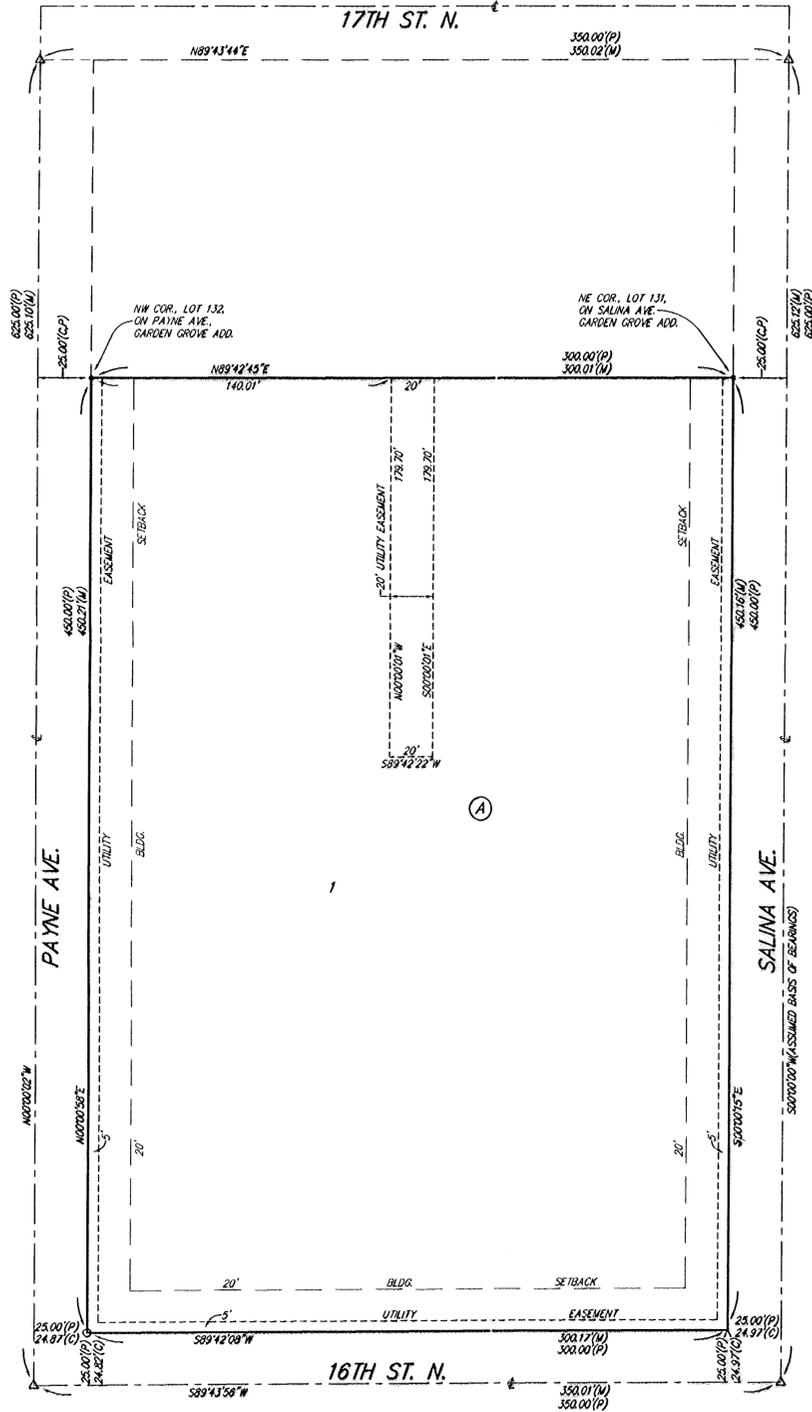


# WOODLAND ELEMENTARY SCHOOL ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS



- △ = 3/4" IRON IN THIMBLE (FOUND)
  - = 3/4" PINCHED IRON (FOUND)
  - ∧ = CHISELED V NOTCH (FOUND)
  - = 1/2" REBAR W/ "TRUCKLES & BOHM" CAP (FOUND)
- (M) = MEASURED  
(P) = PLATTED  
(C) = CALCULATED

**NOTE:**  
A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL REMAIN AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County) do hereby certify that we have surveyed and platted "WOODLAND ELEMENTARY SCHOOL ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of all of Lots 122, 124, 126, 128, 130 and 132, on Payne Avenue, Garden Grove Addition to Wichita, Kansas, together with all of Lots 129 and 131, on Salina Avenue, Garden Grove Addition to Wichita, Kansas, together with all of Reserve A, Garden Grove Addition to Wichita, Kansas, together with Lots 2 and 3, Block C, Ferrells Fourth Addition to the City of Wichita, Kansas, EXCEPT that part of said Lot 2 platted as Garden Grove Addition to Wichita, Kansas.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).  
All being situated in the SW1/4 of Sec. 8, Twp. 27-5, R-1-E of the 6th P.M., Sedgwick County, Kansas.  
Baughman Company, P.A.

Michael D. Conroy, Surveyor  
Michael D. Conroy



This plat of "WOODLAND ELEMENTARY SCHOOL ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2004.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chair  
Ronald L. Marnell

\_\_\_\_\_, Secretary  
John L. Schlegel

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_, Mayor  
Carlos Mayans

\_\_\_\_\_, City Clerk  
Karen Sublett

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

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot and a Block to be known as "WOODLAND ELEMENTARY SCHOOL ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities.

Unified School District No. 259,  
Wichita, Sedgwick County, Kansas

\_\_\_\_\_  
Michael Kinard, President

Tricia L. Robella, L.S. #1246  
Deputy County Surveyor  
Sedgwick County, Kansas

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

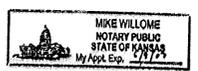
\_\_\_\_\_, County Clerk  
Don Brace

State of Kansas) SS The foregoing instrument acknowledged before me, this 14th day of June, 2004, by Michael Kinard, President of Unified School District No. 259, Wichita, Sedgwick County, Kansas, on behalf of the Unified School District.



\_\_\_\_\_  
MIKE WILLOME, Notary Public

My App't. Exp. 6/9/07



State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 2004 at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Bill Meek

\_\_\_\_\_, Deputy  
Linda Kizzire





**Wichita-Sedgwick County Metropolitan Area Planning Department**

April 22, 2004

Baughman Company, P.A.  
311 Ellis  
Wichita, KS 67211

RE: SUB 2004-39 -- One-Step Final Plat of Woodland Elementary Addition

At the regular meeting of the Metropolitan Area Planning Commission on April 22, 2004, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated April 16, 2004, subject to revising Item D to:

A five-foot dedication of a utility easement is required.

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

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), **if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,**
3. A disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

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

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Copies to: Joe Hoover, USD No. 259, 201 N. Water, Wichita, KS 67202  
Kevin Holman, Sedgwick County Fire Department  
Jim Armour, Acting City Engineer, Department of Engineering  
City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

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[www.wichita.gov](http://www.wichita.gov)



## Wichita-Sedgwick County Metropolitan Area Planning Department

April 16, 2004

Baughman Company, P.A.  
311 Ellis  
Wichita, KS 67211

RE: SUB 2004-39 -- One-Step Final Plat of Woodland Elementary Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 15, 2004, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following staff comments:

- A. Municipal services are available to serve the site. Applicant shall meet with City Engineering regarding abandonment of a portion of the sewer line.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- D. Traffic Engineering has requested a 5-ft contingent dedication of sidewalk and utility easement along perimeter streets.
- E. The Applicant has platted 20-ft building setbacks which represents an adjustment of the Zoning Code standard of 25 feet for the TF-3, Two-Family Residential District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- F. 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.
- G. The platting text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

- H. 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.)
- 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. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- 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 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. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- O. 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.
- P. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD ([cholloway@wichita.gov](mailto:cholloway@wichita.gov)) . This will be used by the City and County GIS Department.

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

This case will be forwarded to the Planning Commission for consideration on Thursday, April 22, 2004. The meeting will begin at 12:30 p.m., in the Metropolitan Area Planning Conference Room - 10<sup>th</sup> Floor, 455 N. Main Street, Wichita, KS.

**STAFF REPORT**  
**(One-Step Final Plat 4/15/04)**

**CASE NUMBER:** SUB 2004-39 -- WOODLAND ELEMENTARY ADDITION

**OWNER/APPLICANT:** USD 259, Attn: Joe Hoover, 201 N. Water, Wichita, KS 67202

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

**LOCATION:** North of 13th North, West of Broadway

**SITE SIZE:** 3.1 Acres

**NUMBER OF LOTS**

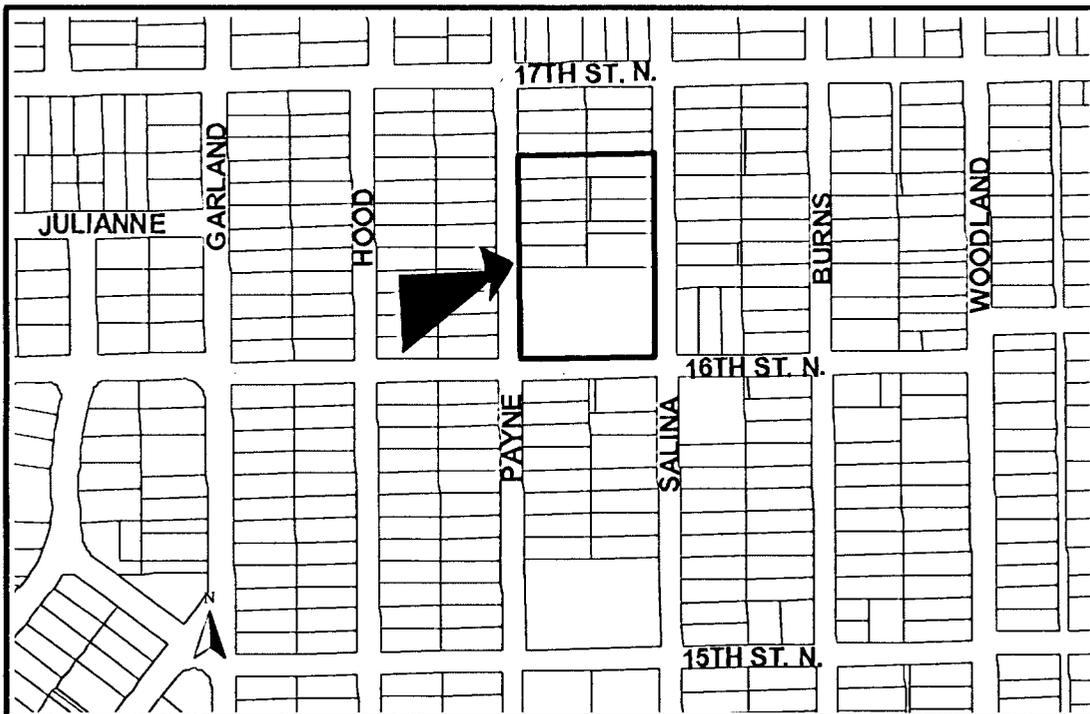
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

**MINIMUM LOT AREA:** 3.09 Acres

**CURRENT ZONING:** TF-3, Two-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



**SUB 2004-39 -- One-Step Final Plat of WOODLAND ELEMENTARY ADDITION**  
**April 22, 2004 - Page 2**

**NOTE:** This is a replat of a portion of the Garden Grove Addition and Ferrell's 4th Addition.

**STAFF COMMENTS:**

- A. Municipal services are available to serve the site. *Applicant shall meet with City Engineering regarding abandonment of a portion of the sewer line.*
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. *City Engineering* needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*
- D. *Traffic Engineering* has requested a 5-ft contingent dedication of sidewalk and utility easement along perimeter streets.
- E. The Applicant has platted 20-ft building setbacks which represents an adjustment of the Zoning Code standard of 25 feet for the TF-3, Two-Family Residential District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
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**SUB 2004-39 -- One-Step Final Plat of WOODLAND ELEMENTARY ADDITION**  
**April 22, 2004 - Page 3**

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