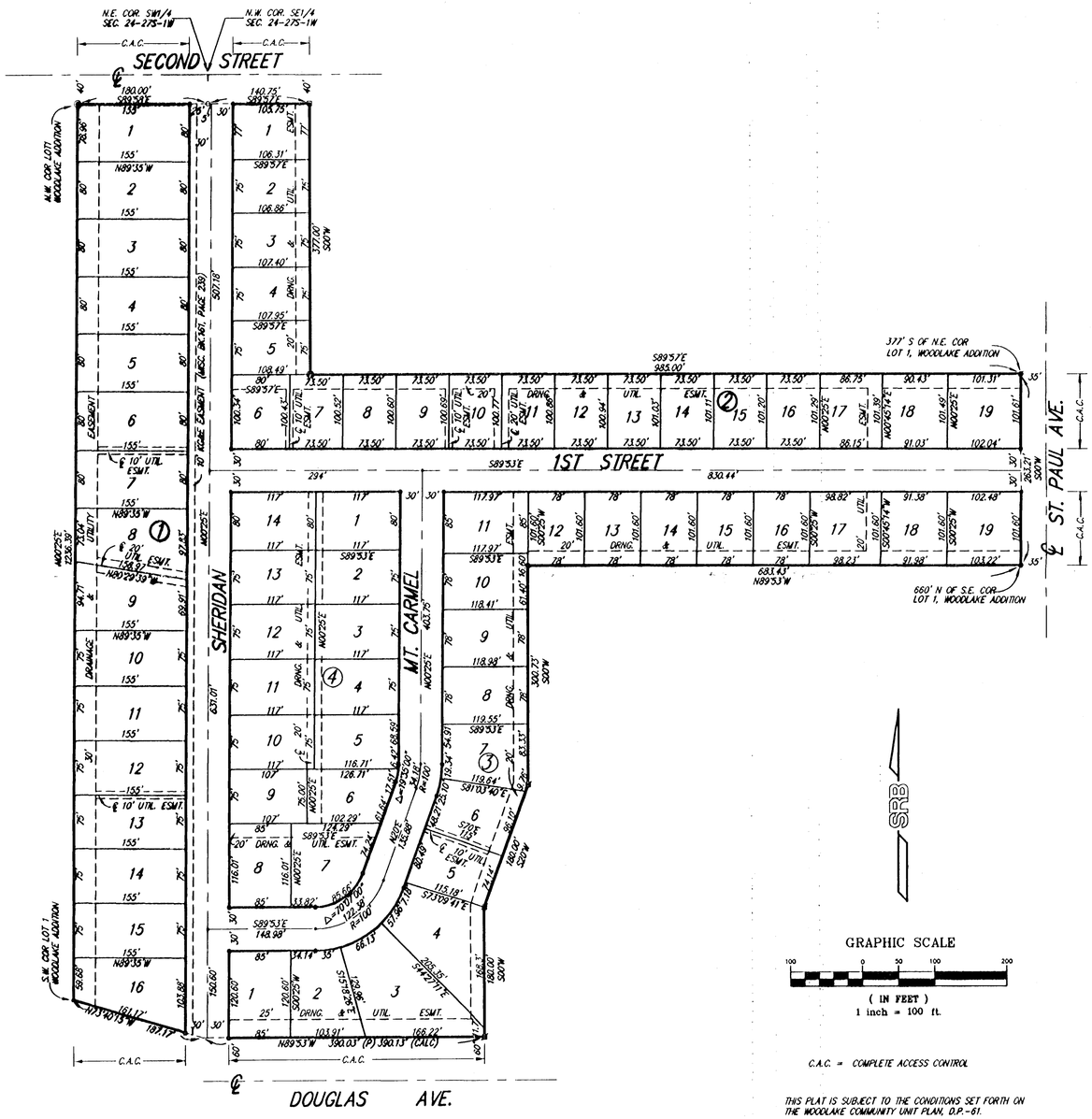
Received 4-27-00

WOODLAKE 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



GRAPHIC SCALE

100 0 50 100 200

(IN FEET)

1 inch = 100 ft.

C.A.C. = COMPLETE ACCESS CONTROL

THIS PLAT IS SUBJECT TO THE CONDITIONS SET FORTH ON THE WOODLAKE COMMUNITY UNIT PLAN, D.P.-61.

- ● = 3/4 IRON PIPE (FOUND)
- ○ = 1/2" IRON PIPE (FOUND)
- ⌀ = 1/2" REBAR W/PROFESSIONAL ENGINEERING CONSULTANTS CAP (FOUND)
- □ = 1/2" REBAR W/MID KANSAS ENGINEERING CAP (FOUND)
- ⌀ = 1/2" REBAR W/BAUGHMAN CAP (FOUND)
- ● = 5/8" REBAR W/SRB CAP (SET)

State of Kansas) SS
Sedgwick County)

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "WOODLAKE 2ND 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:

That part of Lot 1, Woodlake Addition, Wichita, Sedgwick County, Kansas, described as commencing at the S.E. Corner of said Lot 1; Thence N89°53'W, along the south line of said Lot 1, 357.15 feet; thence N85°29'05"W, along the south line of said Lot 1, 130.28 feet; thence N89°53'W, along the south line of said Lot 1, 257.97 feet to the place of beginning; thence N00°E, 180 feet; thence N20°E, 180 feet; thence N00°E, 300.73 feet; thence S89°53'E, 683.43 feet to a point on the east line of said Lot 1, said point being 660 feet north of the S.E. Corner of said Lot 1; thence N00°E, along the east line of said Lot 1, 263.21 feet to a point 377 feet south of the N.E. Corner of said Lot 1; thence N89°57'W, parallel with the northerly most line of said Lot 1, 985 feet; thence N00°E, (15 feet west of and parallel with a lot line of said Lot 1), 377 feet to a point on the north line of said Lot 1; thence N89°57'W, along the north line of said Lot 1, 140.75 feet; thence N89°58'W, along the north line of said Lot 1, 180 feet to the N.W. Corner of said Lot 1; thence S00°25'W, along the west line of said Lot 1, 1236.39 feet to the S.W. Corner of said Lot 1; thence S73°40'15"E, along the south line of said Lot 1, 187.17 feet; thence S89°53'E, along the south line of said Lot 1, 390.03 feet more or less to the place of beginning.

All being situated in the SE1/4 and the SW1/4 of Sec. 24, TWP. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

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

Savoy, Ruggles & Bohm, P.A.

Date 5 APR

MARK A. SAVOY REGISTERED LS-788 KANSAS LAND SURVEYOR

Mark A. Savoy R.L.S. #788 — 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, Blocks, and Streets to be known as "WOODLAKE 2ND ADDITION", Wichita, Sedgwick County, Kansas. The Streets are hereby dedicated to and for the use of the public. Access controls are hereby granted to the City of Wichita as indicated on the face of the plat. 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 for drainage purposes and for the construction and maintenance of all public utilities. A drainage plan has been developed for this plat and all drainage easements, rights-of-way, or reserves shall remain at established grades, or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of stormwater.

J.W. Owen

Brenda B. Owen

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 21 day of April 2000, by J.W. Owen and Breanda B. Owen, husband and wife.

JAXCINE ORR Notary Public - State of Kansas My Appt. Expires 3/31/2004

Notary Public

My Appointment Expires: 3/31/2004

This plat of "WOODLAKE 2ND 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 ____, 2000.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman
Francis S. Garofalo

Secretary
Marvin S. Krout

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of ____, 2000

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

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this ____ day of ____, 2000.

Mayor
Bob Knight

City Clerk
Pat Burnett

Entered on transfer record this ____ day of ____, 2000.

County Clerk
James Alford

State of Kansas) SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of ____ 2000, at ____ o'clock ___M: and is duly recorded.

Register of Deeds
Bill Meek

Deputy
Linda Kizzire

DWG FILE: 015068-R.C.
PROJECT NO. 0CA01506P

SRB 924 NORTH MAIN WICHITA, KANSAS 67203 http://www.feist.com/~srb
316-264-8008 FAX 264-4621 E-mail: srb@feist.com
SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

WICHITA — 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

March 16, 2000

Mark Savoy
Savoy, Ruggles and Bohm, P.A.
924 N. Main Street
Wichita, KS 67203

RE: S/D 00-08 -- Final Plat of WOODLAKE SECOND ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on February 24, 2000, 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 March 10, 2000.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.

2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot, residential developments.

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Jim Burns, 205 W. 2nd Street, Ste. 10, Wichita, KS 67202
J.W. Owen, 1440 Gatewood, #49, Wichita, KS 67206
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

WICHITA — 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

March 10, 2000

Mark Savoy
Savoy, Ruggles and Bohm, P.A.
924 N. Main Street
Wichita, KS 67203

RE: S/D 00-08 -- Final Plat of WOODLAKE SECOND ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 9, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

A. The Applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. City Engineering needs to comment on the need for any other guarantees or easements. The 20-ft utility easement along the west property line needs to be labeled. *The utility easement between Lots 8 and 9, Block 1 needs to be increased from 16 to 20 feet.*

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. A guarantee is required.*

D. 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.

E. The Applicant needs to request a CUP adjustment, as the proposed access controls do not correspond with those imposed by the CUP. A CUP adjustment may also be needed for the parcel boundaries.

F. The Applicant shall guarantee the paving of the proposed interior streets. The guarantee shall also provide for sidewalks on one side of the streets.

G. City Fire Department should comment on the plat's street names. *First Street has been renamed 1st Street in accordance with City Fire Department's request.*

H. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP (referenced as DP-61) and its special conditions for development on this property.

I. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

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'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.

L. 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.

M. 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.

N. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

O. Perimeter closure computations shall be submitted with the final plat tracing.

P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

Q. 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. *KGE has requested additional easements.*

R. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

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, March 16, 2000, at 1:00 p.m.

If you have any questions concerning this matter, please call.

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Jim Burns, 205 W. 2nd Street, Ste. 10, Wichita, KS 67202
J.W. Owen, 1440 Gatewood, #49, Wichita, KS 67206
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-1
March 16, 2000

STAFF REPORT
(Final Plat Approved 3/09/2000; Preliminary Plat Approved 2/3/2000)

CASE NUMBER: S/D 00-08 -- WOODLAKE 2ND ADDITION

APPLICANT: J.W. Owen, 7701 E. Kellogg, Suite 460, Wichita, KS 67207

AGENT: Jim Burns, 205 W. 2nd St., Suite 10, Wichita, KS 67202

SURVEYOR/ENGINEER: Savoy, Ruggles and Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: Northeast and northwest corner of Douglas Avenue and Sheridan

SITE SIZE: 19.59 Acres

NUMBER OF LOTS

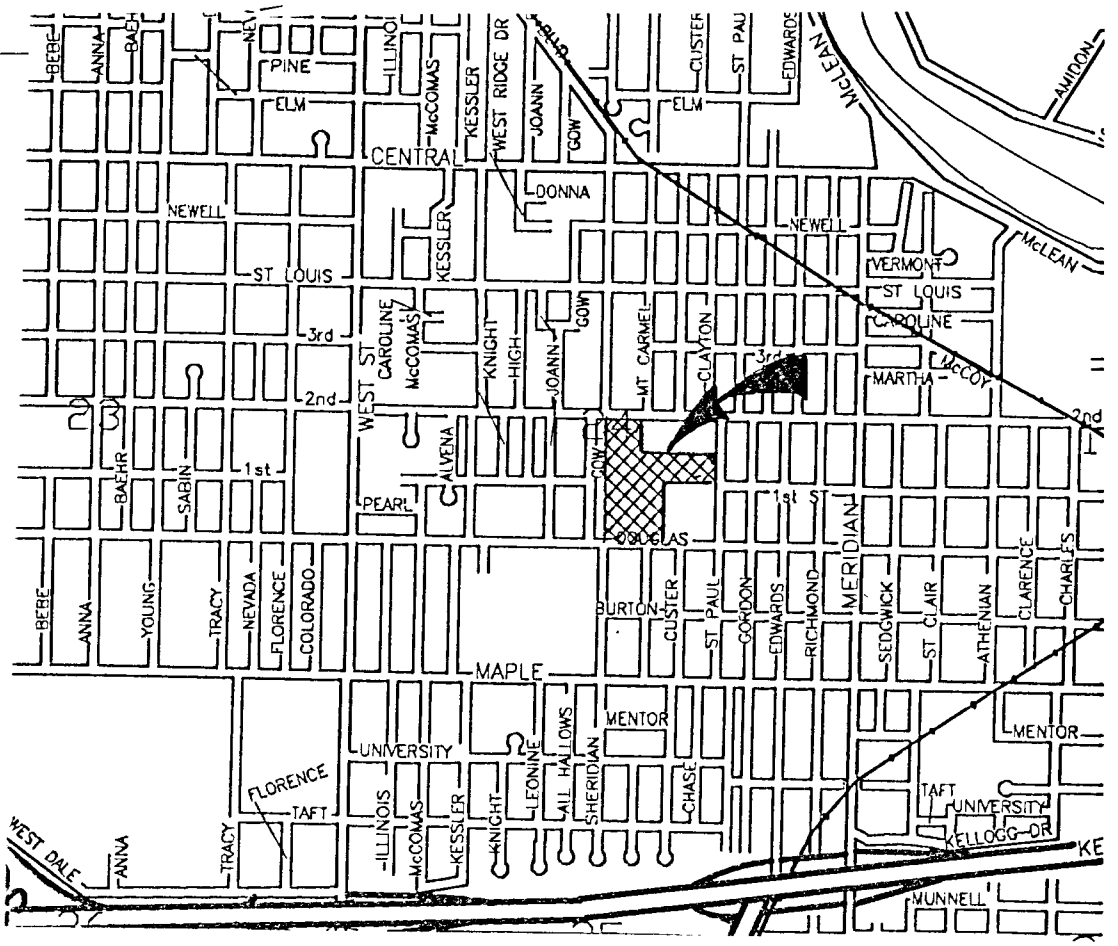
Residential:	68
Office:	
Commercial:	
Industrial:	
Total:	68

MINIMUM LOT AREA: 7,300 Sq. Ft.

CURRENT ZONING: MF-29, Multi-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is subject to the Woodlake Community Unit Plan (DP-61).

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