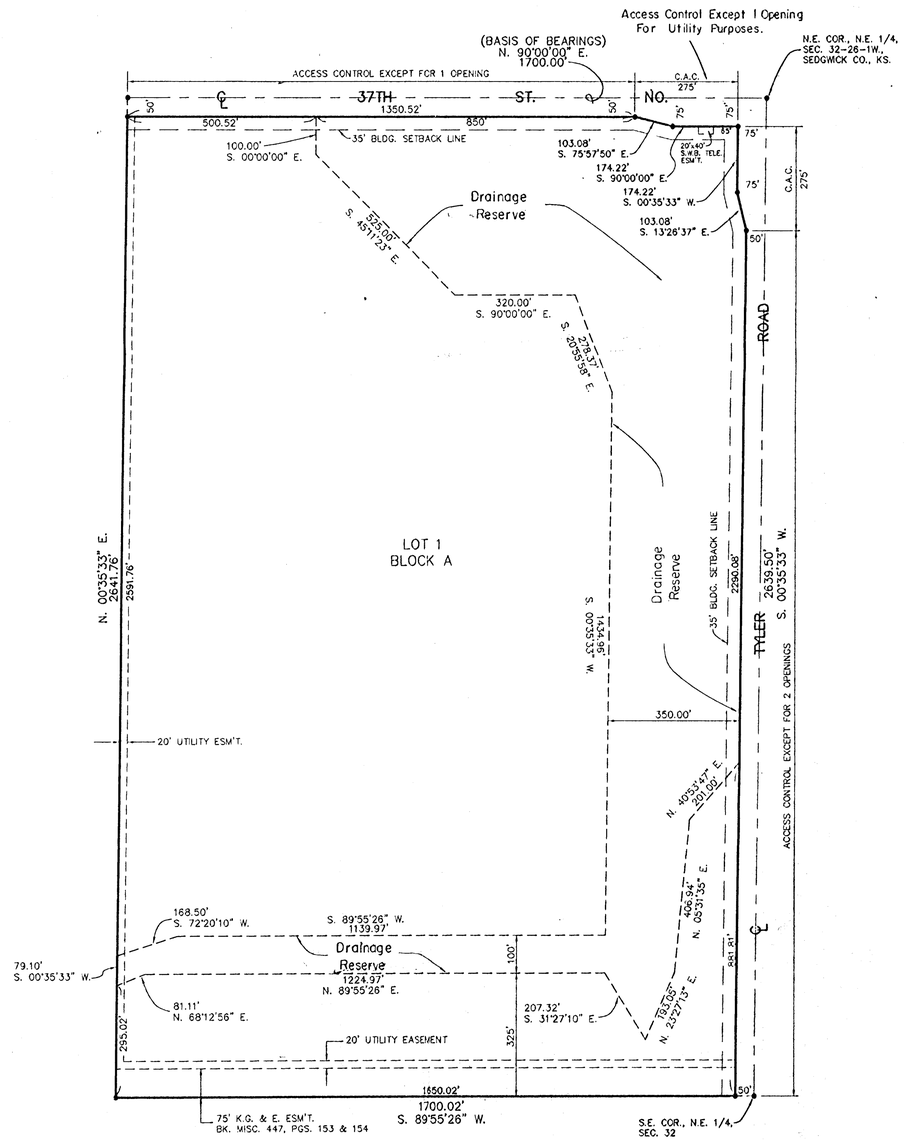
Wichita, Sedgwick County, Kansas

0 200 400 600

DATE OF PREPARATION: AUGUST 8, 2001.

• = 3/4" IRON PIPE W/MOEHRING CAP (SET)

C.A.C. = COMPLETE ACCESS CONTROL



STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, CRAIG MOEHRING, A REGISTERED LAND SURVEYOR IN SAID STATE AND COUNTY, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED "CENTRAL MAIZE SCHOOLS ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT, A BLOCK, A STREET, A ROAD AND A RESERVE, THE SAME BEING ACCURATELY SET FORTH ON THE ACCOMPANYING PLAT AND DESCRIBED AS THE EAST 1700.00 FEET OF THE N.E. 1/4 OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS.

Craig Moehring

CRAIG MOEHRING L.S. KANSAS #875
433 S. HYDRAULIC WICHITA, KANSAS 67211 PH. (316) 263-8291

CRAIG MOEHRING REGISTERED LS-875 KANSAS LAND SURVEYOR

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO A LOT, A BLOCK, A STREET, A ROAD AND A RESERVE TO BE KNOWN AS "CENTRAL MAIZE SCHOOLS ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS. THE STREETS AND ROADS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. RESERVE SHALL BE FOR DRAINAGE PURPOSES AND FOR UTILITIES CONFINED TO EASEMENTS. THE RESERVE SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 1, BLOCK A, UNTIL SUCH TIME AS THE GOVERNING BODY EXERCISING JURISDICTION ELECTS TO ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE AND IMPROVEMENT OF DRAINAGE. THE GOVERNING BODY SHALL HAVE THE AUTHORITY TO MAINTAIN THE RESERVE IN THE EVENT THE OWNER FAILS TO DO SO. THE COST OF SUCH MAINTENANCE TO BE CHARGED BACK TO THE OWNER BY THE GOVERNING BODY. NO STRUCTURES SHALL BE CONSTRUCTED ON OR WITHIN SAID RESERVE NOR SHALL ANY FILL, CHANGE OF GRADE, CREATION OF CHANNEL OR OTHER WORK BE CARRIED ON WITHOUT THE PERMISSION OF THE ENGINEER OF THE APPROPRIATE GOVERNING BODY. A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS PLAT AND ALL 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. ALL ABUTTER'S RIGHTS OF ACCESS TO AND FROM 37TH STREET NORTH AND TYLER ROAD ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY, PROVIDED HOWEVER, THAT LOT 1, BLOCK A, SHALL HAVE ACCESS TO 37TH STREET NORTH AT ONE (1) LOCATION AND THAT LOT 1, BLOCK A, SHALL HAVE ACCESS TO TYLER ROAD AT TWO (2) LOCATIONS TO BE DETERMINED BY THE ENGINEER OF THE APPROPRIATE GOVERNING BODY, AND PROVIDED THAT LOT 1, BLOCK A, SHALL HAVE ACCESS FOR UTILITY PURPOSES TO 37TH STREET NORTH AT ONE (1) LOCATION.

MAIZE UNIFIED SCHOOL DISTRICT # 266

John Frazee

JOHN FRAZEE PRESIDENT

Robin Brown

ROBIN BROWN CLERK

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

BE IT REMEMBERED THAT ON THIS 17 DAY OF April, 2002, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME UNIFIED SCHOOL DISTRICT # 266, MAIZE, KANSAS BY RICHARD STIVERSON, PRESIDENT, AND ROBIN BROWN, CLERK, ON BEHALF OF THE SCHOOL DISTRICT, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME ON BEHALF OF AND AS THE ACT AND DEED OF SAID SCHOOL DISTRICT. IN TESTIMONY WHEREOF I HAVE SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR ABOVE WRITTEN.

Vickie Bolton

VICKIE BOLTON NOTARY PUBLIC

VICKIE BOLTON NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 10-11-2003

MY COMMISSION EXPIRES 10-11-2003

THIS PLAT OF "CENTRAL MAIZE SCHOOLS ADDITION", SEDGWICK COUNTY, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION.

DATED THIS_____ DAY OF _____, 2002.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIR
BERNARD A. HENTZEN,

_____, SECRETARY
MICHAEL E. LINDEBAK

THIS PLAT HAS BEEN APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE CITY OF WICHITA, KANSAS, THIS____DAY OF_____,2002.

AT THE DIRECTION OF THE CITY COUNCIL

_____, CITY MANAGER
CHRIS CHERCHES

_____, CITY CLERK
PAT BURNETT

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ON THE_____DAY OF_____, 2002.

_____, REGISTER OF DEEDS
BILL MEEK

_____, DEPUTY
LINDA KIZZIRE

ENTERED ON TRANSFER RECORD THIS_____DAY OF _____, 2002.

_____, COUNTY CLERK
DON BRACE

Reviewed in accordance with K.S.A. 58-2005 on this 11th day of April, 2002.

Tricia L. Robello

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

C:\SC2000\WORK\MAIZEFINAL.DWG

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 9, 2001

Moehring and Associates
433 S. Hydraulic
Wichita, KS 67211

RE: SUB 2000-58 -- Final Plat of Central Maize Schools Addition

At the regular meeting of the Metropolitan Area Planning Commission on August 9, 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 July 27, 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

July 27, 2001

Moehring and Associates
433 S. Hydraulic
Wichita, KS 67211

RE: SUB 2000-58 -- Final Plat of Central Maize Schools Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 26, 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. The Applicant shall submit petitions for extension of City water and sanitary sewer services.

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

C. County Engineering needs to comment on the status of the applicant's drainage plan. *County Engineering has requested that the Applicant provide on-site detention ponds. Drainage discharge shall be limited to the capacity of the existing drainage structures. A Master Drainage Plan is needed.*

D. County Engineering needs to comment on the need for improvements to perimeter streets. *A guarantee is required for left turns at the entrances.*

E. County Engineering needs to comment on the need for access controls. The final plat shall reference the access controls in the plattor's text. *County Engineering has required 250 feet of complete access control at the intersection. County Engineering has recommended one access opening along 37th St. and two access openings along Tyler. County Engineering also advises a potential need for an access opening for the existing Southwestern Bell substation, and requests the platting of its associated easement on the final plat tracing.*

F. 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.

G. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, 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.

H. The purposes of the reserve need to be referenced in the plattor's text.

I. The language in the plattor's text needs to be revised to reference "Lot 1, Block A" instead of "the adjacent property owners" in regards to the responsibility of Reserve A.

J. Reserve A needs dimensions at the following locations: along the west line of Lot 1 from the southwest corner; from the south line, of the portion running parallel to the south line of lot 1, to the south line of Lot 1; the width of the portion running parallel to the south line of Lot 1; and the width of the portion running parallel to the east line of Lot 1.

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, August 9, 2001, at 1:30 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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Dr. Craig Elliott, Superintendent of Schools, USD #266, 201 S. Park, Maize, KS 67102
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. 2-3
AUGUST 9, 2001

STAFF REPORT
(Final Plat Approved 7/26/01; Preliminary Plat Approved 6/14/01)

CASE NUMBER: SUB 2001-58 -- CENTRAL MAIZE SCHOOLS ADDITION

OWNER/APPLICANT: Unified School District #266 (Maize), 201 S. Park, Maize, KS 67101

AGENT: Dr. Craig Elliot, Superintendent of Schools, 201 S. Park, Maize , KS 67101

SURVEYOR/ENGINEER: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

LOCATION: Southwest corner of 37th St. North and Tyler

SITE SIZE: 100 Acres

NUMBER OF LOTS

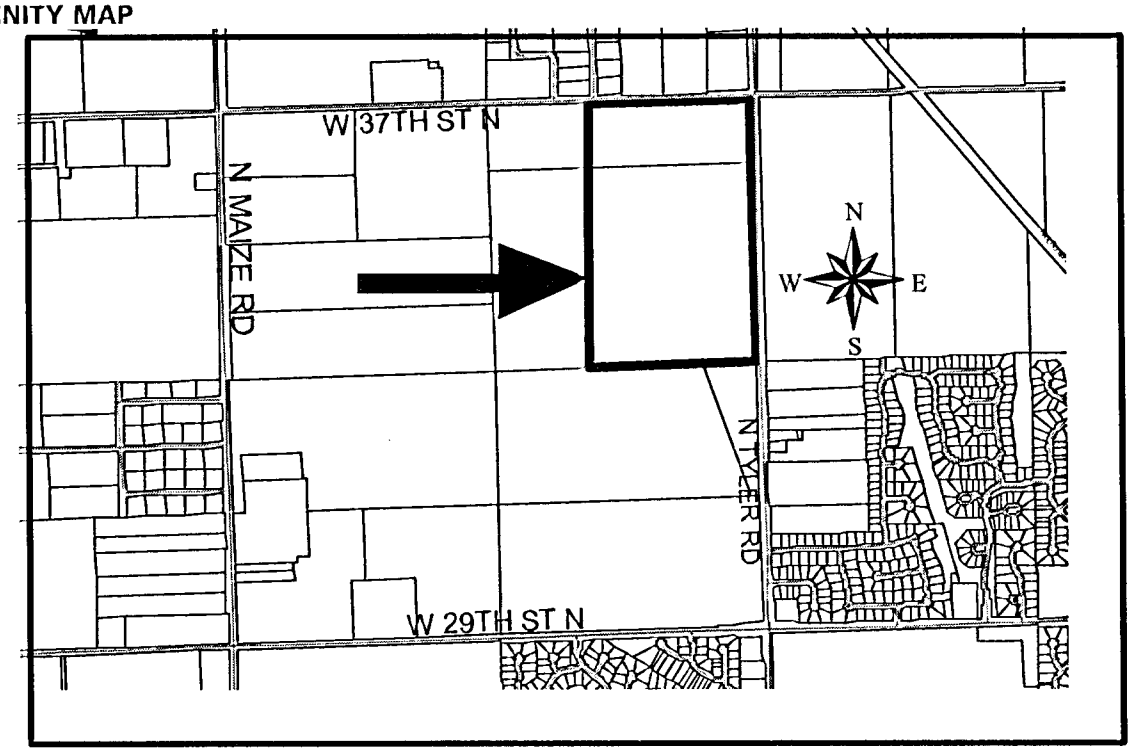
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 94.86 Acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is unplatted property located in the County within three miles of the City of Wichita in an area designated as "2010 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan. It is located in the Maize Area of Influence.

STAFF COMMENTS:

A. The Applicant shall submit petitions for extension of City water and sanitary sewer services.

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

C. County Engineering needs to comment on the status of the applicant's drainage plan. ***County Engineering has requested that the Applicant provide on-site detention ponds. Drainage discharge shall be limited to the capacity of the existing drainage structures. A Master Drainage Plan is needed.***

D. County Engineering needs to comment on the need for improvements to perimeter streets. ***A guarantee is required for left turns at the entrances.***

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F. 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.

G. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, 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.

H. The purposes of the reserve need to be referenced in the plattor's text.

I. The language in the plattor's text needs to be revised to reference "Lot 1, Block A" instead of "the adjacent property owners" in regards to the responsibility of Reserve A.

J. Reserve A needs dimensions at the following locations: along the west line of Lot 1 from the southwest corner; from the south line, of the portion running parallel to the south line of lot 1, to the south line of Lot 1; the width of the portion running parallel to the south line of Lot 1; and the width of the portion running parallel to the east line of Lot 1.

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.

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