



January 5, 1996

Mr. Mike Lindebak, P.E.
City Engineer
455 N. Main
Wichita, KS 67202

Reference: Woodland Lake Estates
 Project NO.: 95058-160

Dear Mr. Lindebak:

According to the agreement with you, M.K.E.C. agrees to supply the required lot grading plan to City Engineering and O.C.I. This plan will be submitted prior to the awarding of contracts for public improvements and the issuing of building permits.

Sincerely,

MID-KANSAS ENGINEERING CONSULTANTS, INC.


Greg Allison, P.E.

GJA/kb

c: Kurt Schroeder, O.C.I.
 Vicky Huang, P.E.
 Don Losew

RECEIVED

JAN - 9 1996

CITY - ENGINEERING

February 8, 1996

STAFF REPORT

(Revised Final Plat)

(Final Plat Approved 12/7/95, Preliminary Plat Approved 11/9/95)

CASE NUMBER: S/D 95-59 WOODLAND LAKES ESTATES

OWNER/APPLICANT: Leewood Homes, Inc., 3500 N. Rock Road - #204, WICHITA, KS 67226

SURVEYOR/ENGINEER: Yung Design Group, 4912 E. 29th Street, WICHITA, KS 67220
Mid Kansas Engineering Consultants, 411 N. Webb Road, Wichita, KS 67206

LOCATION: West of 127th Street East and south of Kellogg

SITE SIZE: 60 ± Acres

NUMBER OF LOTS

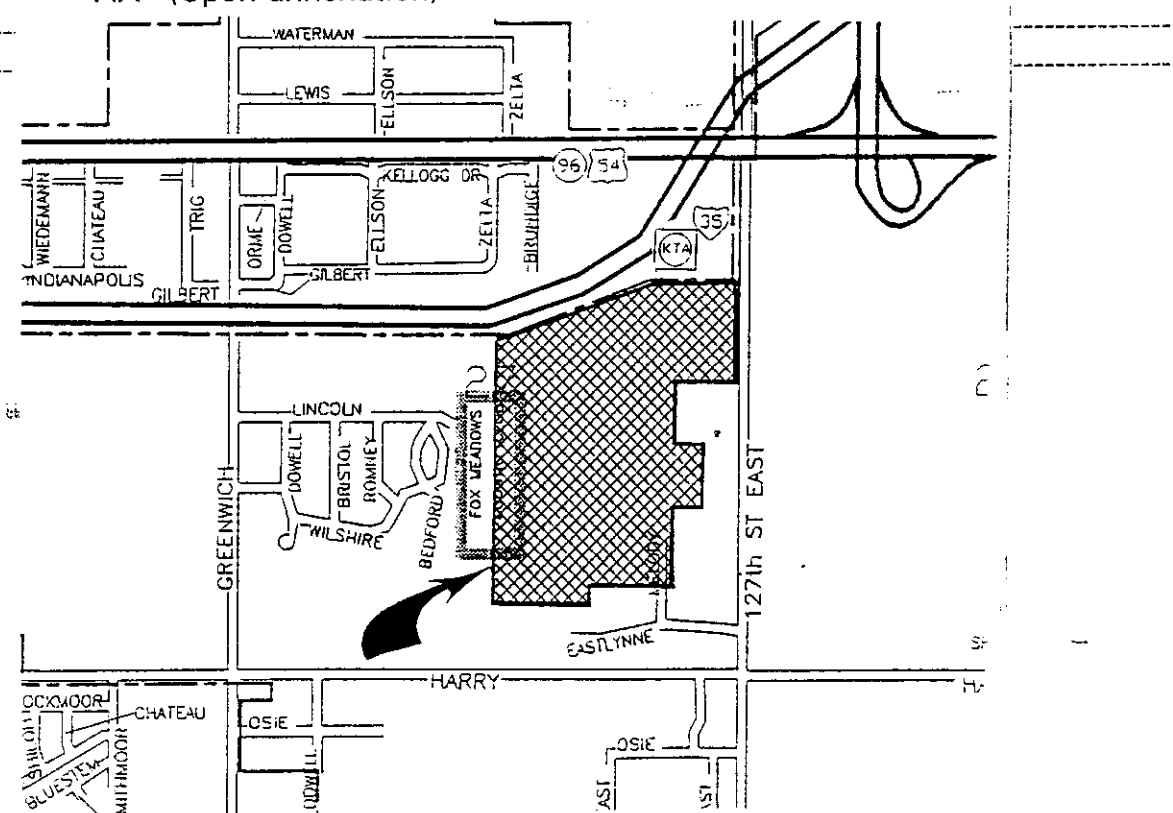
Residential: 92
Office:
Commercial:
Industrial:
Total: 92

MINIMUM LOT AREA: 9,600 sq. ft.

CURRENT ZONING: "R-1"

PROPOSED ZONING: "AA" (Upon annexation)

VICINITY MAP:



~~NOTE: The applicant is requesting approval of a revised final plat for the Woodland Lakes Estates Addition.~~ A final plat for this site was first approved by the Subdivision Committee on December 7, 1995 and subsequently by the MAPC on December 14, 1995. This revised plat involves basically three (3) physical changes. First, the entrance to the Addition from 127th Street East, at Lincoln, is being widened, with the addition also of two island type Reserves. Next, several lots have been added to the area being platted as Block 5 (going from 17 to 21 lots) and while the same general area is involved, some expansion of Block 5 into Reserve C has been done in order to accommodate the addition of lots. Finally, 15-foot street drainage, utility, and sidewalk easements are being platted along sections of Lincoln to allow for this street's unique design.

The following comments, with the addition of only one new comment concerning the 15-foot easements along Lincoln, are the same as previously approved for this plat. That is, except for the additional comment, the above noted changes in the plat have not altered the conditions as originally approved by the Subdivision Committee and MAPC. The applicant has requested that since the changes appear to be relatively minor, that they be allowed to submit a representative copy of the plat as revised, rather than the typical full size copies.

ADDITIONAL STAFF COMMENT(S):

- A. Since this plat proposes the platting of street right-of-way with adjacent "15-foot sidewalk, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.

STAFF COMMENTS: (As approved by Subdivision Committee 12/7/95 and the MAPC on 12/14/95.)

- A. Prior to this plat being submitted to the City Council for approval, annexation of this site shall have been completed. Upon annexation, the lot sizes being platted will be allowed under Wichita's "AA" zoning.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. (This guarantee will apparently be for use of the County's 4-Mile Creek system.)
- D. The applicant shall guarantee any drainage improvements required by the platting of this property. As necessary, the applicant shall obtain any needed off-site drainage easements.

The applicant shall submit a plan to City Engineering detailing the cross-section of the proposed roadway and where curb-and-gutter versus open ditch road segments will be used. City Engineering is requesting drainage calculations for the lake, and minimum pad elevations for lots adjacent to the lake.

- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets. As requested by the applicant and indicated on the preliminary plat, certain streets in this subdivision are being platted with a 70-foot right-of-way with the request to allow a suburban paving standard rather than the urban standard for these streets. As noted by City Engineering, the applicant still needs to verify that such streets can be designed to properly function for this site. If supported by City Engineering, both the Planning Commission and City Council will need to indicate their approval to also waive the street standards as specified by the Subdivision Regulations. Appropriate guarantees for paving to this standard shall be provided.
- G. The applicant shall submit a guarantee to pave the equivalent of one (1) lane of 127th Street East adjacent to this Addition.

In regard to Lincoln, the applicant shall obtain any needed off-site right-of-way to provide 70-feet of right-of-way from this Addition, westward to Greenwich. An appropriate paving guarantee shall also be provided. If necessary, the applicant shall contact County Engineering to request the County to carry out condemnation of any right-of-way for Lincoln not obtained by the applicant. The applicant may be responsible for any costs associated with such condemnation. If acceptable to the County Engineer, such costs may be included in an required guarantees.

- H. The above indicated paving guarantees for the interior streets shall also include the installation of sidewalks. As allowed for by the Subdivision Regulations, the applicant has submitted an alternative sidewalk plan. Based upon Planning Department review of the Plan, it is recommended that the Subdivision Committee and Planning Commission approve the plan as submitted.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As appropriate, both a City and County Certificate of Petitions shall be submitted.
- J. 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. In addition, this covenant shall provide for the homeowners' association to also maintain the "parking strip" area located adjacent to this plat and the driving surface for 127th Street East. This covenant shall also note that any open ditch street sections will have the homeowners association or abutting property owners responsible for maintaining such ditch areas.
- K. 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 a method similar to special assessments.

- E. In order to allow for the indicated swimming pool and related uses planned for Reserve areas, the applicant shall submit as required by the Subdivision Regulations a site development plan to review and approve.
- M. For any Reserve indicating structures [A, B, C, D, (to 127th Street East)], a 25-foot building setback shall be indicated on the final plat tracing, from the adjacent streets.
- N. 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.
- O. On the final plat tracing, the platting of "access easements" shall be noted and explained in the plat's text. That is, the plat's text needs to indicate their granting, who is intended to benefit, that no obstructions (fences, etc.) should be allowed and who or how they are to be maintained. As appropriate, certain conditions such as installation of walks, maintenance, etc. could be included in the covenant(s) concerning the Reserves.
- P. On the final plat tracing, the area between Lots 22 and 23, Block 1 appears to be an extension of Reserve E and if so, should be more clearly indicated as such.
- Q. The applicant shall provide a 20' access easement from Lot 7, Block 5 to Reserve D.
- R. City Engineering is requesting minimum pad elevations for lots adjacent to the lake; the final plat tracing shall properly depict such elevations and associated information (benchmarks, etc.)
- S. For the pipeline easement on this property, the final plat tracing shall include in the labeling of the easement the recording information for the easement agreement.
- T. The applicant shall submit a copy of the instrument which establishes the pipeline easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- U. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or County.
- V. Prior to this plat being scheduled for City Council review, the applicant shall submit an updated platting binder. The present binder in the plat file is dated May 1995. As part of this submittal, as indicated, the applicant needs to provide documents concerning the various pipelines shown as impacting this site. The applicant shall also submit a letter for the plat file explaining the status of these easements and/or verifying that the Williams Pipeline easement as shown on this final plat is the only such easement now impacting the site. This plat will also be subject to any other relevant conditions found during review of the updated binder (payment of taxes, signatures by mortgage holders, etc.).
- W. On the final plat tracing, except the for the MAPC approval date, the year 1996 would appear

to be the appropriate date to use for the various signature blocks.

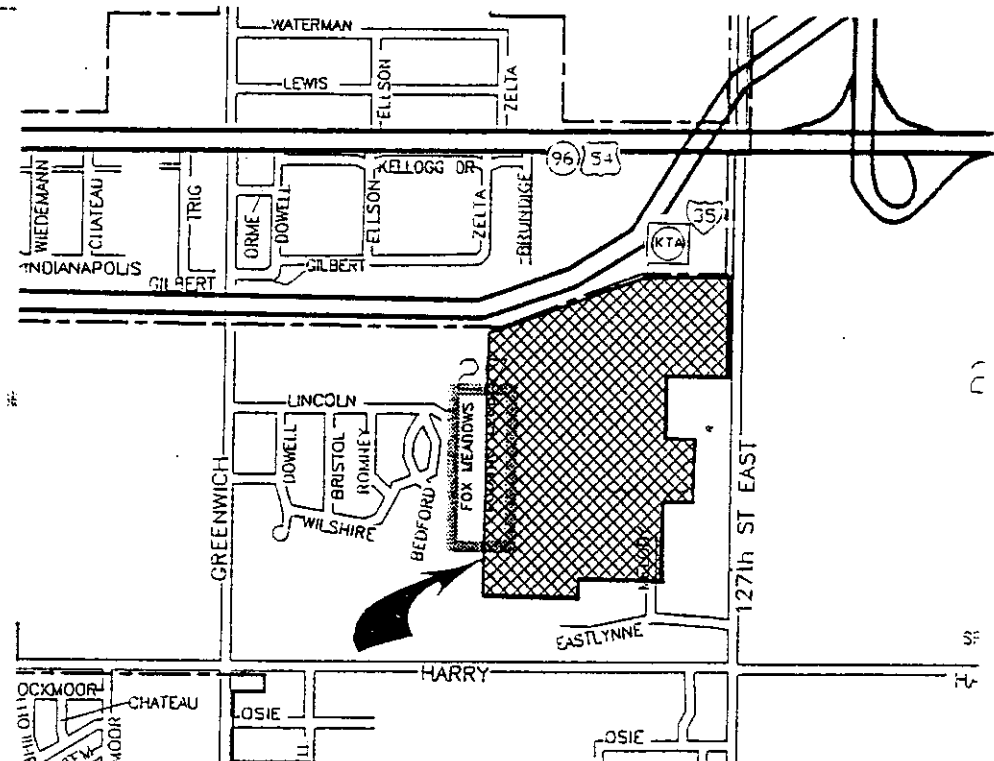
- C. Although the County has apparently designated a number of individuals as "Deputy" Register of Deeds, Ed Resa shall still be used for purposes of the Register's signature block.
- F. The final plat shall indicate the utility easements requested by K.G.& E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- Z. 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.)
- AA. 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.
- BB. 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.
- CC. 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.
- DD. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- EE. Recording of the plat within 30 days after approval by the City Council.

November 9, 1995

STAFF REPORT
(Preliminary Plat)

- CASE NUMBER:** S/D 95-59 WOODLAND LAKES ESTATES
- OWNER/APPLICANT:** Leewood Homes, Inc., 3500 N. Rock Road - #204, WICHITA, KS 67226
- SURVEYOR/ENGINEER:** Yung Design Group, 4912 E. 29th Street, WICHITA, KS 67220
Mid Kansas Engineering Consultants, 411 N. Webb Road, Wichita, KS 67206
- LOCATION:** West of 127th Street East and south of Kellogg
- SITE SIZE:** 160 ± Acres
- NUMBER OF LOTS**
- | | |
|--------------|-----|
| Residential: | 281 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | 281 |
- MINIMUM LOT AREA:** 9,600 sq. ft.
- CURRENT ZONING:** "R-1"
- PROPOSED ZONING:** "AA" (Upon annexation)

VICINITY MAP:



NOTE: Although this site is presently in the County, it is adjacent to Wichita and annexation will be required. The site is being platted with lot sizes that are acceptable under Wichita's zoning district ("AA") but would be too small under the existing County zoning classification ("R-1"). Therefore, by obtaining annexation, a zone change is not required. While this site is indicating access through two street connections to 127th Street East, the applicant has indicated that initially, Lincoln to the West, will be the primary means of access to this development. Even when fully developed, because of the prohibition on left turns from 127th Street East onto Kellogg, Lincoln may continue to be the primary route into or out of this development.

It should also be noted that the applicant is requesting that a significant portion of this development's street system be built to a County-type street paving standard rather than what is required for an urban subdivision. That is, not only is the site urban because of its location (to be annexed to Wichita) but the lot sizes even in the County would require urban standard streets (curb & gutters, right-of-way, etc.) rather than the paved, open ditch standard being requested. Not only does such a variation in the Subdivision Regulations require the appropriate Engineer's acceptance, since such a variation involves both a design and improvement requirement both the Planning Commission and governing body (City Council) must agree to the waiver of this standard.

STAFF COMMENTS:

- A. Prior to this plat being submitted to the City Council for approval, annexation of this site shall have been completed. Upon annexation, the lot sizes being platted will be allowed under Wichita's "AA" zoning.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. (This guarantee will apparently be for use of the County's 4-Mile Creek system.)
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets. As requested by the applicant and indicated on the preliminary plat, certain streets in this subdivision are being platted with a 70-foot right-of-way with the request to allow a suburban paving standard rather than the urban standard for these streets.

City Engineering needs to indicate the acceptability of this request. If supported by City Engineering, both the Planning Commission and City Council will need to indicate their approval to also waive the street standards as specified by the Subdivision Regulations.

All other streets in this subdivision shall be paved to the appropriate urban standard.

- G. City, County and Traffic Engineering need to indicate access and/or paving requirements for the following:

1. Lincoln Street west of this site. Specifically is additional off-site right-of-way needed for the extension of this street westward to Greenwich and are any paving requirements or guarantees involved.
 2. 127th St. East adjacent to the site. Specifically does this Addition need to guarantee any paving and/or traffic improvements for 127th St. East.
- H. The above indicate paving guarantees for the interior streets shall also include the installation of sidewalks. Both Lincoln and Woodridge/Wilshire are or will function as collectors; consequently sidewalk will be required on both sides of these streets. Sidewalks shall also be provided on one-side of all other continuous or looped-type streets.
- The applicant is, however, encouraged to submit an alternative sidewalk plan. In particular, a segment or segments of sidewalk should be considered within certain of the Reserves such that direct access is provided to the Seltzer School site. Such an alignment could be considered in lieu of one of the segments along one side of the above noted collectors for example.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As appropriate, both a City and County Certificate of Petitions shall be submitted.
- J. When the East Lynne Addition to the south of this site platted, a street stub in the area of Lot 4, Block 5 was provided. This street stub while not likely intended as a primary means of access for the area now being platted, was probably intended to give the West Lynne Addition a second means of access for what is essentially a one point of entry development platted along a street of nearly 1/2 mile in length.
- The representative from the County Fire Department needs to indicate if a street connection from this site to Melody in the East Lynne Addition should be required and shown on the final plat. If this plat does not provide such a street connection, then a separate vacation shall be submitted by the applicant and signed by the involved property owners indicating their support/request to vacate Melody. Further, the required vacation case ownership list shall include all residents (properties) in the East Lynne Addition. This plat will in such a case be subject to such a vacation case being approved.
- K. On the final plat, it is recommended that additional means of access (easements) be provided for the Seltzer School site. For example, easements between Lots 6 & 7, Block 3 and in the area of Lot 53, Block 3, would be desirable.
- L. On the final plat, complete access control to 127th Street East shall be shown from the adjacent lot and Reserve areas.
- M. The final plat shall state in the platdor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- N. 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. In addition, this covenant shall provide for the homeowners' association to also maintain the "parking strip" area located adjacent to this plat and the driving surface for 127th Street East.

- O. 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 a method similar to special assessments.
- P. In order to allow for the indicated swimming pool and related uses planned for Reserve areas, the applicant shall submit as required by the Subdivision Regulations a site development plan to review and approve.
- Q. For any Reserve indicating structures (D, A, etc.), a 25-foot building setback shall be indicated on the final plat, from the adjacent streets.
- R. 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.
- S. On the final plat, the platator's text shall note the platting of any wall easements and that utilities may cross such easements.
- T. For the pipeline easement on this property, the final plat shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
- U. The applicant shall submit a copy of the instrument which establishes the pipeline easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- V. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or County.
- W. Based upon FEMA map, the southern line of this site appears to be just outside of any FEMA regulated floodway or floodplain. Engineering needs to confirm if this site is effected by any such floodway and consequently if any minimum building pad elevations are required in this case.

However, in regard to other drainage situations (Reserves for drainage), Engineering also needs to indicate if any minimum pad elevation requirements exist.

- X. The Fire Department Representatives and/or Central Inspection need to comment upon the

acceptability of the indicated street names. In particular, are there any possible addressing problems and are the two new street names (Bracken and Preserve) acceptable.

- Y. 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.)
- Z. 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.
- AA. 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.
- BB. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- CC. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- DD. 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.
- EE. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- FF. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

- X. Although the County has apparently designated a number of individuals as "Deputy" Register of Deeds, Ed Resa shall still be used for purposes of the Register's signature block.
- Y. During review of the preliminary plat, a number of easements were requested by the Utility representatives, but have in a number of locations not been so granted. The Utility Representatives need to indicate any additional easements still required for this plat.
- Z. 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.)
- AA. 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.
- BB. 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.
- CC. 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.
- DD. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- EE. Recording of the plat within 30 days after approval by the City Council.
- FF. The representatives from City and/or County Engineering should be prepared to comment on the status of the applicant's drainage plan.

case.

All other streets in this subdivision shall be paved to the appropriate urban standard.

- G. As noted by County Engineering, the applicant shall submit a guarantee to pave the equivalent of one (1) lane of 127th Street East adjacent to this Addition.

In regard to Lincoln, the applicant shall obtain any needed off-site right-of-way to provide 70-feet of right-of-way from this Addition, westward to Greenwich. An appropriate paving guarantee shall also be provided. If necessary, the applicant shall contact County Engineering to request the County to carry out condemnation of any right-of-way for Lincoln not obtained by the applicant. The applicant may be responsible for any costs associated with such condemnation. If acceptable to the County Engineer, such costs may be included in an required guarantees.

- H. The above indicated paving guarantees for the interior streets shall also include the installation of sidewalks. As allowed for by the Subdivision Regulations, the applicant has submitted an alternative sidewalk plan. Based upon Planning Department review of the Plan, it is recommended that the Subdivision Committee and Planning Commission approve the plan as submitted.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As appropriate, both a City and County Certificate of Petitions shall be submitted.
- J. 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. In addition, this covenant shall provide for the homeowners' association to also maintain the "parking strip" area located adjacent to this plat and the driving surface for 127th Street East. This covenant shall also note that any open ditch street sections will have the homeowners association or abutting property owners responsible for maintaining such ditch areas.
- K. 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 a method similar to special assessments.
- L. In order to allow for the indicated swimming pool and related uses planned for Reserve areas, the applicant shall submit as required by the Subdivision Regulations a site development plan to review and approve.
- M. For any Reserve indicating structures [A, B, C, D, (to 127th Street East)], a 25-foot building setback shall be indicated on the final plat tracing, from the adjacent streets.

- N. 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.
- O. On the final plat tracing, the platting of "access easements" shall be noted and explained in the platting text. That is, the platting text needs to indicate their granting, who is intended to benefit, that no obstructions (fences, etc.) should be allowed and who or how they are to be maintained. As appropriate, certain conditions such as installation of walks, maintenance, etc. could be included in the covenant(s) concerning the Reserves.
- P. On the final plat tracing, the area between Lots 22 and 23, Block 1 appears to be an extension of Reserve E and if so, should be more clearly indicated as such.
- Q. For maintenance or other purposes, access to Reserve D now appears to be somewhat questionable. On the preliminary plat, an area south of Lot 7, Block 5 was shown as a Reserve strip between what is now Reserves C and D. Without such a connection, Reserve D is now isolated from the rest of the development and apparently can only be accessed from 127th Street East. The applicant needs to address how access to this Reserve is to be provided.
- R. City Engineering needs to indicate if minimum building pad requirements exist for any of this plat's lots, in particular for any lots adjacent to Reserve areas involved with drainage. If required, the final plat tracing shall properly depict such elevations and associated information (benchmarks, etc.)
- S. For the pipeline easement on this property, the final plat tracing shall include in the labeling of the easement the recording information for the easement agreement.
- T. The applicant shall submit a copy of the instrument which establishes the pipeline easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- U. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or County.
- V. Prior to this plat being scheduled for City Council review, the applicant shall submit an updated platting binder. The present binder in the plat file is dated May 1995. As part of this submittal, as indicated, the applicant needs to provide documents concerning the various pipelines shown as impacting this site. The applicant shall also submit a letter for the plat file explaining the status of these easements and/or verifying that the Williams Pipeline easement as shown on this final plat is the only such easement now impacting the site. This plat will also be subject to any other relevant conditions found during review of the updated binder (payment of taxes, signatures by mortgage holders, etc.).
- W. On the final plat tracing, except the for the MAPC approval date, the year 1996 would appear to be the appropriate date to use for the various signature blocks.

December 7, 1995

STAFF REPORT
(Final Plat, Preliminary Plat Approved 11/9/95)

CASE NUMBER: S/D 95-59 WOODLAND LAKES ESTATES

OWNER/APPLICANT: Leewood Homes, Inc., 3500 N. Rock Road - #204, WICHITA, KS 67226

SURVEYOR/ENGINEER: Yung Design Group, 4912 E. 29th Street, WICHITA, KS 67220
Mid Kansas Engineering Consultants, 411 N. Webb Road, Wichita, KS 67206

LOCATION: West of 127th Street East and south of Kellogg

SITE SIZE: 60 ± Acres

NUMBER OF LOTS

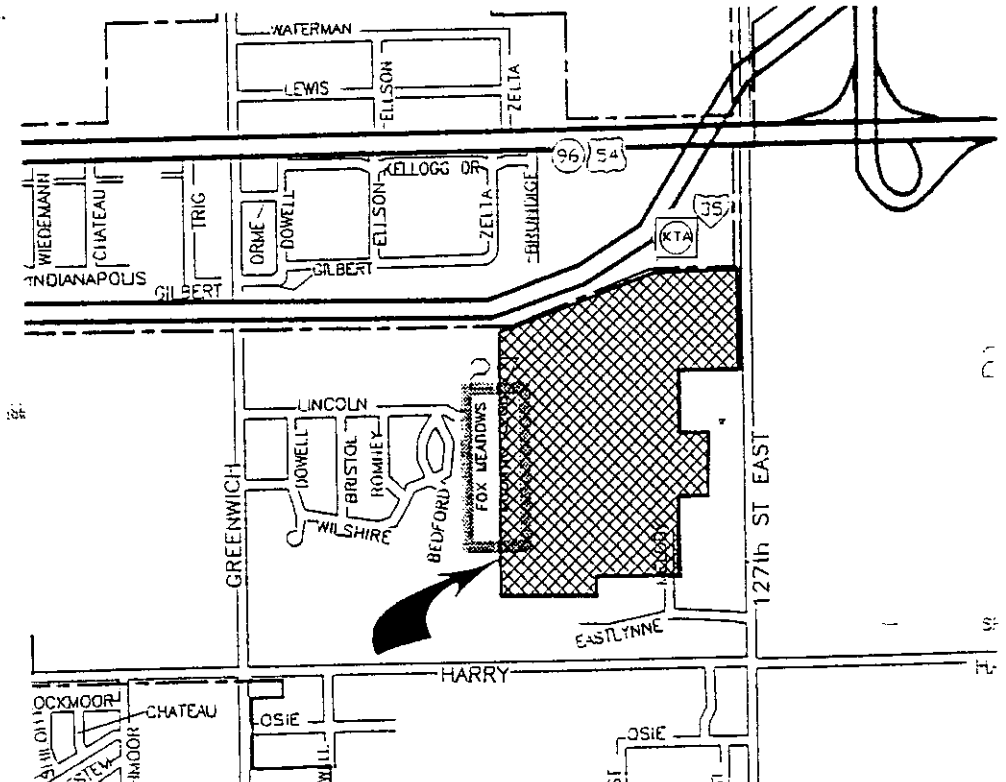
Residential:	88
Office:	
Commercial:	
Industrial:	
Total:	<u>88</u>

MINIMUM LOT AREA: 9,600 sq. ft.

CURRENT ZONING: "R-1"

PROPOSED ZONING: "AA" (Upon annexation)

VICINITY MAP:



NOTE: This plat represents an approximately 60-acre portion of an overall 160 acre preliminary plat reviewed 11/9/95 by the Subdivision Committee. Although this site is presently in the County, it is adjacent to Wichita and annexation will be required. The site is being platted with lot sizes that are acceptable under Wichita's zoning district ("AA") but would be too small under the existing County zoning classification ("R-1"). Therefore, by obtaining annexation, a zone change is not required. While this site is indicating access through street connections to 127th Street East, the applicant has indicated that initially, Lincoln to the west, will be the primary means of access to this development. Even when fully developed, because of the prohibition on left turns from 127th Street East onto Kellogg, Lincoln may continue to be the primary route into or out of this development.

It should also be noted that the applicant is requesting that a portion of this development's street system be built to a County-type street paving standard rather than what is required for an urban subdivision. That is, not only is the site urban because of its location (to be annexed to Wichita) but the lot sizes even in the County would require urban standard streets (curb & gutters, right-of-way, etc.) rather than the paved, open ditch standard being requested. Not only does such a variation in the Subdivision Regulations require the appropriate Engineer's acceptance, since such a variation involves both a design and improvement requirement both the Planning Commission and governing body (City Council) must agree to the waiver of this standard.

STAFF COMMENTS:

- A. Prior to this plat being submitted to the City Council for approval, annexation of this site shall have been completed. Upon annexation, the lot sizes being platted will be allowed under Wichita's "AA" zoning.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. (This guarantee will apparently be for use of the County's 4-Mile Creek system.)
- D. The applicant shall guarantee any drainage improvements required by the platting of this property. As necessary, the applicant shall obtain any needed off-site drainage easements.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets. As requested by the applicant and indicated on the preliminary plat, certain streets in this subdivision are being platted with a 70-foot right-of-way with the request to allow a suburban paving standard rather than the urban standard for these streets. As noted by City Engineering, the applicant still needs to verify that such streets can be designed to properly function for this site. If supported by City Engineering, both the Planning Commission and City Council will need to indicate their approval to also waive the street standards as specified by the Subdivision Regulations. Appropriate guarantees for paving to this standard shall be provided.

As indicated on this final (portion of the preliminary) plat, only Lincoln is being proposed as a County standard type road. City Engineering needs to verify that this standard is acceptable for Lincoln and that Engineering is in agreement with waiving the urban paving standard in this



March 12, 1996

Gene Rath
City of Wichita Engineering
455 N. Main - 7th Floor
Wichita, KS 67202

Re: Woodland Lakes Estates
 Datum

Dear Gene,

Per our phone conversation, the plans prepared for the City of Wichita, (water, paving & storm sewer) may be designed using USGS Elevation Datum rather than City of Wichita Elevation Datum. This will provide ease in design of the combined City & County projects.

Sincerely,

MID-KANSAS ENGINEERING CONSULTANTS, INC.


Greg Allison, P.E.

GJ/Vay

c: Vicky Huang
 Rob Younkin

RECEIVED

MAR 13 1996

CITY - ENGINEERING

XC TONY D.
THEN FILE

Plat file



March 12, 1996

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Greg Allison
Greg Allison, P.E.

GJA/vay

c: Vicky Huang
Rob Younkin

RECEIVED

CITY OF WICHITA

ENGINEERING DEPARTMENT



July 23, 1996

Scott Shields, Environmental Technician
Kansas Department of Health and Environment
Industrial Program Section, Bureau of Water
Forbes Field, Building 283
Topeka, KS 66620-0001

Reference: Woodland Lakes Estates
 Wichita, Kansas
 Stormwater Application

Dear Mr. Shields:


Please find enclosed four copies of our Stormwater Pollution Prevention Plan for Construction Activity and Stormwater Construction Permit Application for Woodland Lake Estates, Wichita, Sedgwick County, Kansas. Items included are as follows:

- ▶ EPA Form 1 (4 copies)
- ▶ Location Map (4 copies)

Thank you for your review and consideration of our application.

Sincerely,

MID-KANSAS ENGINEERING CONSULTANTS, INC.


Greg Allison, P.E.

GA/dm

Enclosures, as noted

c: Vicky Huang, P.E.

RECEIVED
JUL 24 1996
CITY - ENGINEERING

FORM 1 GENERAL	EPA U.S. ENVIRONMENTAL PROTECTION AGENCY GENERAL INFORMATION Consolidated Permits Program (Read the "General Instructions" before starting.)	I. EPA I.D. NUMBER F NOT REQUIRED
LABEL ITEMS I. EPA I.D. NUMBER III. FACILITY NAME V. FACILITY MAILING ADDRESS VI. FACILITY LOCATION	PLEASE PLACE LABEL IN THIS SPACE	GENERAL INSTRUCTIONS If a preprinted label has been provided, affix it in the designated space. Review the information carefully; if any of it is incorrect, cross through it and enter the correct data in the appropriate fill-in area below. Also, if any of the preprinted data is absent (the area to the left of the label space lists the information that should appear), please provide it in the proper fill-in area(s) below. If the label is complete and correct, you need not complete items I, III, V, and VI (except VI-B which must be completed regardless). Complete all items if no label has been provided. Refer to the instructions for detailed item descriptions and for the legal authorizations under which this data is collected.

II. POLLUTANT CHARACTERISTICS

INSTRUCTIONS: Complete A through J to determine whether you need to submit any permit application forms to the EPA. If you answer "yes" to any questions, you must submit this form and the supplemental form listed in the parenthesis following the question. Mark "X" in the box in the third column. If the supplemental form is attached. If you answer "no" to each question, you need not submit any of these forms. You may answer "no" if your activity is excluded from permit requirements; see Section C of the instructions. See also, Section D of the instructions for definitions of bold-faced terms.

SPECIFIC QUESTIONS	MARK 'X'			SPECIFIC QUESTIONS	MARK 'X'		
	YES	NO	FORM ATTACHED		YES	NO	FORM ATTACHED
A. Is this facility a publicly owned treatment works which results in a discharge to waters of the U.S.? (FORM 2A)		X		B. Does or will this facility (either existing or proposed) include a concentrated animal feeding operation or aquatic animal production facility which results in a discharge to waters of the U.S.? (FORM 2B)		X	
C. Is this a facility which currently results in discharges to waters of the U.S. other than those described in A or B above? (FORM 2C)		X		D. Is this a proposed facility (other than those described in A or B above) which will result in a discharge to waters of the U.S.? (FORM 2D)		X	
E. Does or will this facility treat, store, or dispose of hazardous wastes? (FORM 3)		X		F. Do you or will you inject at this facility industrial or municipal effluent below the lowermost stratum containing, within one quarter mile of the well bore, underground sources of drinking water? (FORM 4)		X	
G. Do you or will you inject at this facility any produced water or other fluids which are brought to the surface in connection with conventional oil or natural gas production, inject fluids used for enhanced recovery of oil or natural gas, or inject fluids for storage of liquid hydrocarbons? (FORM 4)		X		H. Do you or will you inject at this facility fluids for special processes such as mining of sulfur by the Frasch process, solution mining of minerals, in situ combustion of fossil fuel, or recovery of geothermal energy? (FORM 4)		X	
I. Is this facility a proposed stationary source which is one of the 28 industrial categories listed in the instructions and which will potentially emit 100 tons per year of any air pollutant regulated under the Clean Air Act and may affect or be located in an attainment area? (FORM 5)		X		J. Is this facility a proposed stationary source which is NOT one of the 28 industrial categories listed in the instructions and which will potentially emit 250 tons per year of any air pollutant regulated under the Clean Air Act and may affect or be located in an attainment area? (FORM 5)		X	

III. NAME OF FACILITY

1 WOODLAND LAKES ESTATES

IV. FACILITY CONTACT

A. NAME & TITLE (last, first, & title) B. PHONE (area code & no.)

2 LEE JOE H. MANAGER 3 1 6 6 3 6 5 2 9 0

V. FACILITY MAILING ADDRESS

A. STREET OR P.O. BOX B. CITY OR TOWN C. STATE D. ZIP CODE

3 3 5 0 0 N R O C K R D B L D G 2 2 0 0 4 W I C H I T A K S 6 7 2 0 6

VI. FACILITY LOCATION

A. STREET, ROUTE NO. OR OTHER SPECIFIC IDENTIFIER B. COUNTY NAME C. CITY OR TOWN D. STATE E. ZIP CODE F. COUNTY CODE (if known)

5 1 2 7 t h S T R E E T & L I N C O L N S E D G W I C K 6 W I C H I T A K S 6 7 2 0 6 S G

CONTINUED FROM THE FRONT

VII. SIC CODES (4-digit, in order of priority)

A. FIRST				B. SECOND			
C	7		(specify)	C	7		(specify)
11	12	13	14	15	16	17	18
C. THIRD				D. FOURTH			
C	7		(specify)	C	7		(specify)
11	12	13	14	15	16	17	18

VIII. OPERATOR INFORMATION

A. NAME												B. Is the name listed in Item VIII-A also the owner?	
C												<input type="checkbox"/> YES <input type="checkbox"/> NO	
11	12	13	14	15	16	17	18	19	20	21	22	23	24
C. STATUS OF OPERATOR (Enter the appropriate letter into the answer box; if "Other", specify.)										D. PHONE (area code & no.)			
F - FEDERAL		M - PUBLIC (other than federal or state)		(specify)		A							
S - STATE		O - OTHER (specify)				11		12		13		14	
P - PRIVATE													
E. STREET OR P.O. BOX													
F. CITY OR TOWN													
G. STATE				H. ZIP CODE				IX. INDIAN LAND					
								Is the facility located on Indian lands?					
								<input type="checkbox"/> YES <input type="checkbox"/> NO					
								21					

X. EXISTING ENVIRONMENTAL PERMITS

A. NPDES (Discharges to Surface Water)						D. PSD (Air Emissions from Proposed Sources)					
C	T	I				C	T	I			
9	N					9	P				
11	12	13	14	15	16	17	18	19	20	21	22
B. UIC (Underground Injection of Fluids)						E. OTHER (specify)					
C	T	I				C	T	I			
9	U					9					(specify)
11	12	13	14	15	16	17	18	19	20	21	22
C. RCRA (Hazardous Wastes)						F. OTHER (specify)					
C	T	I				C	T	I			
9	R					9					(specify)
11	12	13	14	15	16	17	18	19	20	21	22

XI. MAP

Attach to this application a topographic map of the area extending to at least one mile beyond property boundaries. The map must show the outline of the facility, the location of each of its existing and proposed intake and discharge structures, each of its hazardous waste treatment, storage, or disposal facilities, and each well where it injects fluids underground. Include all springs, rivers and other surface water bodies in the map area. See instructions for precise requirements.

XII. NATURE OF BUSINESS (provide a brief description)

Blank area for business description.

XIII. CERTIFICATION (see instructions)

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this application and all attachments and that, based on my inquiry of those persons immediately responsible for obtaining the information contained in the application, I believe that the information is true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

A. NAME & OFFICIAL TITLE (type or print)		B. SIGNATURE		C. DATE SIGNED	
		<i>John A. Doe, Manager</i>			

COMMENTS FOR OFFICIAL USE ONLY

C											
11	12	13	14	15	16	17	18	19	20	21	22

WINDWOOD ADDITION
(CONSTRUCTION POLLUTION PREVENTION PLAN)

1/11/96

SITE DESCRIPTION

Project Name and Location: (Latitude, Longitude, or Address)	Woodland Lakes Estates 127th Street and Lincoln Wichita, Kansas	Owner Name and Address:	Joe H. Lee, Manager 3500 N. Rock Road, Bldg. 2200, Suite 204 Wichita, Kansas 67226
Description: (Purpose and Types of Soil Disturbing Activities)	<p>This project is a residential development. Soil disturbing activities will include: Clearing and grubbing; installation of sanitary sewer, storm water sewer, water lines; paving, lake construction; lot grading; and landscape planting and seeding.</p>		
Runoff Coefficient:	The final coefficient of runoff for the site will be $c = 0.5$.		
Site Area:	The site is approximately 60 acres of which 60 acres will be disturbed by construction activities.		
Sequence of Major Activities			
<ol style="list-style-type: none"> 1. Sanitary Sewer 2. Water Line 3. Storm Water Sewer 4. Paving 5. Residential Homes 6. Seed and mulch graded areas within 14 days of project completion 			
Names of Receiving Waters:	All drainage will flow into proposed lakes on the property and outlet into the natural drainageways.		

CONTROLS

Erosion and Sediment Control

Stabilization Practices

Temporary Stabilization - Topsoil stock piles and disturbed portions of the site where construction activity temporarily ceases for at least 28 days will be stabilized with temporary seed and mulch no later than 14 days from the last construction activity in that area. The temporary seed shall be Rye (grain) applied at the rate of 160 pounds per acre. After seeding, each area shall be mulched with of straw. The straw mulch is to be tacked into place by a disk with blades set nearly straight.

Permanent Stabilization - Disturbed portions of the site where construction activities permanently ceases shall be stabilized no later than 14 days after the last construction activity.

CONTROLS, cont.

Structural Practices

Proposed Inlets - A stormwater piping system and related inlets will be constructed at various locations throughout site. After construction of inlets, the depressions around the inlets will be protected with straw bales or gravel filter system and used as sediment basins. Sediment will be removed, as needed, from area of sump around the inlet/sediment basin and placed elsewhere on the site.

Stormwater Management

Storm water drainage will be provided by overland drainageways, a storm sewer and system and inlets. The initial and final runoff from the entire improved site will drain to an existing lakes through an underground storm system. If excess silt accumulates in the lake, it will be removed.

OTHER CONTROLS

Waste Disposal:

Waste Materials

All waste materials will be collected and stored in a lidded dumpster rented from a local waste management company, which will be a licensed solid waste management company. The dumpster will meet all local City and any State solid waste management regulations. All trash and construction debris from the site will be deposited in the dumpster. The dumpster will be emptied as often as necessary, and the trash will be hauled to the local solid waste disposal site. No construction waste materials will be buried onsite. All personnel will be instructed regarding the correct procedure for waste disposal. Notices stating these practices will be posted in the office trailer, and the individual who manages the day-to-day site operations, will be responsible for seeing that these procedures are followed.

Hazardous Waste

All hazardous waste materials will be disposed of in the manner specified by local or State regulation or by the manufacturer. Site personnel will be instructed in these practices and individual who manages day-to-day site operations will be responsible for seeing that these practices are followed.

Sanitary Waste

All sanitary waste will be collected from the portable units as often as necessary and in accordance with local regulations by a local licensed City sanitary waste management contractor.

Offsite Vehicle Tracking:

A stabilized construction entrance will be provided to help reduce vehicle tracking of sediments. Dump trucks hauling material from the construction site will be covered with a tarpaulin.

TIMING OF CONTROLS/MEASURES

An existing lake will control sediment for the entire site. Areas where construction activity temporarily ceases for more than 28 days will be stabilized with a temporary seed and mulch within 14 days of the last disturbance. Once construction activity ceases permanently in an area, that area will be stabilized with permanent seed sod and/or mulch. After the entire site is stabilized, excess sediment will be removed from the existing lake.

MAINTENANCE/INSPECTION PROCEDURES

Erosion and Sediment Control Inspection and Maintenance Practices.

These are the inspection and maintenance practices that will be used to maintain erosion and sediment controls.

- All control measures will be inspected following any storm event of 0.5 inches or greater and at least once each week .
- All measures will be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours of report.
- Sediment barriers will be inspected for effectiveness.
- Built up sediment will be removed from around each storm drain/inlet sediment basin's straw bale barriers to retain their effectiveness.
- The lake will be inspected for depth of sediment, and excess sediment will be removed at the end of the job.
- Temporary and permanent seeding and planting will be inspected for bare spots, washouts and healthy growth and replanted as necessary.
- A maintenance inspection report will be made after each inspection. A copy of the report form to be completed by the inspector is attached.
- The property owner or general contractor will be responsible for inspections, maintenance and repair activities, and filling out the inspection and maintenance report.
- If other personnel are selected for inspection and maintenance responsibilities they will receive training from site superintendent. They will be trained in all the inspection and maintenance practices necessary for keeping the erosion and sediment controls used onsite in good working order.

Non-Storm Water Discharges

It is expected that the following non-stormwater discharges will occur from the site during the construction period:

- Water from any water line flushings
- Pavement wash waters (where no spills or leaks of toxic or hazardous materials have occurred).

All non-storm water discharges will flow through the existing lake just prior to exiting the property.

INVENTORY FOR POLLUTION PREVENTION PLAN

The material or substances listed below are expected to be present onsite during construction:

- Concrete
- Petroleum Based Products
- Paints (enamel and latex)
- Concrete
- Roofing Materials
- Fertilizers
- Wood
- Masonry Blocks

SPILL PREVENTION

Material Management Practices

The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances to storm water runoff.

Good Housekeeping:

The following good housekeeping practices will be followed onsite during the construction.

- An effort will be made to store only enough product required to do the job
- All materials stored onsite will be stored in a neat, orderly manner in their appropriate containers and, if possible, under a roof or other enclosure
- Products will be kept in their original containers with the original manufacturer's label
- Substances will not be mixed with one another unless recommended by the manufacturer
- Whenever possible, all of a product will be used up before disposing of the container
- Manufacturers' recommendation for proper use and disposal will be followed
- The property owner or general contractor will inspect daily to ensure proper use and disposal of materials onsite.

Hazardous Products:

These practices are used to reduce the risks associated with hazardous materials.

- Products will be kept in original containers unless they are not resealable
- Original labels and material safety data will be retained; they contain important product information
- If surplus product must be disposed of, manufacturers' or local and State recommended methods for proper disposal will be followed.

Product Specific Practices

The following product specific practices will be followed onsite:

Petroleum Products:

All onsite vehicles will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any asphalt substances used onsite will be applied according to the manufacturer's recommendations.

SPILL PREVENTION cont.

Fertilizers:

Fertilizers used will be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer will be worked into the soil to limit exposure to stormwater. Storage will be in a covered shed. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

Paints:

All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm sewer system but will be properly disposed of according to manufacturers' instructions of State and local regulations.

Concrete Trucks:

Concrete trucks will not be allowed to wash out or discharge surplus concrete or drum wash water on the site.

Spill Control Practices

In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will be followed for spill prevention and cleanup:

- Manufacturers' recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
- Materials and equipment necessary for spill cleanup will be kept in the material storage area onsite. Equipment and materials may include but not be limited to brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust, and plastic and metal trash containers specifically for this purpose.
- All spills will be cleaned up immediately after discovery.
- The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
- Spills of toxic or hazardous material will be reported to the appropriate State or local government agency, regardless of the size.
- The spill prevention plan will be adjusted to include measures to prevent this type of spill from re-occurring and how to clean up the spill if there is another one. A description of the spill, what caused it, and the clean up measures will also be included.
- The property owner or general contractor responsible for the day-to-day site operations will be the spill prevention and clean up coordinator. If he designates other site personnel to act in his absence they will receive spill prevention and clean up training.

POLLUTION PREVENTION PLAN CERTIFICATION

I certify under penalty of law that this document and all attachments were prepared under my direction of supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Kancel, L. C.
 3500 N. Rock Road
 Bldg. 2200, Suite 204
 Wichita, KS 67226

Signed: 

Printed Name: Joe H. Lee

Title: Manager

Phone: 316-636-5290

CONTRACTOR'S CERTIFICATION

I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification.

Signature	For	Responsible for
<hr/>		
Date: <hr/>		
<hr/> Date: <hr/>		

**

*WOODLAND LAKES ESTATES

*

AREA BEARINGS 5*UNPLATTED TRACT

AREA = 1059764.9929 (ACRES = 24.3289)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
4			1681035.5008	1688953.9686
	N 00 45 37.001 W	1055.9601		
3			1682091.3679	1688939.9571
	N 06 15 47.721 W	3014.7899 (RADIAL)		
1		CURVE CENTER	1685088.1629	1688611.0530
	S 19 57 11.692 E	3014.7900 (RADIAL)		
111			1682254.3466	1689639.8599
	S 00 45 37.017 E	167.6579		
52			1682086.7034	1689642.0846
	S 21 15 46.115 E	225.0000 (RADIAL)		
109		CURVE CENTER	1681877.0199	1689723.6800
	N 27 38 03.946 W	225.0000 (RADIAL)		
53			1682076.3530	1689619.3186
	S 21 15 46.100 E	193.4163		
107			1681896.1032	1689689.4603
	S 02 43 32.932 E	756.2269		
106			1681140.7319	1689725.4238
	S 45 39 50.201 E	91.9660		
105			1681076.4600	1689791.2028
	S 00 46 46.323 E	383.4128		
50			1680693.0827	1689796.4191
	N 86 46 23.719 W	233.3412		
35			1680706.2169	1689563.4479
	S 89 00 04.982 W	230.0000		
34			1680702.2084	1689333.4828
	N 46 16 49.480 W	422.9534		
33			1680994.5240	1689027.8013
	N 90 00 00.000 W	73.2388		
32			1680994.5240	1688954.5625
	N 00 49 49.304 W	40.9811		
4			1681035.5008	1688953.9686

CIRCULAR CURVE 3 1 111 L
 CENTRAL ANGLE = 13 41 23.971
 CHORD DIRECTION = N 76 53 30.307 E
 RADIUS = 3014.7899

LENGTH = 720.3401
 TANGENT = 361.8934
 CHORD = 718.6278
 EXTERNAL = 21.6430
 MIDDLE ORDINATE = 21.4888

CIRCULAR CURVE 52 109 53 L
 CENTRAL ANGLE = 6 22 17.830
 CHORD DIRECTION = S 65 33 04.969 W
 RADIUS = 225.0000
 LENGTH = 25.0213
 TANGENT = 12.5236
 CHORD = 25.0084
 EXTERNAL = .3483
 MIDDLE ORDINATE = .3477

7*UNPLATTED TRACT
 AREA = 1613131.7940 (ACRES = 37.0324)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
11			1681069.0798	1690880.3860
	S 01 04	42.975 E		
12		361.0800	1680708.0638	1690887.1830
	N 88 59	19.988 E		
17		360.7600	1680714.4299	1691247.8868
	S 01 02	24.016 E		
18		661.9100	1680052.6289	1691259.9008
	S 88 57	07.026 W		
13		359.9500	1680046.0451	1690900.0110
	S 00 59	59.789 E		
134		635.2905	1679410.8513	1690911.0977
	S 88 55	28.115 W		
133		51.6347	1679409.8821	1690859.4721
	N 01 04	32.025 W		
132		300.0000 (RADIAL)		
		CURVE CENTER	1679709.8292	1690853.8408
	S 57 39	22.218 W		
		299.9999 (RADIAL)		
131			1679549.3296	1690600.3850
	S 57 39	22.123 W		
		260.0000 (RADIAL)		
130			1679410.2298	1690380.7233
	N 00 52	00.508 W		
		260.0001 (RADIAL)		
129			1679670.2001	1690376.7900
	S 89 07	59.339 W		
		79.9997		
128			1679668.9898	1690296.7995
	N 00 52	00.905 W		
		190.0000 (RADIAL)		
126			1679858.9681	1690293.9248
	S 69 07	59.478 W		
		190.0000 (RADIAL)		

125			1679791.2907	1690116.3867
	N 20 52 00.582 W	270.0000		
124			1680043.5816	1690020.2135
	S 69 07 59.441 W	289.9999 (RADIAL)		
122		CURVE CENTER	1679940.2845	1689749.2344
	N 09 07 59.407 E	290.0000 (RADIAL)		
123			1680226.6079	1689795.2660
	N 80 52 00.514 W	220.0000		
120			1680261.5285	1689578.0552
	N 09 07 59.397 E	135.0000 (RADIAL)		
121		CURVE CENTER	1680394.8170	1689599.4837
	S 58 07 59.380 W	134.9999 (RADIAL)		
118			1680323.5442	1689484.8313
	N 31 52 00.591 W	155.8441		
117			1680455.8991	1689402.5539
	N 58 07 59.460 E	200.0000 (RADIAL)		
119		CURVE CENTER	1680561.4884	1689572.4094
	N 81 52 00.445 W	199.9999 (RADIAL)		
115			1680589.7834	1689374.4211
	N 08 07 59.393 E	114.5735		
135			1680703.2045	1689390.6303
	N 89 00 04.943 E	172.8439		
35			1680706.2169	1689563.4479
	S 86 46 23.719 E	548.5937		
36			1680675.3379	1690111.1719
	N 89 00 05.056 E	190.0000		
37			1680678.6492	1690301.1430
	N 45 00 00.000 E	590.0000		
40			1681095.8422	1690718.3360
	N 89 20 21.017 E	161.7306		
47			1681097.7075	1690880.0558
	S 00 39 39.011 E	28.6296		
11			1681069.0798	1690880.3860

CIRCULAR CURVE 133 132 131 R
CENTRAL ANGLE = 58 43 54.243
CHORD DIRECTION = N 61 42 34.893 W
RADIUS = 300.0000
LENGTH = 307.5186
TANGENT = 168.8059
CHORD = 294.2308
EXTERNAL = 44.2317
MIDDLE ORDINATE = 38.5482

CIRCULAR CURVE 131 130 129 L
CENTRAL ANGLE = 58 31 22.631
CHORD DIRECTION = N 61 36 19.178 W
RADIUS = 260.0000
LENGTH = 265.5688

TANGENT = 145.6754
 CHORD = 254.1739
 EXTERNAL = 38.0291
 MIDDLE ORDINATE = 33.1765

CIRCULAR CURVE 128 126 125 R
 CENTRAL ANGLE = 70 00 00.383
 CHORD DIRECTION = N 55 52 00.691 W
 RADIUS = 190.0000
 LENGTH = 232.1292
 TANGENT = 133.0397
 CHORD = 217.9594
 EXTERNAL = 41.9473
 MIDDLE ORDINATE = 34.3612

CIRCULAR CURVE 124 122 123 L
 CENTRAL ANGLE = 60 00 00.034
 CHORD DIRECTION = N 50 52 00.540 W
 RADIUS = 289.9999
 LENGTH = 303.6873
 TANGENT = 167.4316
 CHORD = 290.0000
 EXTERNAL = 44.8632
 MIDDLE ORDINATE = 38.8526

CIRCULAR CURVE 120 121 118 R
 CENTRAL ANGLE = 48 59 59.983
 CHORD DIRECTION = N 56 22 00.487 W
 RADIUS = 135.0000
 LENGTH = 115.4535
 TANGENT = 61.5230
 CHORD = 111.9672
 EXTERNAL = 13.3580
 MIDDLE ORDINATE = 12.1552

CIRCULAR CURVE 117 119 115 R
 CENTRAL ANGLE = 40 00 00.096
 CHORD DIRECTION = N 11 52 00.432 W
 RADIUS = 200.0000
 LENGTH = 139.6264
 TANGENT = 72.7941
 CHORD = 136.8081
 EXTERNAL = 12.8356
 MIDDLE ORDINATE = 12.0615

QUIT

*JOB 95 58 9558 HARRY AND 127TH STRET ENDED 10:55:48 02-12-97

*
 *WOODLAND LAKES ESTATES - BOUNDARY
 *

AREA BEARINGS 4
 AREA = 2643964.1924

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
48			1682406.9687	1691555.2463
	S 00 44 11.000 E	1084.6182		
49			1681322.4400	1691569.1859
	S 88 58 55.998 W	691.6896		
10			1681310.1538	1690877.6054
	S 00 39 38.996 E	212.4604		
47			1681097.7075	1690880.0558
	S 89 20 21.017 W	161.7306		
40			1681095.8422	1690718.3360
	S 45 00 00.000 W	203.5107		
114			1680951.9384	1690574.4322
	S 59 09 34.881 W	539.5535		
36			1680675.3379	1690111.1719
	N 86 46 23.719 W	548.5937		
35			1680706.2169	1689563.4479
	S 89 00 04.982 W	230.0000		
34			1680702.2084	1689333.4828
	N 46 16 49.433 W	389.9937		
93			1680971.7446	1689051.6224
	S 28 23 35.304 W	197.7156 (RADIAL)		
94		CURVE CENTER	1680797.8131	1688957.6049
	N 00 53 09.000 W	197.7155 (RADIAL)		
95			1680995.5050	1688954.5482
	N 00 49 48.882 W	40.0000		
4			1681035.5008	1688953.9686
	N 00 45 37.001 W	60.0001		
96			1681095.4956	1688953.1725
	S 00 53 09.008 E	162.0969 (RADIAL)		
97		CURVE CENTER	1680933.4181	1688955.6785
	N 38 02 09.980 E	162.0969 (RADIAL)		
98			1681061.0893	1689055.5558
	S 51 57 50.014 E	326.0339		
99			1680860.2009	1689312.3475
	N 38 02 10.009 E	200.0000 (RADIAL)		
100		CURVE CENTER	1681017.7254	1689435.5791
	S 15 57 50.021 E	200.0000 (RADIAL)		
101			1680825.4384	1689490.5854

102	N 74 02 10.031 E	150.0000		
			1680866.6931	1689634.8007
177	S 15 57 49.999 E	350.0000 (RADIAL)		
		CURVE CENTER	1680530.1908	1689731.0617
104	N 10 21 04.694 E	350.0000 (RADIAL)		
			1680874.4944	1689793.9508
105	N 00 46 46.323 W	201.9843		
			1681076.4600	1689791.2028
106	N 45 39 50.201 W	91.9660		
			1681140.7319	1689725.4238
107	N 02 43 32.932 W	756.2269		
			1681896.1032	1689689.4603
108	N 21 15 46.100 W	190.3973		
			1682073.5396	1689620.4134
109	S 27 43 15.231 E	222.0000 (RADIAL)		
		CURVE CENTER	1681877.0199	1689723.6800
110	N 21 33 09.399 W	222.0000 (RADIAL)		
			1682083.4978	1689642.1271
111	N 00 45 37.017 W	170.8638		
			1682254.3466	1689639.8599
1	N 19 57 11.692 W	3014.7900 (RADIAL)		
		CURVE CENTER	1685088.1629	1688611.0530
7	S 26 03 10.795 E	3014.7899 (RADIAL)		
			1682379.7113	1689935.1558
48	N 89 02 10.004 E	1620.3198		
			1682406.9687	1691555.2463

CIRCULAR CURVE	93	94	95 L
CENTRAL ANGLE =	29	16	44.304
CHORD DIRECTION =	N 76	14	46.980 W
RADIUS =			197.7156
LENGTH =			101.0355
TANGENT =			51.6466
CHORD =			99.9398
EXTERNAL =			6.6342
MIDDLE ORDINATE =			6.4188

CIRCULAR CURVE	96	97	98 R
CENTRAL ANGLE =	38	55	18.988
CHORD DIRECTION =	S 71	25	29.514 E
RADIUS =			162.0969
LENGTH =			110.1150
TANGENT =			57.2773
CHORD =			108.0099
EXTERNAL =			9.8220
MIDDLE ORDINATE =			9.2608

CIRCULAR CURVE	99	100	101 L
CENTRAL ANGLE =	54	00	00.030

CHORD DIRECTION = S 78 57 50.036 E
 RADIUS = 200.0000
 LENGTH = 188.4956
 TANGENT = 101.9051
 CHORD = 181.5962
 EXTERNAL = 24.4653
 MIDDLE ORDINATE = 21.7987

CIRCULAR CURVE 102 177 104 R
 CENTRAL ANGLE = 26 18 54.693
 CHORD DIRECTION = N 87 11 37.294 E
 RADIUS = 350.0000
 LENGTH = 160.7503
 TANGENT = 81.8185
 CHORD = 159.3412
 EXTERNAL = 9.4360
 MIDDLE ORDINATE = 9.1883

CIRCULAR CURVE 108 109 110 R
 CENTRAL ANGLE = 6 10 05.832
 CHORD DIRECTION = N 65 21 47.384 E
 RADIUS = 222.0000
 LENGTH = 23.8998
 TANGENT = 11.9615
 CHORD = 23.8883
 EXTERNAL = .3220
 MIDDLE ORDINATE = .3215

CIRCULAR CURVE 111 1 7 L
 CENTRAL ANGLE = 6 05 59.103
 CHORD DIRECTION = N 66 59 48.739 E
 RADIUS = 3014.7900
 LENGTH = 320.9568
 TANGENT = 160.6301
 CHORD = 320.8052
 EXTERNAL = 4.2762
 MIDDLE ORDINATE = 4.2702

QUIT

*JOB 95 58 9558 HARRY AND 127TH STRET ENDED 16:10:51 02-20-96

HIGHEST FIGURE NUMBER USED = 221
 HIGHEST POINT NUMBER USED = 608
 HIGHEST PROFILE NUMBER USED = 0
 NUMBER OF DESCRIPTIONS = 130