

County Engineer. Seventy-five feet of half-street right-of-way shall be dedicated for 45th Street North.

119th Street West

Unified School District #266 shall provide a petition or other guarantee satisfactory to the County Engineer for the improvement of one lane of 119th Street West or the equivalent. This guarantee will only be activated when development warrants installation of the improvement. Seventy feet of half-street right-of-way shall be dedicated for 119th Street West.

Central

Unified School District #266 shall guarantee improvements to Central Avenue for the south half of Central from the eastern boundary property line to the second entrance of the elementary school; also it is recommended that the north half of Central from the eastern boundary property line to the second entrance of the elementary school should be provided by the County-at-large. Unified School District #266 shall guarantee one lane for the rest of Central from the second entrance of the elementary school to the school's western property line, 119th Street West, which will be activated when development warrants installation of the improvement. USD #266 shall guarantee installation of sidewalks at the time of development from their eastern property line to the main entrance to the elementary school, and shall provide a sidewalk certificate for the remainder of Central, to be activated at the time of development. Sixty feet of half-street right-of-way shall be dedicated for Central.

- E. Any relocation, lowering or encasement of the Arkla Energy Resources Pipeline, made necessary by this development, will not be at the expense of the County. The entire pipeline easement appears to be within street right-of-way being dedicated. The recorded easement does not require any additional building setback.
- F. 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.
- G. If any improvements are guaranteed by petition, a certificate of petitions shall be submitted for recording.
- H. A platting binder shall be submitted with the final plat tracing.
- I. Recording of the plat within 30 days after approval by the governing body.

STAFF REPORT

(Final Plat Approved 9/1/94; Preliminary Plat approved 4-14-94)

CASE NUMBER: S/D 93-50 PRAY-WOODMAN ADDITION

OWNER/APPLICANT: Unified School District #266, Agent: Mr. Joe Hickey,
Superintendent of Schools, 201 S. Park Avenue, Maize, KS 67101

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

CITY OF MAIZE: Nancy Scott, City Administrator, City Of Maize, City Hall, 123
Khedive, Maize, KS 67101

TOWNSHIP: Richard McClure, Trustee, 5500 N. Maize Rd., Maize 67107

LOCATION: North of 45th Street North and east of 119th Street West

SITE SIZE: 160 Acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 160 acres

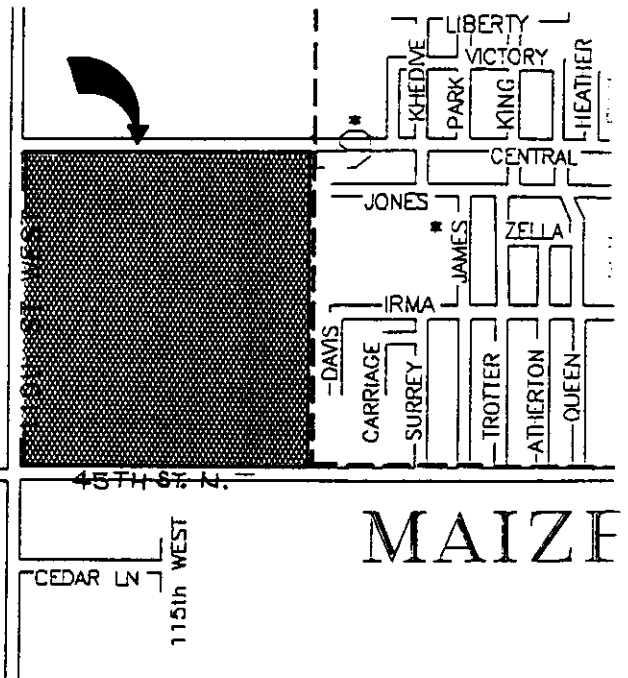
CURRENT ZONING: "R" Rural Residential

PROPOSED ZONING: "R-1" Suburban Residential (SCZ-0656)

VICINITY MAP:

24

MOEHRING & ASSOCIATES



MAIZE

NOTE: A zone change (SCZ-0656) from "R" Rural Residential to "R-1" Suburban Residential has been approved by the County Commission. The purpose of the zone change is to allow for the development of a major school complex at this site. Both an elementary and high school are proposed for the site. Initially, 2400 students and faculty are anticipated to be located at these facilities with an eventual population of 3100 being obtained. Consequently, services for this Addition need to be based on these anticipated uses. Annexation of some or all this property into the City of Maize has been considered but at this time does not appear to be forthcoming.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve this site. Since such an extension would require use of the Maize sanitary sewer system, a letter shall be submitted from Maize indicating that satisfactory arrangements have been made for the provision of such sanitary sewer service.

However, if the applicant desires the use of on-site facilities, as necessary written County and/or State Health Department approval will be required. Further, the applicant is advised that the County Commission will need to waive the requirement for use of a municipal type sewer system.

On 8-23-94, KDHE held a formal on-site sewerage treatment hearing. No one was there in opposition; KDHE will be issuing a sewer system permit in the very near future.

- B. Since municipal water is presently not available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site water wells. A memorandum shall be obtained specifying approval. The applicant is advised that water quality problems may exist at this site and as noted by the Subdivision Regulations (8-103(D)), "the Health Officer may require that tests be conducted in order to determine if groundwater quality is appropriate for use of on-site water supply." Again, the applicant is advised that the County Commission must waive the use of a municipal type water supply system.
- C. The final plat shows 4 reserves for detention ponds. The ponds shall be constructed as part of the site development.
- D. The following street right-of-way and paving guarantees are required:

45th Street

Paving of 45th Street from Maize Road to 119th Street to County standards with open ditches is included in the Sedgwick County CIP Projects. Unified School District #266 shall guarantee paving of the north 1/2 of 45th Street North from their eastern property line to 119th Street West. Unified School District #266 shall also guarantee sidewalks from their eastern property line to the main entrance of the high school. Unified School District #266 shall also guarantee acceleration and deceleration lanes as required by the



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688

September 9, 1994

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: S/D 93-50 PRAY-WOODMAN ADDITION - (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 8, 1994, 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 2, 1994.

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 for consideration:

- ✓ 1. Submission of the fully completed and signed tracing of the subdivision 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.

Please call if you have any questions.

Sincerely,

Louise Olivarez
Principal Planner

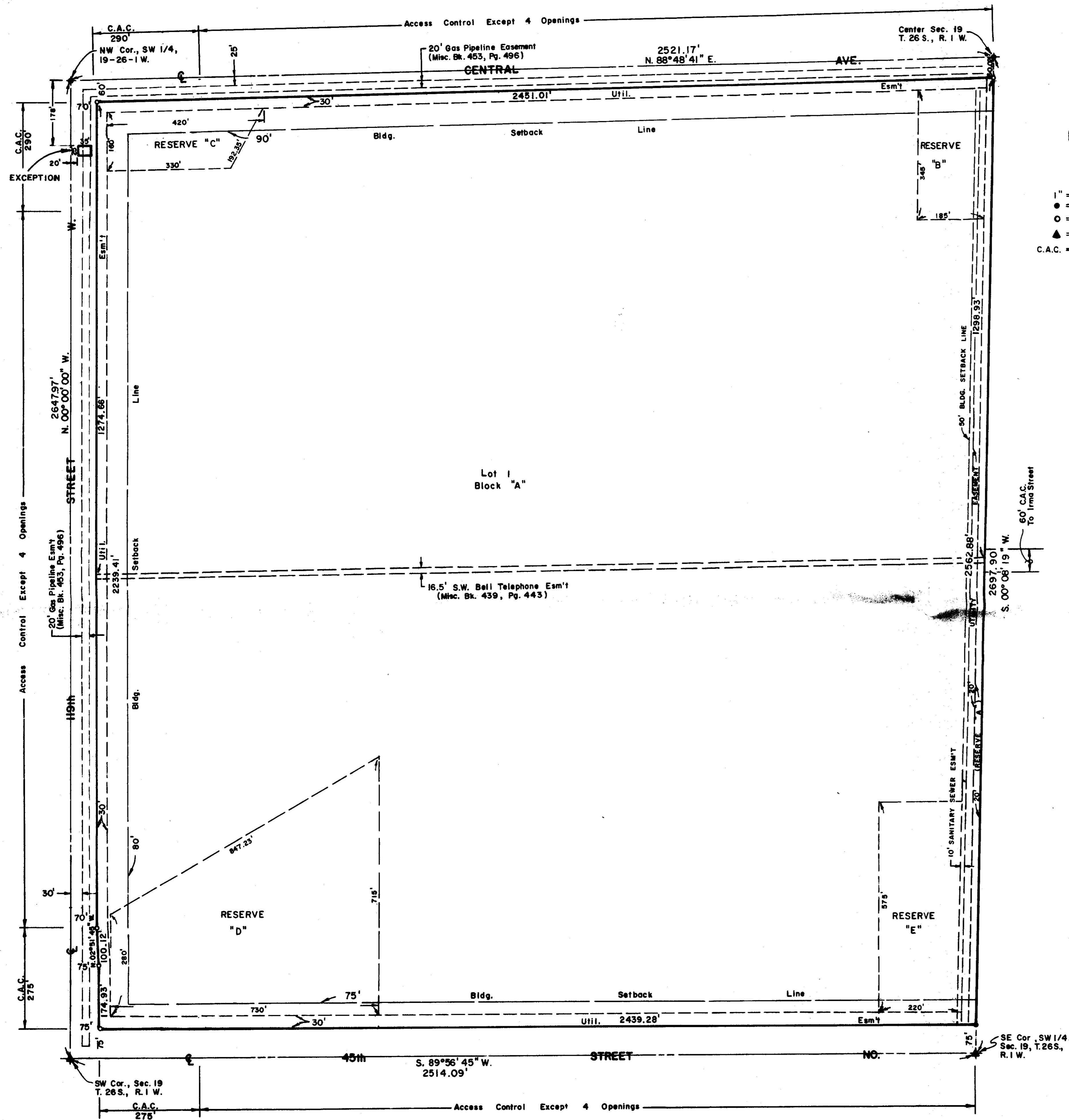
LO:rh

cc: Mr. Joe Hickey, Supt. of Schools, USD #266, 201 S. Park Avenue, Maize, KS 67101
Nancy Scott, City Administrator, City of Maize, City Hall, 123 Khedive, Maize, KS 67101
Bickley Foster, Foster & Associates, 2818 N. Edwards Street, Wichita, KS 67204-4621
Richard McClure, Turstee, Park Township, 5500 N. Maize Road, Maize, KS 67109
Mr. Bob Erdman, 11945 West Cedar Drive, Maize, KS 67101
Mike Dealy, Manager, Equus Beds, Groundwater Management District #2, 313 Spruce, Halstead, KS 67056-1925
Jim Weber, County Engineering
Mike Lindebak, City Engineer

THE COPY

PRAY - WOODMAN ADDITION

SEDGWICK COUNTY, KANSAS



1" = 150'
 ● = Iron (Found)
 ○ = Iron (Set)
 ▲ = Stone (Found)
 C.A.C. = Complete Access Control



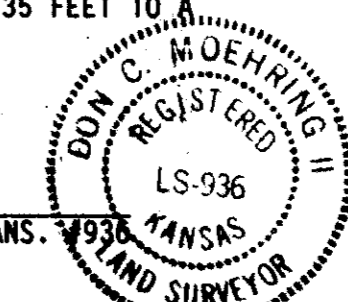
This plat has been approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this 4th day of October, 1994.

Elma Broadfoot, Mayor
Pat Burnett, Deputy City Clerk

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, DON C. MOHRING II, A REGISTERED LAND SURVEYOR IN SAID STATE AND COUNTY, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED "PRAY-WOODMAN ADDITION", SEDGWICK COUNTY, KANSAS, INTO A LOT, A BLOCK, STREETS AND RESERVES. THE SAME BEING ACCURATELY SET FORTH ON THE ACCOMPANYING PLAT AND DESCRIBED AS THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, EXCEPT BEGINNING AT A POINT 178 FEET SOUTH AND 20 FEET EAST OF THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE EAST 35 FEET TO A POINT; THENCE SOUTH 25 FEET TO A POINT; THENCE WEST 35 FEET TO A POINT; THENCE NORTH 25 FEET TO THE POINT OF BEGINNING.

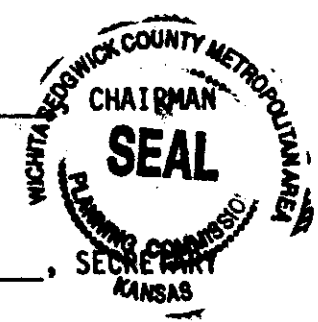
Don C. Moehring II, L.S. KANS. 4936
 LAND SURVEYOR



THIS PLAT OF "PRAY-WOODMAN ADDITION", SEDGWICK COUNTY, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION.

DATED THIS _____ DAY OF _____, 1994.
 WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

James D. Miner, CHAIRMAN
Marvin S. Krout, SECRETARY



THIS PLAT HAS BEEN APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____, 1994.

_____, CHAIR
 BETSY GWIN
 _____, CHAIRMAN PRO-TEM
 ANDREW L. BYAS
 _____, COMMISSIONER
 PAUL W. HANCOCK
 _____, COMMISSIONER
 THOMAS G. WINTERS
 _____, COMMISSIONER
 MARK F. SCHROEDER
 ATTEST: _____, COUNTY CLERK
 SUSAN CROCKETT-SPOON

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, STREETS AND RESERVES TO BE KNOWN AS "PRAY-WOODMAN ADDITION", SEDGWICK COUNTY, KANSAS. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. RESERVE "A" IS FOR LANDSCAPING AND IRRIGATION; RESERVES "B", "C", "D" AND "E" ARE FOR DETENTION PONDS AND UTILITIES CONFINED TO EASEMENTS, AND SAID RESERVES SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1, BLOCK "A". ALL ABUTTER'S RIGHTS OF ACCESS OVER AND ACROSS THE NORTH LINE OF 45TH STREET NORTH, THE EAST LINE OF 119TH STREET WEST AND THE SOUTH LINE OF CENTRAL AVENUE, ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY, PROVIDED HOWEVER THAT LOT 1, BLOCK "A" SHALL HAVE ACCESS TO 45TH STREET NORTH AT FOUR LOCATIONS, ACCESS TO 119TH STREET WEST AT FOUR LOCATIONS AND ACCESS TO CENTRAL AVENUE AT FOUR LOCATIONS, TO BE DETERMINED BY THE ENGINEER OF THE APPROPRIATE GOVERNING BODY. ABUTTER'S RIGHTS OF ACCESS TO IRMA STREET OVER AND ACROSS THE EAST LINE OF LOT 1, BLOCK "A", IS HEREBY GRANTED TO THE CITY OF MAIZE, KANSAS.

UNIFIED SCHOOL DISTRICT NO. 266, MAIZE, KANSAS
Richard Stiverson, PRESIDENT
 RICHARD STIVERSON
Maribel Ford, CLERK
 MARIBEL FORD

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

BE IT REMEMBERED THAT ON THIS 15th DAY OF October, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY, CAME UNIFIED SCHOOL DISTRICT NO. 266, MAIZE, KANSAS, BY RICHARD STIVERSON, PRESIDENT, AND MARIBEL FORD, 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 HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Connie Hayford, NOTARY PUBLIC
 CONNIE HAYFORD
 MY COMMISSION EXPIRES October 28, 1995



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 _____, 1994.

_____, REGISTER OF DEEDS
 PAT KETTLER
 _____, DEPUTY
 ED RESA
 ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1994.
 _____, COUNTY CLERK
 SUSAN CROCKETT-SPOON