

HAMILTON MIDDLE SCHOOL ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) do hereby certify that we have surveyed and
platted "HAMILTON MIDDLE SCHOOL ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit of
the property surveyed, described as follows: The north 10 feet of Lot 32,
and all of Lots 34, 36, and 38, on Lawrence, now Broadway Avenue, in
Stanley and McPherson's Addition to Wichita, Sedgwick County, Kansas,
TOGETHER with the north 10 feet of Lot 31, and all of Lots 33, 35 and
37, on Market Street, in Stanley and McPherson's Addition to Wichita,
Sedgwick County, Kansas, TOGETHER with Lots 1, 2, 3 and 4, Poppleton's
Addition to Wichita, Kansas, TOGETHER with Lots 1 and 2, Gage's Addition
to Wichita, Kansas, TOGETHER with Lots 1, 2, 3, 4, 5, 6, 7 and 8,
E. D. Parson's Addition to the City of Wichita, Kansas, TOGETHER with
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20,
Walnut Grove 2nd Addition to Wichita, Kansas, TOGETHER with a tract of
ground described as beginning 1731.15 feet south and 180 feet west of the
Northeast corner of the Southeast Quarter of Section 29, Township 27 South
Range 1 East of the 6th P.M., in Sedgwick County, Kansas; thence south,
58 feet; thence west, 150 feet; thence north, 58 feet; thence east to
the beginning, and also described as beginning at the Southwest corner
of Lot 5 in said E. D. Parson's Addition; thence south, 57.25 feet, thence
east, 149.97 feet; thence north, 57.25 feet; thence west, 149.97 feet to
the place of beginning, TOGETHER with a tract on the Southeast Quarter
of Section 29, Township 27 South, Range 1 East of the 6th P.M.,
Sedgwick County, Kansas described as an unplatted strip of land 0.15 of a
foot wide lying between said E. D. Parson's Addition and said Poppleton's
Addition, running from Lawrence, now Broadway Avenue, west to the
extended center line of the alley between Lawrence, now Broadway Avenue,
and Market Street, TOGETHER with a tract in the Southeast Quarter of
Section 29, Township 27 South, Range 1 East of the 6th P.M., Sedgwick
County, Kansas described as an unplatted strip of land 1.8 feet wide lying
between said Gage's Addition and said Stanley & McPherson's Addition,
TOGETHER with all of the 20 foot alley lying between the lots in said
Walnut Grove 2nd Addition, and TOGETHER with all of the 20 foot alley
lying between the lots in said E. D. Parson's Addition.

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

All being situated in the SE1/4 of Sec. 29, Twp. 27-S,
R-1-E of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Michael G. Conrey, Surveyor
Michael G. Conrey

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into a Lot and a Block, to be known as "HAMILTON MIDDLE
SCHOOL ADDITION", Wichita, Sedgwick County, Kansas. The utility
easements are hereby granted as indicated for the construction and
maintenance of all public utilities. The Broadway Avenue contingent street
dedication shall become effective in the event that the City of Wichita,
Kansas determines a need for the right-of-way for any street related
purposes. This contingent street dedication shall be a covenant running
with the land and shall be binding on all heirs and subsequent owners of
Lot 1, Block A. All abutters rights of access to or from Broadway Avenue
over and across the east line of Lot 1, Block A, are hereby granted to
the City of Wichita, Kansas.

Unified School District 259

Chip Gramke, President
Chip Gramke

State of Kansas) SS The foregoing instrument acknowledged before
County) me, this 30 day of July, 2002, by Chip Gramke, President
of Unified School District 259, on behalf of Unified School District 259.

R. Arlene Moore, Notary Public
R. Arlene Moore

This plat of "HAMILTON MIDDLE SCHOOL
ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and
approved by the Wichita-Sedgwick County Metropolitan Area Planning
Commission, Wichita, Kansas.

Dated this 30 day of July, 2002.
Wichita-Sedgwick County Metropolitan Area Planning Commission

J. D. Michaelis, Acting Chair

Marvin S. Krout, Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this 30 day of July, 2002.

At the direction of the City Council

Chris Cherches, City Manager

Pat Burnett, City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this 30 day of July, 2002.

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

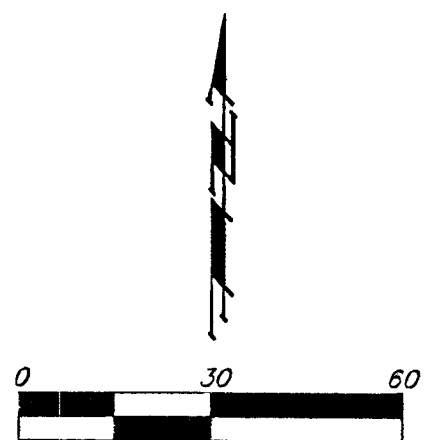
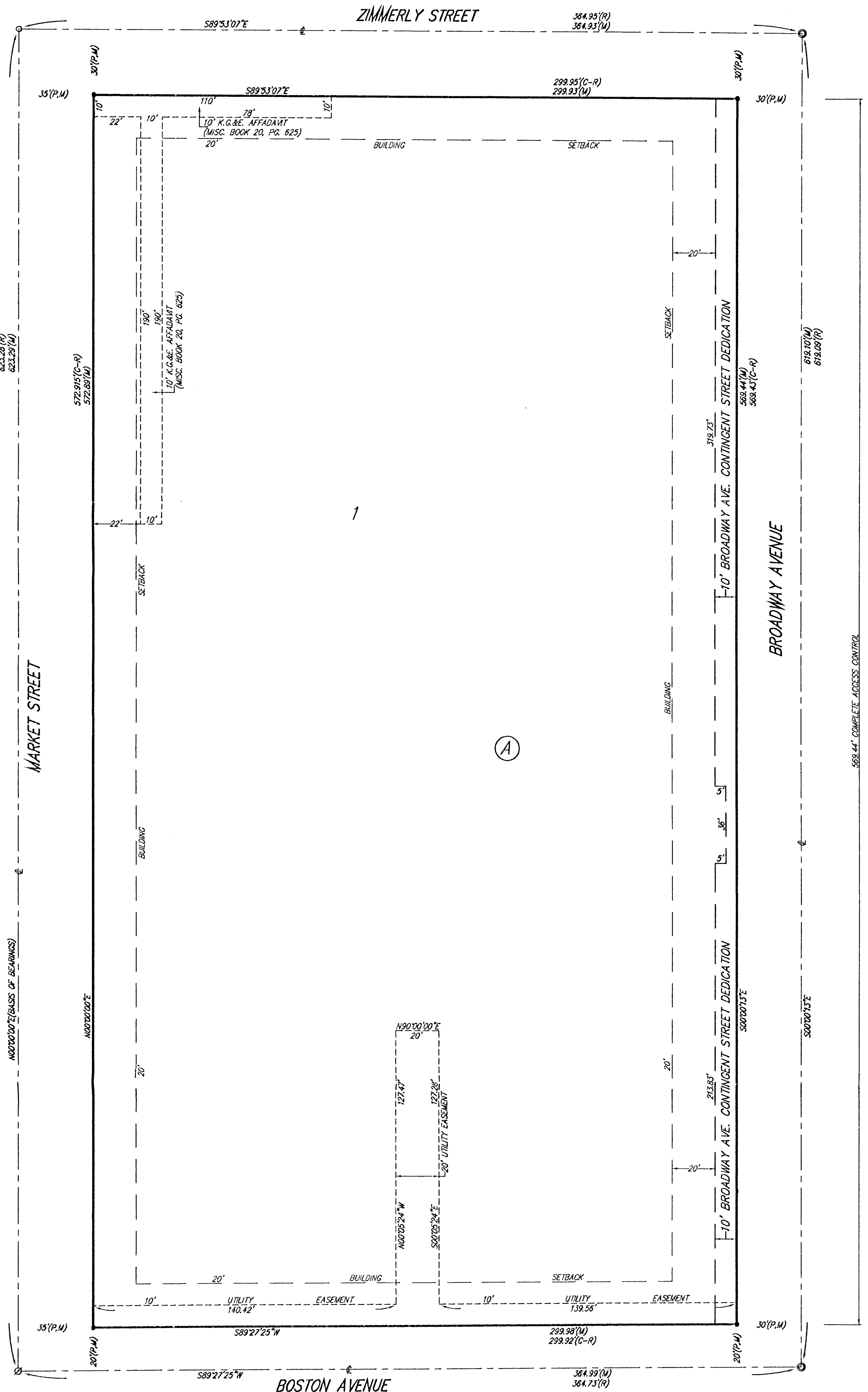
Entered on transfer record this 30 day
of July, 2002.

Don Brace, County Clerk

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 July, 2002 at 10 o'clock A.M.; and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy



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.

• = #1 REBAR W/ "BAUGHMAN" CAP (SET)
○ = NAIL (FOUND)
⊙ = 3/4" IRON IN THIMBLE (FOUND)
⊗ = 1" IRON IN THIMBLE (FOUND)

(M) = MEASURED
(P) = PLATTED
(R) = PER RESURVEY INFO.
(C-R) = CALCULATED PER
RESURVEY INFO.



Wichita-Sedgwick County Metropolitan Area Planning Department

June 20, 2002

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

RE: SUB 2002-46 -- One-Step Final Plat of Hamilton Middle School Addition

At the regular meeting of the Metropolitan Area Planning Commission on June 20, 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 June 14, 2002, and in addition to a ten-foot utility easement being platted along Boston.

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

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

June 14, 2002

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

RE: SUB 2002-46 -- One-Step Final Plat of Hamilton Middle School Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 13, 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. No guarantees are required.
- B. A temporary easement by separate instrument should be submitted to cover the existing sewer line to be relocated.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- E. Traffic Engineering needs to comment on the need for any improvements to perimeter streets. No improvements are required.
- F. Traffic Engineering needs to comment on the access controls and the need for specifying the location of the openings. The plat proposes two access openings along Broadway. The final plat shall reference the dedication of access controls in the plat's text. Traffic Engineering has required complete access control along Broadway.
- G. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichitagov.org

- H. Traffic Engineering needs to comment on the need for additional right-of-way or contingent right-of-way for Broadway. The Subdivision Regulations require a 50-ft half street right-of-way for arterials. *Traffic Engineering has required a 10-ft contingent dedication of right-of-way along Broadway.*
- I. Traffic Engineering needs to comment on the need for additional right-of-way for Boston which is platted as a 20-ft half street right-of-way, less than the standard 30 feet for pre-existing city streets. *Traffic Engineering has required a 10-ft dedication of additional right-of-way along Boston. The Subdivision Committee has not required this dedication of right-of-way.*
- J. The applicant is advised that in regard to the portion of the building within the building setback; that while such areas of the existing structure may be maintained, no enlargement of the building in such area will be allowed and if removed, all subsequent rebuilding shall observe building setbacks.
- K. 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.
- L. 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.)
- M. 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 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.
- 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.
- 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 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, June 20, 2002, 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, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Joe Hoover, USD No. 259, 3850 N. Hydraulic, Wichita, KS 67219
Walter Rooney, Sedgwick County Fire Department
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

STAFF REPORT
(ONE-STEP FINAL PLAT APPROVED 6/13/02)

CASE NUMBER: SUB 2002-46 – HAMILTON MIDDLE SCHOOL ADDITION

OWNER/APPLICANT: USD 259, Attn: Joe Hoover, 3850 N. Hydraulic, Wichita, KS 67219

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

LOCATION: North of Harry, on the west side of Broadway.

SITE SIZE: 3.93 Acres

NUMBER OF LOTS

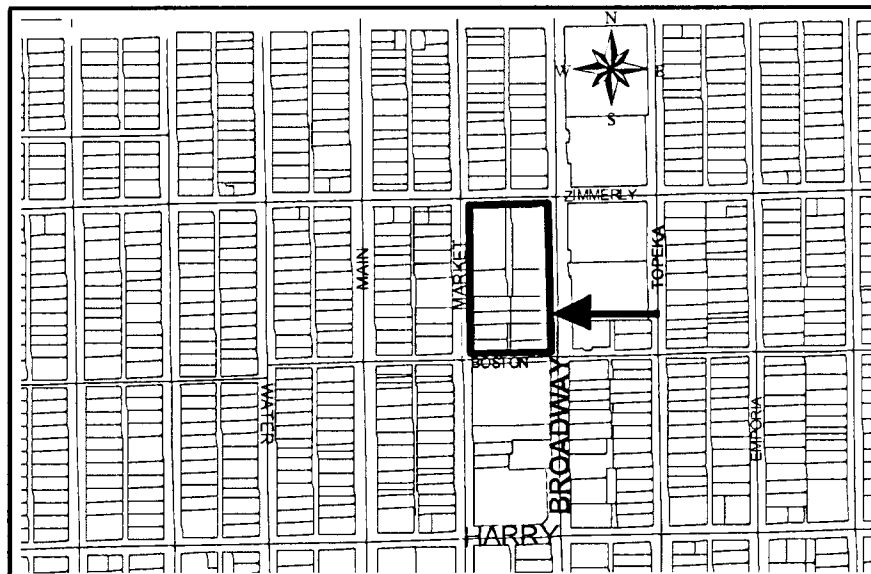
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 3.93 Acres

CURRENT ZONING: LC, Limited Commercial, MF-29, Multi-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of various additions in addition to unplatted property.

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. No guarantees are required.
- B. A temporary easement by separate instrument should be submitted to cover the existing sewer line to be relocated.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- E. Traffic Engineering needs to comment on the need for any improvements to perimeter streets. No improvements are required.
- F. Traffic Engineering needs to comment on the access controls and the need for specifying the location of the openings. The plat proposes two access openings along Broadway. The final plat shall reference the dedication of access controls in the plat's text. Traffic Engineering has required complete access control along Broadway.
- G. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings. at
site
dev.
- H. Traffic Engineering needs to comment on the need for additional right-of-way or contingent right-of-way for Broadway. The Subdivision Regulations require a 50-ft half street right-of-way for arterials. Traffic Engineering has required a 10-ft contingent dedication of right-of-way along Broadway.
- I. Traffic Engineering needs to comment on the need for additional right-of-way for Boston which is platted as a 20-ft half street right-of-way, less than the standard 30 feet for pre-existing city streets. Traffic Engineering has required a 10-ft dedication of additional right-of-way along Boston. The Subdivision Committee has not required this dedication of right-of-way. 10 ft
util
Sargent
appr. by
MPC
- J. The applicant is advised that in regard to the portion of the building within the building setback; that while such areas of the existing structure may be maintained, no enlargement of the building in such area will be allowed and if removed, all subsequent rebuilding shall observe building setbacks.
- K. 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.

SUB 2002-46 -- One-Step Final Plat of HAMILTON MIDDLE SCHOOL ADDITION
June 20, 2002 - Page 3

- L. 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.)
- M. 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 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.
- 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.
- 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.