

PRAIRIE CROSSROADS UNITED METHODIST CHURCH ADDITION

SEDGWICK COUNTY, KANSAS

final tracing received 3-1-00

SCALE: 1" = 50'

● = IRON SET UNLESS NOTED OTHERWISE

B.M. : CITY OF WICHITA BRASS BENCH MARK DISC SET IN CONCRETE 40' EAST AND 30' NORTH OF CENTERLINE OF 119TH STREET WEST AND PAWNEE. 59.5' NORTH OF P.P. AT SOUTHEAST CORNER INTERSECTION. 158.8' NNE OF CENTER EAST CONCRETE HEADWALL ON CULVERT UNDER 119TH STREET. DLK 1983

ELEV. = 148.68 CITY DATUM
ELEV. = 1336.08 N.G.V.D. (29)

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 6th DAY OF JANUARY, 2000, WE HAVE SURVEYED AND PLATTED PRAIRIE CROSSROADS UNITED METHODIST CHURCH ADDITION, SEDGWICK COUNTY, KANSAS, INTO A LOT AND A BLOCK THE SAME BEING DESCRIBED AS FOLLOWS:

THE SOUTH 660.00 FEET OF THE WEST 660.00 FEET OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT EXISTING ROAD RIGHT-OF-WAY.

James R. Beckett
JAMES R. BECKETT, R.L.S. NO. 852
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO A LOT AND A BLOCK, THE SAME TO BE KNOWN AS PRAIRIE CROSSROADS UNITED METHODIST CHURCH ADDITION, SEDGWICK COUNTY, KANSAS.

EASEMENTS FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND PUBLIC UTILITIES ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM PAWNEE AND 119TH STREET WEST AND ACROSS THE SOUTH AND WEST LINES OF LOT 1, BLOCK 1, AS SHOWN, ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY; PROVIDED HOWEVER THAT LOT 1, BLOCK 1, SHALL HAVE ACCESS TO PAWNEE AT ONE (1) LOCATION AND TO 119TH STREET WEST AT ONE (1) LOCATION, SAID LOCATION TO BE DESIGNATED BY THE APPROPRIATE ENGINEER.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER, UNLESS MODIFIED WITH THE APPROVAL OF THE APPLICABLE CITY OR COUNTY ENGINEER.

OWNER: WICHITA UNITED METHODIST DISTRICT UNION

BY: *Michael L. McGuire*
MICHAEL L. MCGUIRE, PRESIDENT, WICHITA UNITED METHODIST DISTRICT UNION

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Jan 12, 2000, BY MICHAEL L. MCGUIRE, PRESIDENT, WICHITA UNITED METHODIST DISTRICT UNION

Gary L. Wiley
GARY L. WILEY, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: January 15, 2001



THIS PLAT OF PRAIRIE CROSSROADS UNITED METHODIST CHURCH ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 2000.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

FRANCIS S. GAROFALO, CHAIRMAN

WARVIN S. KROUT, SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2000.

TRICIA L. ROBELLO, LS #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 2000.

BOB KNIGHT, MAYOR

PAT BURNETT, CITY CLERK

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____, 2000.

BILL HANCOCK, CHAIRMAN

JAMES ALFORD, COUNTY CLERK

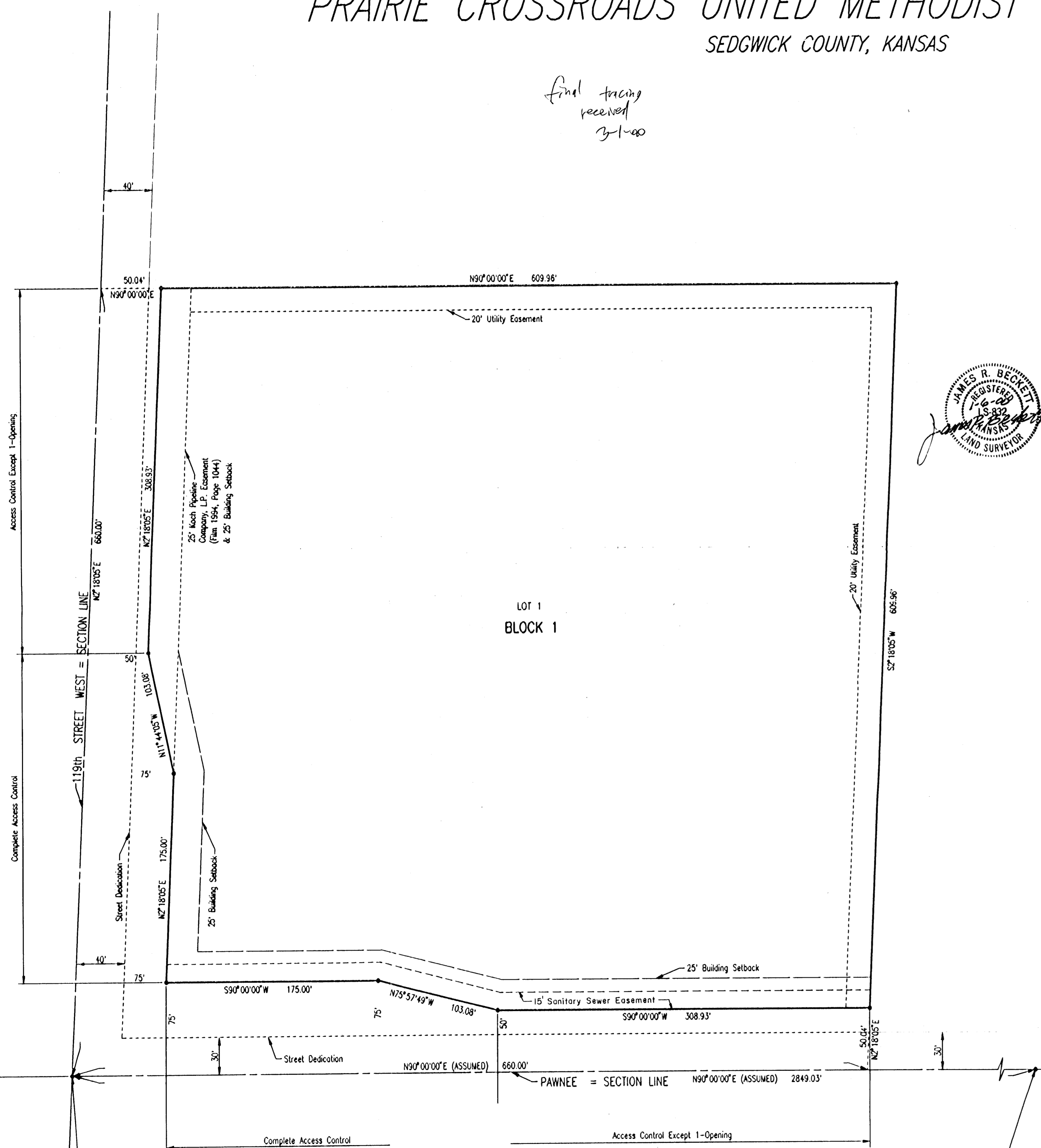
ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2000.

JAMES ALFORD, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ A.M. - P.M., ON THE _____ DAY OF _____, 2000.

BILL MEEK, REGISTER OF DEEDS

LINDA KIZZIRE, DEPUTY

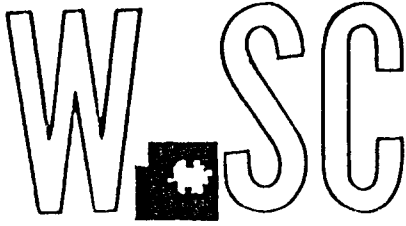


SW Corner, SW 1/4, Sec. 31, T27S, R1W of the 6th P.M. Found 1/2" Iron Pipe

SE Corner, SW 1/4, Sec. 31, T27S, R1W of the 6th P.M. Found #5 Rebar

Q:\1999\95371\CROSSROADS U.M.C. ADDITION.dwg FINAL PLAT 01-06-2000 08:17:58 am

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

September 16, 1999

PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: S/D 99-55-- One-Step Final Plat of PRAIRIE CROSSROADS UNITED METHODIST CHURCH
ADDITION

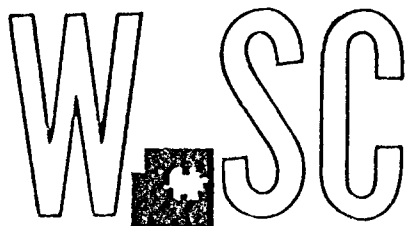
At the regular meeting of the Metropolitan Area Planning Commission on August 26, 1999, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of September 10, 1999.

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 and residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.



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RE: S/D 99-55-- One-Step Final Plat of PRAIRIE CROSSROADS UNITED METHODIST CHURCH
ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 9, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the **Health Department** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. **City Engineering** needs to indicate if petitions for future extensions of municipal water and sanitary sewer need to be provided at this time. **City Engineering has requested petitions for future extension of City sewer and water.**
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. **County Engineering** needs to comment on the status of the applicant's drainage plan. **A drainage plan must be approved before MAPC consideration. On-site or off-site detention is required.**
- E. **County Engineering** needs to comment on the access controls. The plat proposes one access opening along 119th St. West and one access opening along Pawnee. **The access controls are acceptable.**

RE: S/D 99-55-- One-Step Final Plat of PRAIRIE CROSSROADS UNITED METHODIST CHURCH
ADDITION

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- F. County Engineering needs to comment on the need for any traffic improvements to perimeter streets, No improvements are required for perimeter streets.
- G. Documentation must be provided that the pipeline easement as indicated on the platting binder has been released. If the easement has been confined, proof needs to be provided that it does not in any way encroach this site. If the easement does impact this site, it shall be shown and subject to the standard pipeline conditions.
- H. The platting binder indicates that the site's ownership is in the party of "Wichita United Methodist District Union". This name must also appear on the owner's signature block on the final plat tracing.
- I. 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.
- J. 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.)
- K. 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.
- L. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

RE: S/D 99-55-- One-Step Final Plat of PRAIRIE CROSSROADS UNITED METHODIST CHURCH
ADDITION

September 10, 1999

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- Q. 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.
- R. 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 Release 13 version of 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. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 16, 1999, at 1:30 p.m.

If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Wichita United Methodist District, C/O Martin C. Holler, P.O. Box 157, Clearwater, KS
67206
Mike Lindebak, City Engineer
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public
Works, 1144 S. Seneca, Wichita, KS 67213

STAFF REPORT

(One-Step Final Plat, Deferred 8/19/99; Approved 9/09/99)

CASE NUMBER: S/D 99-55 - PRAIRIE CROSSROADS UNITED METHODIST CHURCH ADDITION

OWNER/APPLICANT: Wichita United Methodist District, Attn: Martin C. Holler, P.O. Box 157, Clearwater, KS 67206

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A., 303 S. Topeka, Wichita, KS 67202

LOCATION: Northeast corner of 119th St. West and Pawnee

SITE SIZE: 8.26 acres

NUMBER OF LOTS

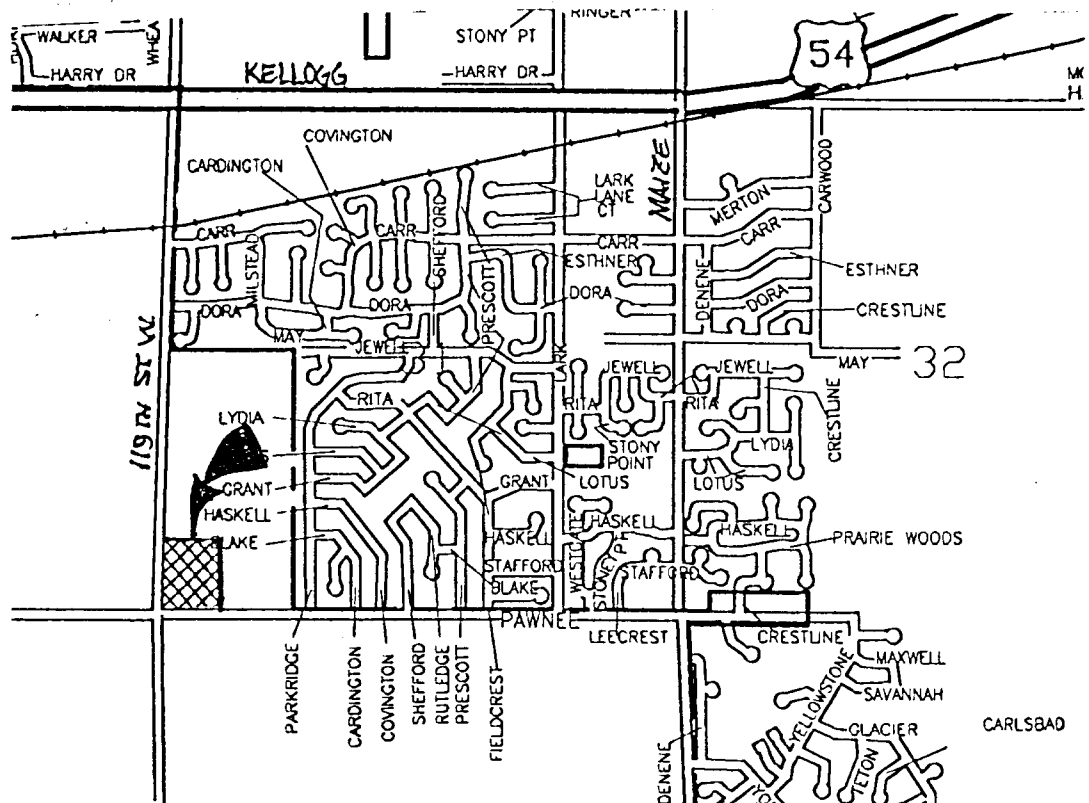
| | |
|--------------|----------|
| Residential: | 1 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | <u>1</u> |

MINIMUM LOT AREA: 8.26 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: The site is located in the County within three miles of Wichita's city limits. The site is located in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

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