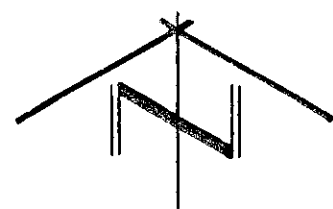


FINAL PLAT OF
"WOODROME ADDITION"
SEDGWICK COUNTY, KANSAS
(SE1/4 OF SEC. 23, T28S, R1W OF THE 6TH P.M.)

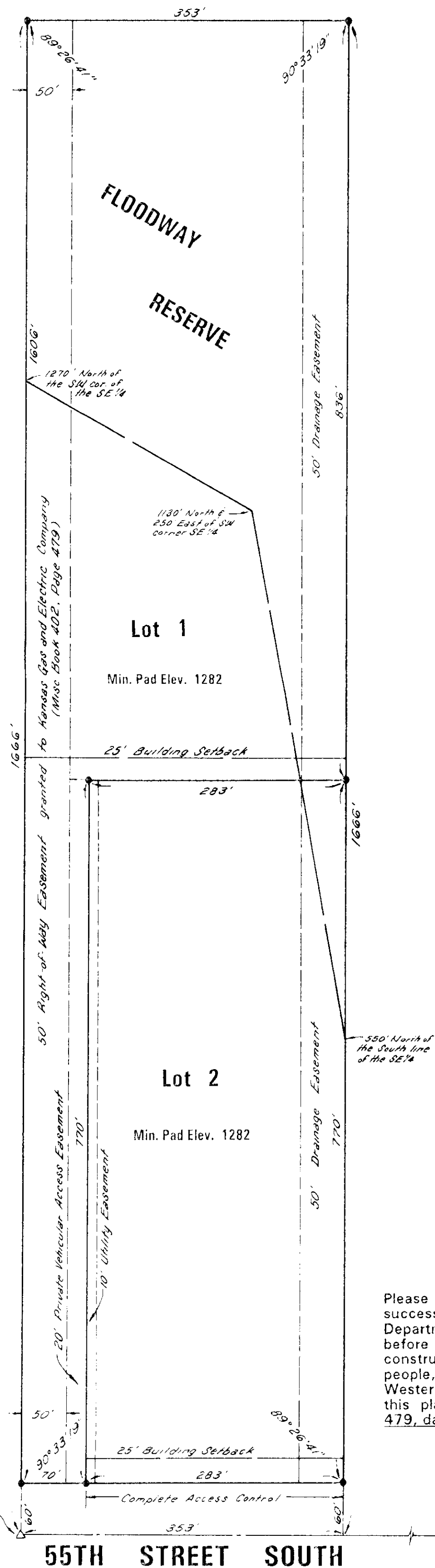
Final tracing
received
10-28-98



SCALE: 1" = 100'

△ = Section Corner Found

● = #4 Rebar with I.D. Cap Set



TERRA TECH
LAND SURVEYING INC.

239 North Ohio
Wichita, Kansas 67214-3933
(316) 267-0744 / 267-2348
Fax (316) 267-2736

State of Kansas)
Sedgwick County) ss

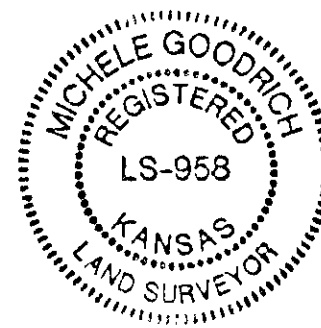
Terra Tech Land Surveying, Inc., a corporation registered and authorized to practice Land Surveying in the State of Kansas, hereby certifies that it has surveyed and platted "WOODROME ADDITION", Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

That part of the Southeast Quarter of Section 23, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, described as:

Beginning at the Southwest corner of the Southeast Quarter of said Section 23; thence East on the South line of said Quarter, a distance of 353 feet; thence North, parallel with the West line of said Quarter, a distance of 1,666 feet; thence West, parallel with the South line of said Southeast Quarter, a distance of 353 feet to the intersection with the West line of said Quarter; thence South, on said West line, a distance of 1,666 feet to the Point of Beginning. Said tract contains 13.5 acres, and is subject to public road right-of-way on the South.

TERRA TECH LAND SURVEYING, INC.

Michele Goodrich
Michele Goodrich LS #958



10-27-98
Date

Know all men by these presents that Charles W. Woodrome and Opal M. Woodrome, owners of the land described in the Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Street and Reserve, to be known as "WOODROME ADDITION", Sedgwick County, Kansas. The Street is hereby granted to and for the use of the public. The utility easements as shown hereon are hereby granted for the construction and maintenance of all public utilities. The drainage easement as shown hereon is hereby granted for the improvement of the drainage. All abutters' rights of access to or from 55th Street South, over and across the South line of Lot 2 is hereby granted to the appropriate governing body. The Floodway Reserve shall be the responsibility of the owners of Lots 1 and 2, "WOODROME ADDITION" until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage. No building shall be constructed on or within said Floodway Reserve; nor shall any fill, change of grade, creation of channel or other work be carried on without permission of the appropriate governing body. A minimum pad elevation (lowest opening) of 1282 M.S.L. is hereby established for both Lot 1 and Lot 2.

Charles W. Woodrome
Charles W. Woodrome

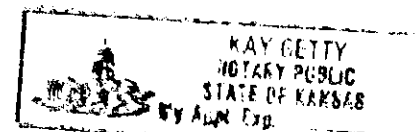
Opal M. Woodrome
Opal M. Woodrome

State of Kansas)
Sedgwick County) ss

This instrument was acknowledged before me this 27th day of October, 1998, by Charles W. and Opal M. Woodrome.

Kay Getty, Notary Public

My Commission Expires: 12-31-99



The Andover State Bank, mortgagee on the land being platted herein, does hereby consent to this plat of "WOODROME ADDITION", Sedgwick County, Kansas.

THE ANDOVER STATE BANK

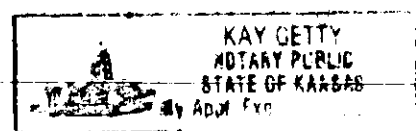
Dean County S.V.P.

State of Kansas)
Sedgwick County) ss

The foregoing instrument was acknowledged before me this 27th day of October, 1998 by Dean County S.V.P. of The Andover State Bank, on behalf of the bank.

Kay Getty, Notary Public

My Commission Expires: 12-31-99



This plat approved and all dedications shown hereon are accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1998.

WICHITA CITY COUNCIL

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

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

Dated this _____ day of _____, 1998.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
Richard Lopez

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1998.

COUNTY COMMISSIONERS

_____, Chairman
Mark F. Schroeder

_____, Pro-tem Chairman
Paul W. Hancock

_____, Commissioner
Betsy Gwin

_____, Commissioner
Thomas G. Winters

_____, Commissioner
Melody C. Miller

Attest: _____, County Clerk
James Alford

Entered on transfer record this _____ day of _____, 1998.

_____, County Clerk
James Alford

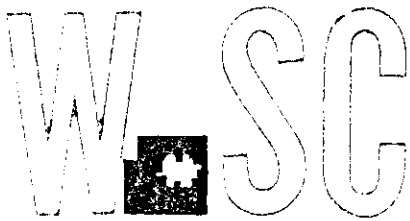
State of Kansas)
Sedgwick County) ss

This is to certify that this instrument was filed for record in the Register of Deeds Office, at _____ o'clock ____ M., on the _____ day of _____, 1998.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(316) 258-4421
FAX (316) 258-4390

September 11, 1998

Terra Tech Land Surveying, Inc.
239 N. Ohio
Wichita, KS 67214

RE: S/D 98-78 - Final Plat of WOODROME ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 10, 1998, 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 4, 1998.

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 five (5) 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 this plat. This will be used by the City and County GIS Department.

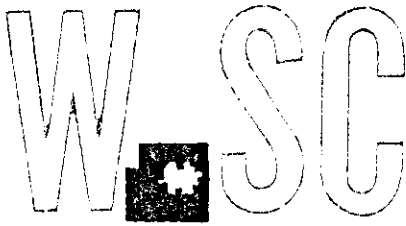
Sincerely,

Neil Evan Strahl, Senior Planner
NES:ch

CC: Opal Woodrome, 1912 W. MacArthur, #27, Wichita, KS 67217
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213cc:



WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1388
(316) 268-4421
FAX (316) 268-4390

September 4, 1998

Terra Tech Land Surveying, Inc.
239 N. Ohio
Wichita, KS 67214

S/D 98-78 - Preliminary Plat of WOODROME ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 3, 1998, the above captioned plat was considered. The action of the Committee was to approve the preliminary plat, and authorize preparation of the final plat, subject to the following:

- 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. Health Department should indicate if any special conditions are required for Lot 1, which is presently restricted in its buildable area by a floodway reserve. Standard soil testing is required. The Applicant shall meet with Health Department to discuss lagoon placement.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan. If any minimum building pad elevations are required for this site, these elevations shall be noted on the face of the plat and also referenced in the plat's text. The drainage plan is approved.
- F. On the final plat, both the face of the plat and the plat's text shall denote access controls along 55th St. South. County Engineering requests 100 feet of



complete access control along the east 100 feet of the lot. One access opening per lot is permitted.

✓ The applicant has platted completed access control along Lot 2 and an access easement across Lot 1. A cross-lot access easement agreement will need to be established by separate instrument stating which properties are benefited by the easement, which properties are responsible for initial construction and maintenance of the driving surface within the easement, and that obstruction of the easement is prohibited.

- G. Under SF-20 zoning, a minimum lot width of 100-feet is required, which is measured at the building setback line. Lot 1 shall denote a building setback line located 25 feet from the north line of Lot 2.

✓ The requested setback line has been denoted on the final plat.

- H. County Fire needs to comment on the acceptability of a 770-foot private-type drive for emergency access to Lot 1. County Fire requires that the road be built according to Fire Department access specifications.
- I. Due to the depth of Lot 1 exceeding its width by more than 2½ times, a waiver will need to be granted for the approval of this plat.
- J. 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.
- K. 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.)
- L. 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.
- M. 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.

- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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. **Southwestern Bell requests additional easements which have been denoted on the final plat.**
- S. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be placed on the agenda for final consideration before the Subdivision Committee:

Submission of a title report (current platting binder) by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platter; if the title report attorney's opinion has not already been submitted.

The **enclosed "marked" copy of the plat** is for your information and files. If you should have any questions, please call.

Sincerely,



Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure: Marked Copy of plat

cc: Opal Woodrome, 1912 W. MacArthur, #27, Wichita, KS 67217
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. **4-10**
September 10, 1998

STAFF REPORT

(Final Plat - Approved 9/03/98, Preliminary Plat Approved 7/23/98)

CASE NUMBER: S/D 98-78 - WOODROME ADDITION

OWNER/APPLICANT: Opal Woodrome, 1912 W. MacArthur, #27, Wichita, KS 67217

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc., 239 N. Ohio, Wichita, KS 67214

LOCATION: West of West Street, North side of 55th St. South

SITE SIZE: 13.5 acres

NUMBER OF LOTS

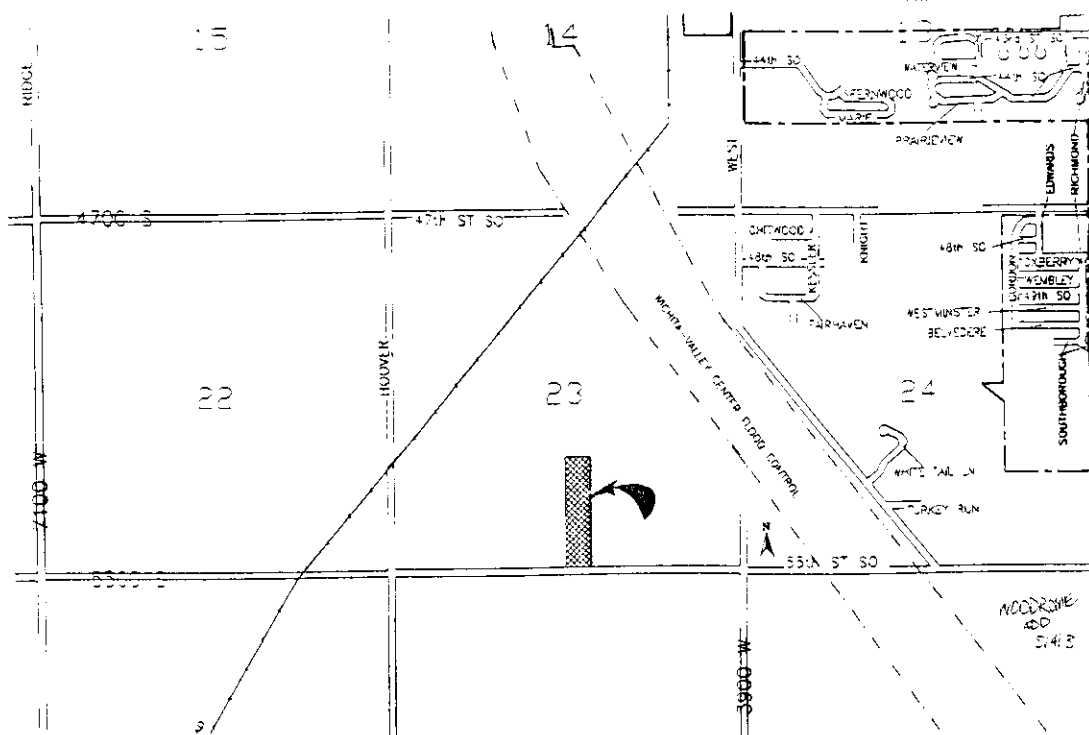
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 5.0 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This 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. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development.

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. Health Department should indicate if any special conditions are required for Lot 1 which is presently restricted in its buildable area by a floodway reserve. Standard soil testing is required. The Applicant shall meet with Health Department to discuss lagoon placement.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan. If any minimum building pad elevations are required for this site, these elevations shall be noted on the face of the plat and also referenced in the plat's text. The drainage plan is approved.
- F. On the final plat, both the face of the plat and the plat's text shall denote access controls along 55th St. South. County Engineering requests 100 feet of complete access control along the east 100 feet of the lot. One access opening per lot is permitted.

The applicant has platted completed access control along Lot 2 and an access easement across Lot 1. A cross-lot access easement agreement will need to be established by separate instrument stating which properties are benefited by the easement, which properties are responsible for initial construction and maintenance of the driving surface within the easement, and that obstruction of the easement is prohibited.

- G. Under SF-20 zoning, a minimum lot width of 100-feet is required, which is measured at the building setback line. Lot 1 shall denote a building setback

line located 25 feet from the north line of Lot 2.

The requested setback line has been denoted on the final plat.

- H. **County Fire** needs to comment on the acceptability of a 770-foot private-type drive for emergency access to Lot 1. **County Fire requires that the road be built according to Fire Department access specifications.**
- I. Due to the depth of Lot 1 exceeding its width by more than 2½ times, a waiver will need to be granted for the approval of this plat.
- J. 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.
- K. 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.)
- L. 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.
- M. 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.
- N. 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.
- O. 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

S/D 98-78 -- Final Plat of WOODROME ADDITION

September 10, 1998 - Page 4

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.

- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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. *Southwestern Bell requests additional easements which have been denoted on the final plat.*
- S. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.