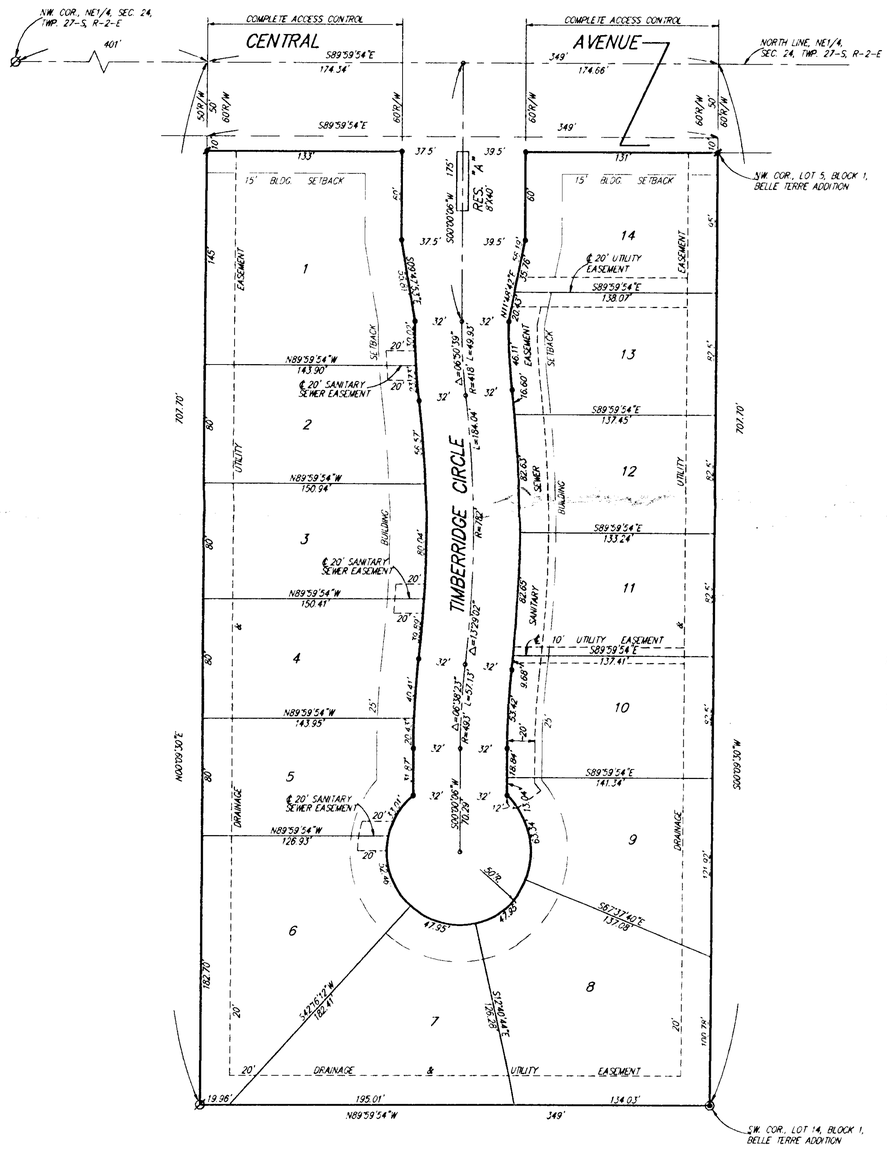
WOODLAND PLACE ADDITION

SEDGWICK COUNTY, KANSAS

Copied from the tracing 5/22/96



0 50 100

Ø = 1/2" IRON (FOUND)
● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
✱ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
◉ = #5 REBAR W/ "ARMSTRONG" CAP (FOUND)

State of Kansas)
Sedgwick County) SS We, Baughman Company P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted, "WOODLAND PLACE ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed described as follows: The west 750 feet of the north 707.7 feet of the NE1/4 of Sec. 24, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, except the west 401 feet thereof and except the north 50 feet thereof for road.

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

Gregory F. Severns — 5-21-96 — Surveyor

GREGORY F. SEVERNS — REGISTERED — L3-878 — KANSAS — LAND SURVEYOR

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, Streets, and a Reserve to be known as "WOODLAND PLACE ADDITION", Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The sanitary sewer easements are hereby granted as indicated for the construction and maintenance of a sanitary sewer system. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for entry monuments, landscaping, streets, and utilities. Reserve "A" shall be owned and maintained by the owner of Lot 1. All abutters rights of access to or from Central Avenue over and across the north line of Lots 1 and 14 are hereby granted to the appropriate governing body.

Nies Builder, Inc.

Clifford A. Nies, President
Clifford A. Nies

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 15th day of MAY, 1996, by Clifford A. Nies, President of Nies Builder, Inc., on behalf of the corporation.

Philip J. Meyer — Notary Public
PHILIP J. MEYER

My App't. Exp. 5/5/97

PHILIP J. MEYER
NOTARY PUBLIC
STATE OF KANSAS

This plat of "WOODLAND PLACE 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 _____, 1996.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chair
Susan Osborne-Howes

_____ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 25th day of April, 1996.

_____ Mayor
Bob Knight

SEAL

_____ Deputy City Clerk
Pat Burnett

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this ____ day of _____, 1996.

_____, Chairman
Thomas G. Winters

_____, Chair Pro-Tem
Melody Miller

_____, Commissioner
Betsy Gwin

_____, Commissioner
Paul W. Hancock

_____, Commissioner
Mark F. Schroeder

_____, County Clerk
Susan E. Crockett-Spoon

Entered on transfer record this ____ day of _____, 1996.

_____ County Clerk
Susan E. Crockett-Spoon

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____, 1996, at ____ o'clock ____ M; and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

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

April 25, 1996

Baughman Company, P.A. S/D 96-10
315 Ellis
WICHITA, KS 67211

RE: S/D 96-10 - Preliminary Plat of WOODLAND PLACE ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 25, 1996, 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 April 18, 1996.

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,

Don Losew

Don Losew
Senior Planner

DL:rh
cc: Nies Builders, Inc., Attn: Cliff Nies, 9415 E. Harry, WICHITA, KS 67207
Mike Lindebak, City Engineer

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

April 18, 1996

Baughman Company, P.A. S/D 96-10
315 Ellis
WICHITA, KS 67211

RE: S/D 96-10 - Preliminary Plat of WOODLAND PLACE ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 18, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. This plat shall be subject to approval of the associated zone change (SCZ-709) and any relevant requirements of such a zone change. (Scheduled for County Commission review 4/10/96).

B. The applicant shall guarantee the extension of City water to serve the lots being platted.

C. Since this property will utilize a City of Wichita water supply line in Central, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.

D. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County.

E. The applicant shall guarantee the paving of the proposed interior streets. This guarantee will also be with the County.

F. The applicant shall guarantee any drainage improvements required by the platting of this property.

G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As necessary, both City and County Certificates of Petition shall be provided.

H. 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.

I. 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.

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 is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.

L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

M. Recording of the plat within 30 days after approval by the City Council.

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, April 25, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: Nies Builders, Inc., Attn: Cliff Nies, 9415 E. Harry, WICHITA, KS 67207
Mike Lindebak, City Engineer

AGENDA ITEM NO. 2-5

METROPOLITAN AREA PLANNING COMMISSION

April 25, 1996

STAFF REPORT

(Final Plat Approved 4/18/96, Preliminary Plat Approved 3/21/96)

CASE NUMBER: S/D 96-10 WOODLAND PLACE ADDITION

OWNER/APPLICANT: Nies Builders, Inc., Attn: Cliff Nies, 9415 E. Harry, Wichita, KS 67207

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

LOCATION: South of Central and west of 159th Street East

SITE SIZE: 5.3 Acres

NUMBER OF LOTS

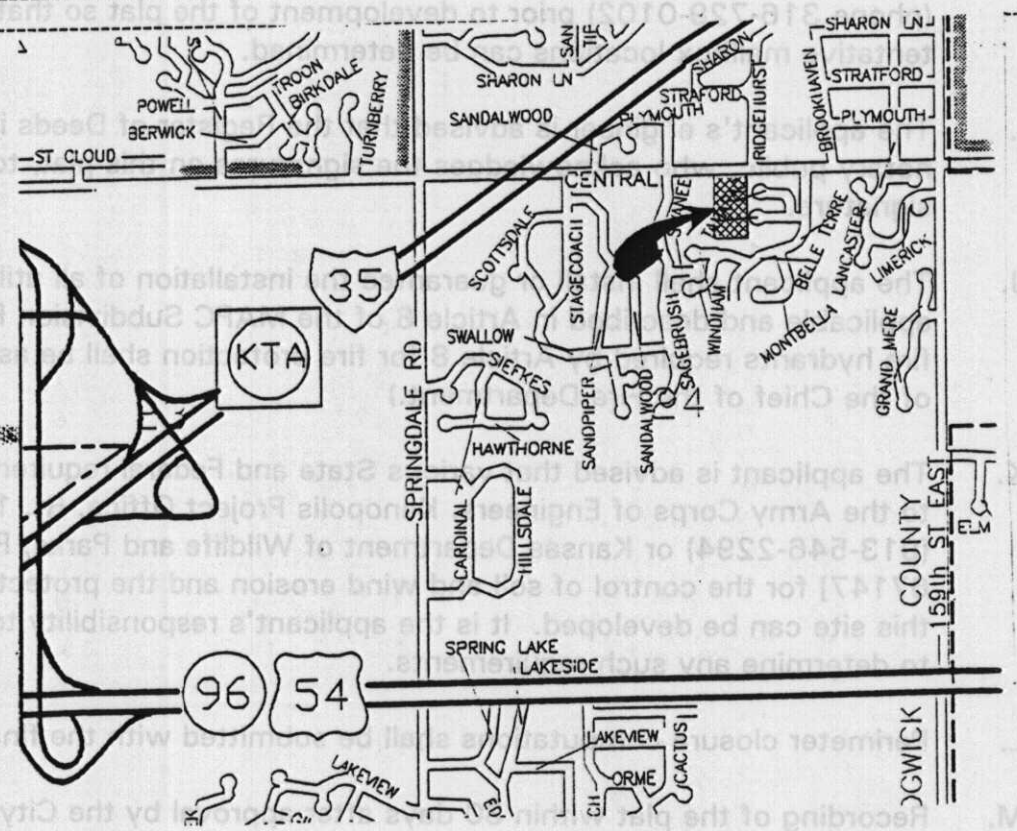
Residential:	15
Office:	
Commercial:	
Industrial:	
Total:	15

MINIMUM LOT AREA: 9,613 sq. ft.

CURRENT ZONING: "R-1" County ("SF-20") Single Family

PROPOSED ZONING: "AA" - Associated Case: (SCZ-709) (SF-6) Single Family

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

A. This plat shall be subject to approval of the associated zone change (SCZ-709) and any relevant requirements of such a zone change. (Scheduled for County Commission review 4/10/96).

B. The applicant shall guarantee the extension of City water to serve the lots being platted.

C. Since this property will utilize a City of Wichita water supply line in Central, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.

D. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County.

E. The applicant shall guarantee the paving of the proposed interior streets. This guarantee will also be with the County.

F. The applicant shall guarantee any drainage improvements required by the platting of this property.

G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As necessary, both City and County Certificates of Petition shall be provided.

H. 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.

I. 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.

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 is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.

L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

M. Recording of the plat within 30 days after approval by the City Council.