

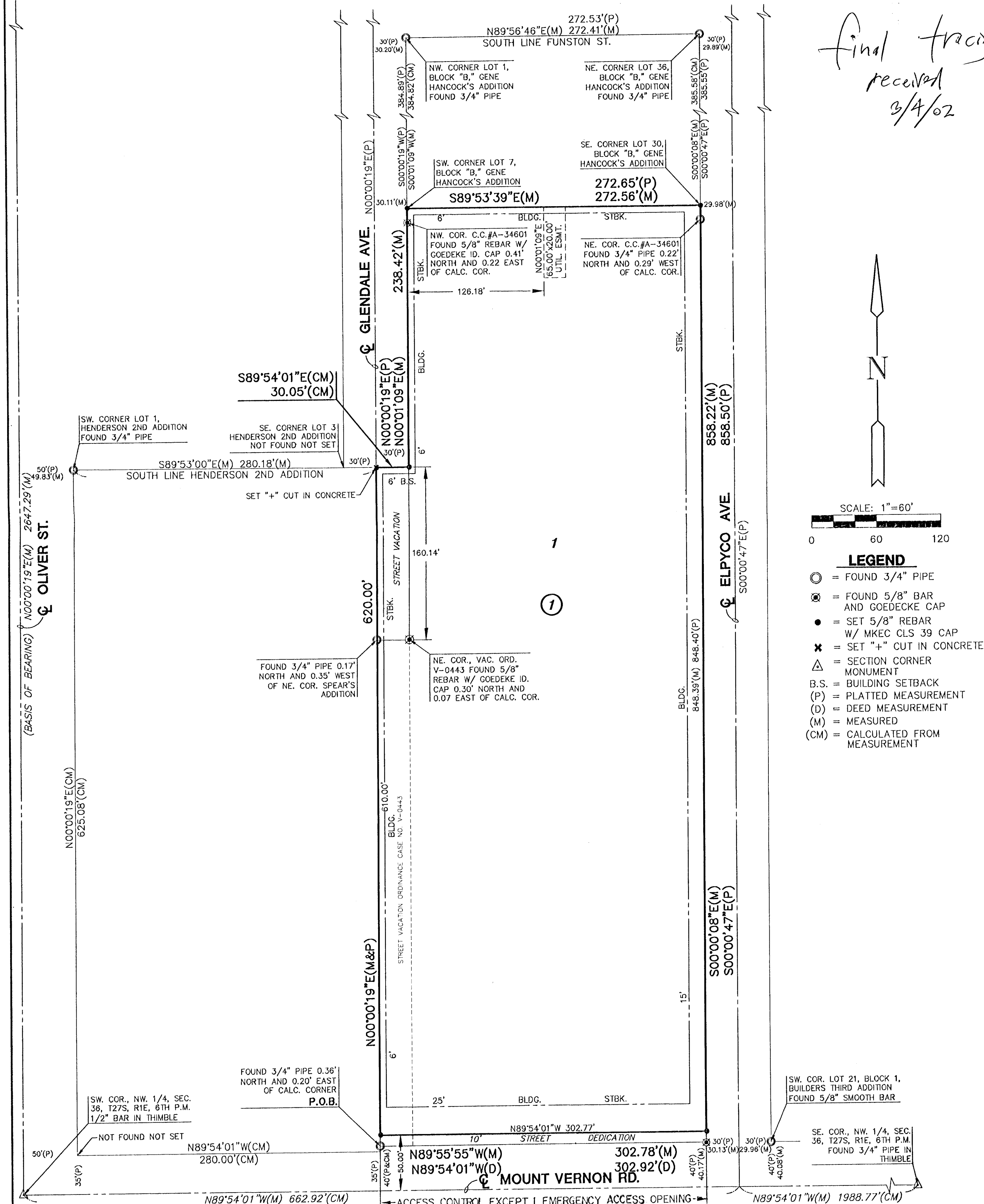
④ HARRY ST.

final tracing
received
3/4/02

My appointment expires:

R. ARLENE MOORE
NOTARY PUBLIC
STATE OF KANSAS
My Appl. Exp. 12-08-a

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





Wichita-Sedgwick County Metropolitan Area Planning Department

November 8, 2001

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

RE: SUB 2001-102 -- One-Step Final Plat of Allen Elementary School Addition

At the regular meeting of the Metropolitan Area Planning Commission on November 8, 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 October 19, 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.

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

October 19, 2001

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

RE: SUB 2001-102 -- One-Step Final Plat of Allen Elementary School Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 18, 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. The north-south utility easement extending from the north property line needs to be reduced.
- 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 need for additional right-of-way for Mt. Vernon which is designated as an arterial. The plat's text shall note the dedication of the streets to and for the use of the public. The applicant shall dedicate an additional 10 feet of right-of-way.
- E. Traffic Engineering needs to comment on the access controls. The plat proposes two access openings along Mt. Vernon and an emergency access. Traffic Engineering and MAPD have recommended complete access control along Mt Vernon Road, with the exception of an emergency access opening.
- F. A guarantee shall be submitted assuring the construction of an all-weather roadway surface for the emergency access easement. The text of the instrument shall indicate the type of driving surface to be installed and address installation and maintenance. Standard gating and signing are required per County Fire Department standards.

waived 12-19-01
per Paul
GUNZ.

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- G. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- H. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Chair".
- I. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. A modification has been approved by the Subdivision Committee.
- J. If determined to be part of the Glendale right-of-way, the Applicant shall contact the adjoining property owner to the west regarding the proposed vacation of right-of-way for Glendale Avenue. A vacation case shall be approved before the approval of the plat. If no off-site right-of-way for Glendale exists, the portion of Glendale as depicted within the site may be vacated through the plat. The applicant shall dedicate additional right-of-way to obtain a 30-ft wide "L"-type turnaround for Glendale Avenue.
- 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 platator'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, November 8, 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, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Board of Education, 201 N. Water, Wichita, KS 67278-2560
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

STAFF REPORT
(One-Step Final Plat Approved 10/18/01)

CASE NUMBER: SUB 2001-102 -- ALLEN ELEMENTARY SCHOOL ADDITION

OWNER/APPLICANT: Board of Education -- USD #259, 201 N. Water, Wichita, KS 67202-1292

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

LOCATION: North side of Mt. Vernon, East of Oliver

SITE SIZE: 6.0 Acres

NUMBER OF LOTS

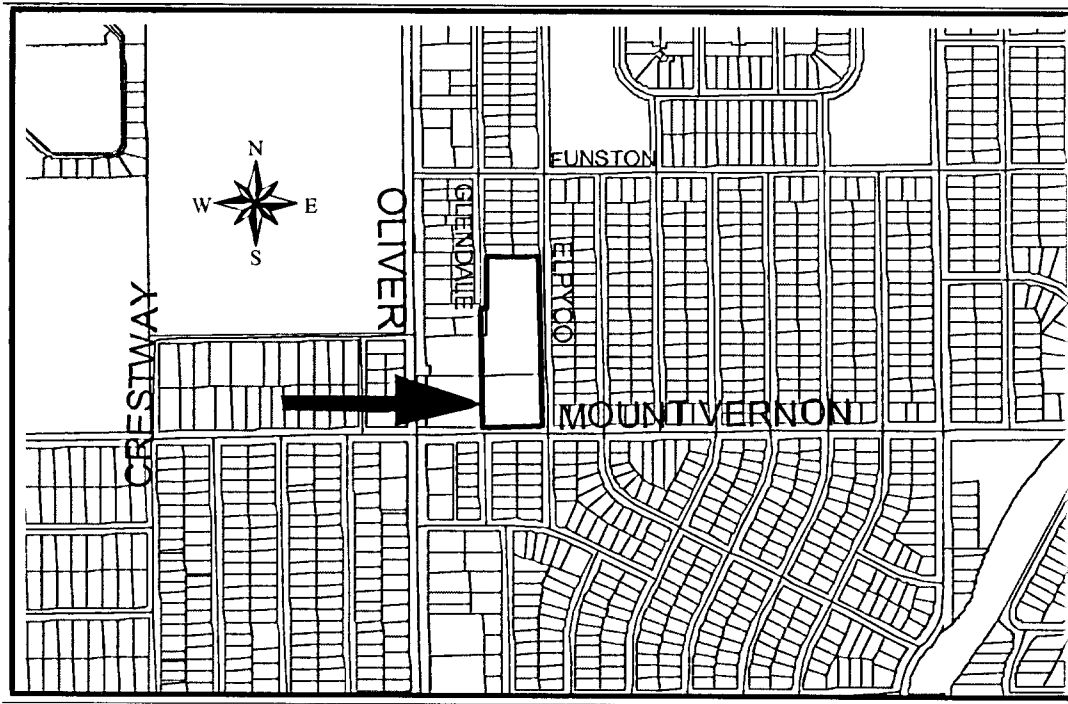
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 6.0 Acres

CURRENT ZONING: TF-3, Two-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of a portion of the Gene Hancock's Addition in addition to unplatted property to the south.

STAFF COMMENTS:

- A. Municipal services are available to serve the site. **City Engineering** needs to comment on the need for guarantees or easements. *The north-south utility easement extending from the north property line needs to be reduced.*
- 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 need for additional right-of-way for Mt. Vernon which is designated as an arterial. The plat's text shall note the dedication of the streets to and for the use of the public. *The applicant shall dedicate an additional 10 feet of right-of-way.*
- E. **Traffic Engineering** needs to comment on the access controls. The plat proposes two access openings along Mt. Vernon and an emergency access. *Traffic Engineering and MAPD have recommended complete access control along Mt Vernon Road, with the exception of an emergency access opening.* *-valley*
- F. A guarantee shall be submitted assuring the construction of an all-weather roadway surface for the emergency access easement. The text of the instrument shall indicate the type of driving surface to be installed and address installation and maintenance. Standard gating and signing are required per County Fire Department standards.
- G. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
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SUB 2001-102 -- One-Step Final Plat of ALLEN ELEMENTARY SCHOOL ADDITION
November 8, 2001 - Page 3

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