Rec 7/16/4

FINAL PLAT

WOODLAND LAKES ESTATES FOURTH ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)			
LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (NGVD)
25	1	143.1	1330.5
26	1	146.1	1333.5
27	1	147.6	1335.0
28	1	147.6	1335.0
29	1	147.6	1335.0
30	1	147.6	1335.0
31	1	147.6	1335.0
32	1	147.6	1335.0
33	1	147.6	1335.0
34	1	147.6	1335.0
35	1	147.6	1335.0
36	1	147.6	1335.0
37	1	143.1	1330.5

BENCH MARK

BM#9 – Railroad spike in West side of 24" tree on Northeast corner 127th Street East and Zimmerly, 30' East of the centerline of 127th Street East and on the North line of Zimmerly extended.
Elev.=1329.72 NGVD
142.32 City Datum

LEGEND

△ = Section Corner Monument Found
O = Found Survey Monument (see annotated caption for type)
● = Set 5/8" Rebar W/ MKEC CLS 39 Id. Cap
U.E. = Utility Easement
D.E. = Drainage Easement
(P) = Platted
(M) = Measured

We MKEC Engineering Consultants, Inc., a Registered Corporate Land Surveyor in Kansas, do hereby certify that we have been in responsible charge of surveying and platting of "WOODLAND LAKES ESTATES FOURTH ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, a Reserve, and Streets, the same being accurately set forth in the accompanying plat and described herein:

A replat of a portion of Woodland Lakes Estates Third Addition, an addition to Wichita, Sedgwick County, Kansas, said portion being described as follow:

All of Block 5, said addition.
TOGETHER WITH;
All of Reserves "E" and "F", said addition.
TOGETHER WITH;
All of Bracken Circle and Zimmerly Courts, lying South of Zelta and Zimmerly Streets, said addition.

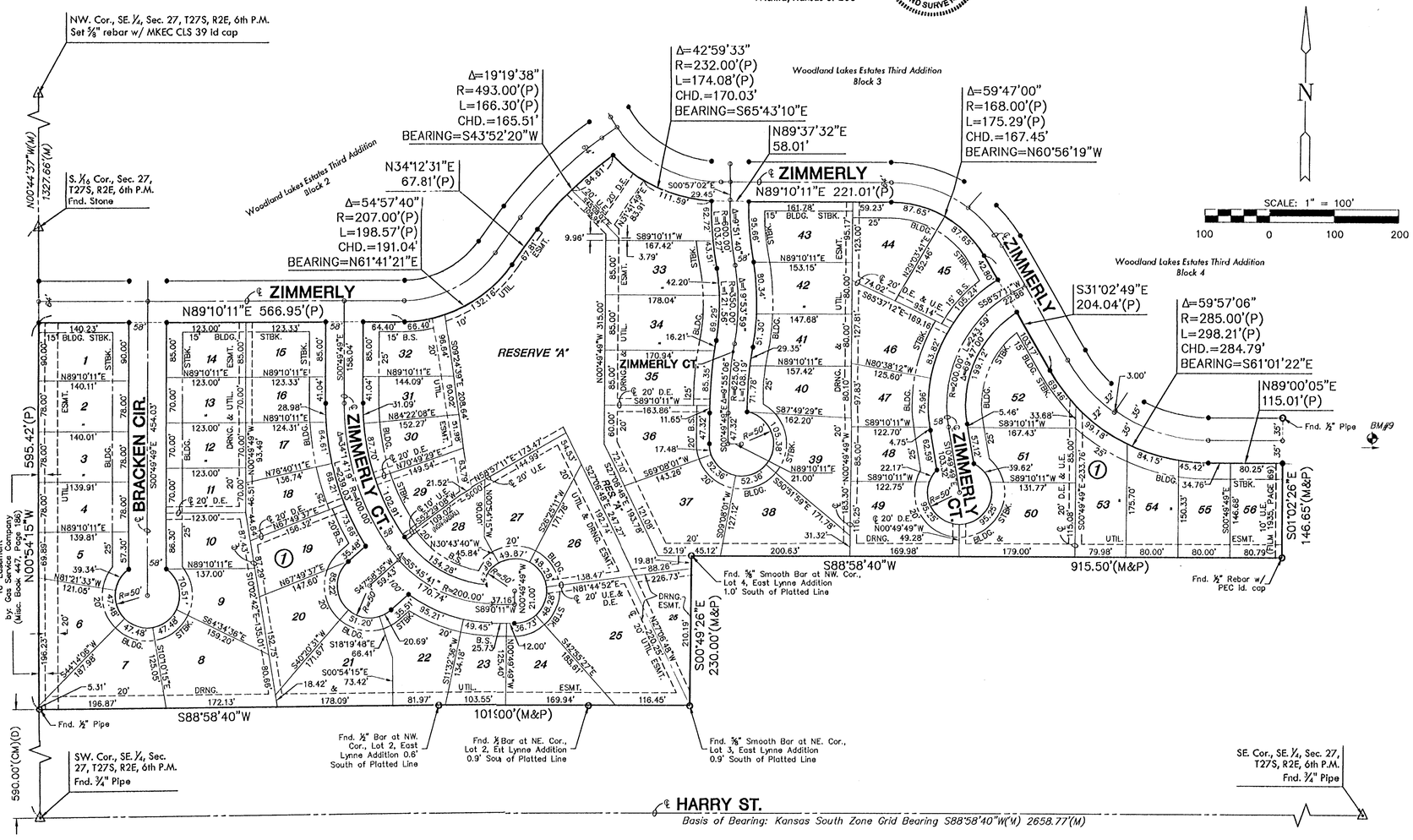
The platted and/or dedicated streets and/or public right-of-way, platted easements, building setbacks, access control, and public dedications within the above described property, are hereby vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 15th day of July 2004.

7/15/04

Gregory J. Allison, PE, LS #1257
MKEC Engineering Consultants, Inc.
411 North Webb Road
Wichita, Kansas 67206

GREGORY J. ALLISON LICENSED LS-1257 KANSAS LAND SURVEYOR



Know all men by these presents that we the undersigned property owners of the land above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, a Block, a Reserve, and Streets, the same to be known as "WOODLAND LAKES ESTATES FOURTH ADDITION" an addition to Wichita, Sedgwick County, Kansas. Streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat are hereby granted to the public. Reserve "A" is platted for drainage, ponds, utilities in designated locations, a pool house, a neighborhood swimming pool, parking for the pool, monuments, landscaping, irrigation, and open space. The Reserve shall be owned and maintained by the lot owner's association. A drainage plan has been developed for this plat and all drainage easements, rights-of-way, reserves shall remain at established grades or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of storm water. Lots 25-37 inclusive, Block 1, are required to adhere to the minimum pad elevation as shown on the "Minimum Pad Elevations" table.

INTERNATIONAL TRADING, INC.

Joe H. Lee, President

Joe H. Lee, President

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on 19th day of July, 2004, by Joe H. Lee, President, International Trading Inc..

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

My Term Expires: 9.15.05

Ann C. Ybarra, Notary Public

Notary Public: Ann C. Ybarra

ANN C. YBARRA Notary Public - State of Kansas My Appt. Expires 9-15-05

We Emprise Bank, holders of a mortgage on the above described property, do hereby consent to the plat of " WOODLAND LAKES ESTATES FOURTH ADDITION."

EMPRISE BANK

Sam Trummel, Sr. Vice President

Sam Trummel, Sr. Vice President

This instrument was acknowledged before me on 16th day of July, 2004, by Sam Trummel, Sr. Vice President, Emprise Bank.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

My Term Expires: 2/5/2006

Kellie I. Neill, Notary Public

Notary Public: Kellie I. Neill

KELLIE I. NEILL MY COMMISSION EXPIRES 2/5/2006

This plat of "WOODLAND LAKES ESTATES FOURTH ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____, 2004

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

_____, Chair
Ronald L. Marnell, Chair

_____, Secretary
John L. Schlegel, Secretary

At the direction of the City Council.

_____, Mayor
Carlos Mayans, Mayor

_____, City Clerk
Karen Sublett, City Clerk

Entered on transfer record this ____ day of _____, 2004

_____, County Clerk
Don Brace, County Clerk

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this ____ day of _____, 2004, at _____ o'clock _M; and is duly recorded.

_____, Register of Deeds
Bill Meek, Register of Deeds

_____, Deputy
Linda Kizzire, Deputy

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2004.

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

DOCUMENT NO.

MKEC ENGINEERING CONSULTANTS 411 N. WEBB ROAD WICHITA, KS. 67206 316 - 684 - 9000

N:\CAD\1257SR\1271\Dwg\Recital\Prel\1271FA1.DWG 7/15/2004 9:24:26 AM CST

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

June 24, 2004

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

RE: SUB 2004-66 -- One-Step Final Plat of Woodland Lakes Estates Fourth Addition

At the regular meeting of the Metropolitan Area Planning Commission on June 24, 2004, 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 18, 2004.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;

2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting ($8.00 for the first page; $4.00 for each additional page), **if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,**

3. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad. If a disc is not provided, please send via e'mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

June 18, 2004

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

RE: SUB 2004-66 -- One-Step Final Plat of Woodland Lakes Estates Fourth Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 18, 2004, 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. Petitions have been provided with Woodland Lakes Estates 3rd Addition for sewer, water, drainage and paving improvements. *New petitions are needed for future improvements. A respread agreement is needed for those improvements under construction.*

B. Debt Management has requested the submission of a respread agreement for existing improvements and for those under construction.

C. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*

D. 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.

E. 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.

F. For Reserve A which includes a swimming pool, a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.

G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

H. The applicant has platted 20-ft building setbacks for the lots abutting the terminus of the cul-de-sacs; whereas the Zoning Code requires 25 feet. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.

I. 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.

J. The signature line for the City Clerk needs to be revised to reference "Karen Sublett".

K. GIS has requested that Zelta be revised to Zimmerly.

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 note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.

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. ***Westar Energy has requested additional easements.***

U. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, June 24, 2004. The meeting will begin at 1:30 p.m., in the Metropolitan Area Planning Conference Room - 10th Floor, 455 N. Main Street, Wichita, KS.

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

If you have any questions regarding this plat, please call.

Neil Evan Strahl, AICP, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: International Trading, Inc., 3500 N. Rock Road, Bldg. 200, Ste. 204, Wichita, KS 67226
Kevin Holman, Sedgwick County Fire Department
Jim Armour, Acting City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-4
JUNE 24, 2004

STAFF REPORT
(One-Step Final Plat Approved 6/17/04)

CASE NUMBER: SUB 2004-66 -- WOODLAND LAKES ESTATES FOURTH ADDITION

OWNER/APPLICANT: International Trading Inc., 3500 N. Rock Rd., Bldg. 2200, Suite 204, Wichita, KS 67226

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

LOCATION: North of Harry, West of 127th St. East

SITE SIZE: 23.2 Acres

NUMBER OF LOTS

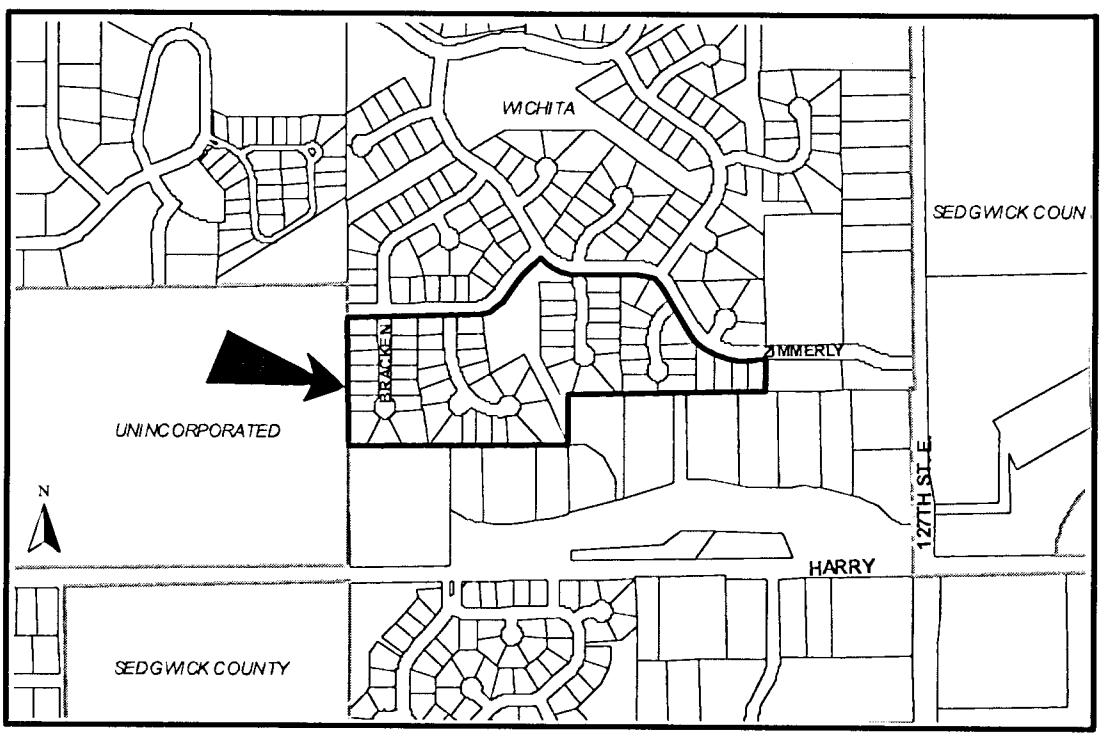
Residential:	56
Office:	
Commercial:	
Industrial:	
Total:	56

MINIMUM LOT AREA: 9,360 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of a portion of the Woodland Lakes Estates Third Addition. The replat includes five fewer lots.

STAFF COMMENTS:

A. Petitions have been provided with Woodland Lakes Estates 3rd Addition for sewer, water, drainage and paving improvements. ***New petitions are needed for future improvements. A respread agreement is needed for those improvements under construction.***

B. **Debt Management** has requested the submission of a respread agreement for existing improvements and for those under construction.

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F. For Reserve A which includes a swimming pool, a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.

G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

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