

# WOODS EDGE

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES			
LOT	BLOCK	ELEVATION	
		CITY DATUM	NGVD29
1	A	148.1	1335.5
2	A	148.1	1335.5

**NOTE:**  
A master grading plan for drainage has been developed for this subdivision and is on file with the City of Wichita, Kansas. All drainage easements, rights-of-way, or reserves shall remain of established grades 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 system shall be allowed.

**BENCHMARKS:**

☐ CUT - TOP OF CURB AT N. END OF CURB RETURN, N. OF THE NE COR. OF RESERVE "B", (S. SIDE OF LOST CREEK CIRCLE), LOST CREEK ESTATES, WICHITA, KANSAS.  
ELEV. = 148.34 CITY DATUM  
1335.74 NGVD29

☐ CUT - TOP OF CURB, NORTH OF INLET AT SE CORNER OF PLAT.  
ELEV. = 147.32 CITY DATUM  
1334.72 NGVD29

119TH ST. W. & LOST CREEK CIR. (CONSKIN) - CITY OF WICHITA BENCHMARK DISC  
175' ± N. OF LOST CREEK CIRCLE  
SE COR. OF PCB.  
SOUTH END OF HUB/GUARD  
ELEV. = 151.62 CITY DATUM  
1339.22 NGVD29

**NOTE:**  
Portions of this property have been removed from the Special Flood Hazard Area (SFHA), by Letter of Map Revision, Based on FIRM (LOMR-F), Case #02-07-180A, effective date February 27, 2002. Construction projects on this property shall conform to any and all conditions of this LOMR-F.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County do hereby certify that we have surveyed and platted "WOODS EDGE", an Addition to Wichita, Sedgwick County, Kansas and that the accompanying plot is a true and correct exhibit of the property surveyed, described as beginning at the NE corner of the SE1/4 of Sec. 13, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas; thence south 149.75 feet, more or less, to a point 2492.5 feet north of the SE corner of said SE1/4; thence west parallel with the south line of said SE1/4, 217.8 feet; thence south parallel with the east line of said SE1/4, 100 feet; thence west parallel with the south line of said SE1/4, 217.8 feet; thence north parallel with the east line of said SE1/4, 251.79 feet, more or less, to the north line of said SE1/4; thence east 435.6 feet to beginning, except the east 35 feet for road.

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

Baughman Company, P.A.

  
*Michael G. Conrey*  
 Michael G. Conrey, Surveyor

final

frang

received

11-27-03

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, a Street, and a Reserve, to be known as "WOODS EDGE", an Addition to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easement is hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage reserve is hereby reserved for drainage purposes and shall be the responsibility of the owners of Lots 1 and 2, Block A, respectively, until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements to the drainage. No buildings shall be constructed or placed on or within said drainage reserve, nor shall any fill, change of grade, creation of channel or any other work be carried on without the permission of the Engineer for the appropriate governing body. The street is hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for a private street, open space, landscaping, drainage purposes, and for utilities as confined to easement. Reserve "A" shall be owned and maintained by the owner of Lot 1, Block A. Lots 1, 2, and 3, Block A, shall have access rights to 119th Street West, by rights of Reserve "A". Access controls shall be as depicted on the face of the plot and are hereby granted to the City of Wichita, Kansas. The permitted opening location shall be as determined by the City Engineer of the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

*James E. Goolsby*     *Sharon K. Goolsby*  
 James E. Goolsby     Sharon K. Goolsby

State of Kansas) SS The foregoing instrument acknowledged before me, this 22<sup>nd</sup> day of NOVEMBER, 2002, by James E. Goolsby and Sharon K. Goolsby, husband and wife.

  
 SUSAN K. MONETTE  
 Notary Public - State of Kansas  
 My App. Expires 11-9-03

*Susan K. Monette*, Notary Public

My App't. Exp. 11-9-03

This plat of "WOODS EDGE", an Addition to 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 \_\_\_\_\_, 2002.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chair  
J. D. Michaelis

\_\_\_\_\_, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

At the direction of the City Council

\_\_\_\_\_, City Manager  
Chris Cherches

\_\_\_\_\_, City Clerk  
Pat Burnett

\_\_\_\_\_, City Clerk  
Tricia L. Robello, L.S. #1246  
Deputy County Surveyor  
Sedgwick County, Kansas

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

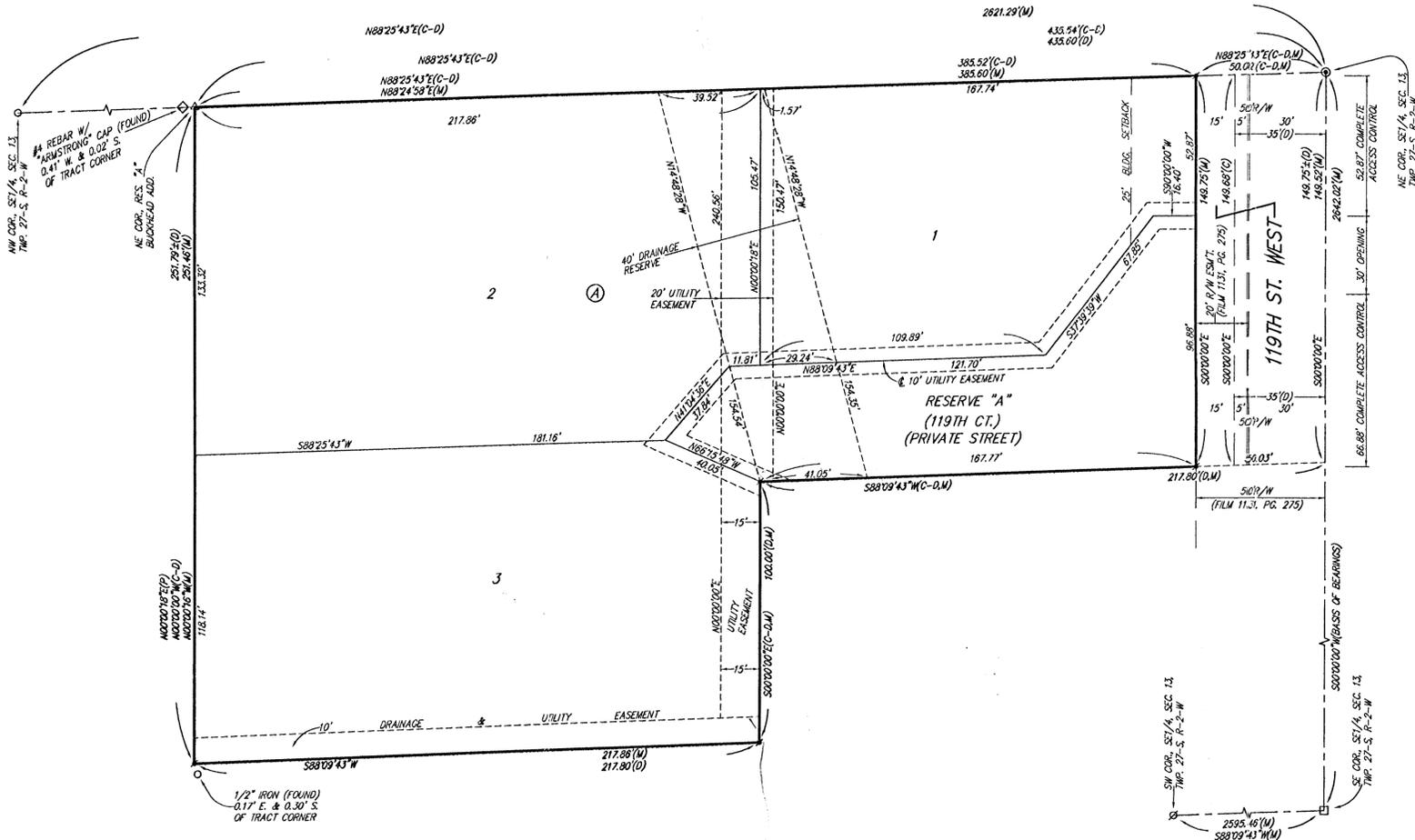
Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

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

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 \_\_\_\_\_, 2002 at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

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

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



- # = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #4 REBAR W/ "ARMSTRONG" CAP (FOUND)
- ⊖ = 3/4" IRON (FOUND)
- ⊙ = #5 REBAR IN THIMBLE (FOUND)
- = 1/2" IRON (FOUND)
- ⊖ = #8 REBAR IN THIMBLE (FOUND)
- △ = 60# NAIL W/ "BAUGHMAN" CAP IN TOP OF HEDGE FENCE POST (FOUND)

- (M) = MEASURED
- (D) = DESCRIBED
- (P) = PLATTED
- (C) = CALCULATED
- (C-D) = CALCULATED PER DESCRIBED INFO.



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

July 25, 2002

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

RE: SUB 2000-65 -- Final Plat of Woods Edge Addition

At the regular meeting of the Metropolitan Area Planning Commission on July 25, 2002, 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 July 19, 2002.

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.

A handwritten signature in cursive script that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

[www.wichitagov.org](http://www.wichitagov.org)



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

July 19, 2002

**REVISED**

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

RE: SUB 2000-65 -- Final Plat of Woods Edge Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 18, 2002, 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. City Engineering needs to comment on the need for any guarantees or easements. Fees in lieu of assessment regarding sewer and water connections are required. In regards to the sewer connection for Lot 1, City Engineering has requested an off-site easement.
- 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. The 40-ft drainage easement should be platted as a drainage reserve.
- D. The plat proposes one access opening, a private street, along 119<sup>th</sup> St. West. The Subdivision Committee has required that the north line of the private drive be in alignment with the south line of Lost Creek St across 119th Street.

The access opening has been relocated as requested.

- E. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall submit a covenant stating who is to own and maintain the reserves. The Applicant has stated that the owner of Lot 1 will own and maintain the reserves.
- F. 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 the governing body.

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

[www.wichitagov.org](http://www.wichitagov.org)

- G. A covenant shall be submitted regarding the private street, which sets forth ownership and maintenance responsibilities.
- H. GIS has requested that the private street be named W. Kenny or 119<sup>th</sup> Ct.
- I. 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.
- J. The platlor'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.
- K. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- L. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- M. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- N. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- O. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.

SUB 2000-65 -- Final Plat of Woods Edge Addition  
July 19, 2002  
Page 3

S. 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. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, July 25, at 12:30 p.m.

The enclosed "marked" copy of the plat is for your information and files.

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



Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: James E. and Sharon K. Goolsby, 628 W. 9<sup>th</sup> Street, Wichita, KS 67203-3909  
Charline Geller, 1550 Gold, Wichita, KS 67213  
Walter Rooney, Sedgwick County Fire Department  
Mike Lindebak, City Engineering  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

# REVISED

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4-3  
JULY 25, 2002

## STAFF REPORT

(FINAL PLAT APPROVED 7/18/02; PRELIMINARY PLAT APPROVED 6/13/02)

**CASE NUMBER:** SUB 2000-65 -- WOODS EDGE ADDITION

**OWNER/APPLICANT:** James E. Goolsby and Sharon K. Goolsby, 628 W. 9<sup>th</sup>, Wichita, KS 67203-3909

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

**LOCATION:** North of Central, West side of 119<sup>th</sup> St. West

**SITE SIZE:** 1.83 Acres

**NUMBER OF LOTS**

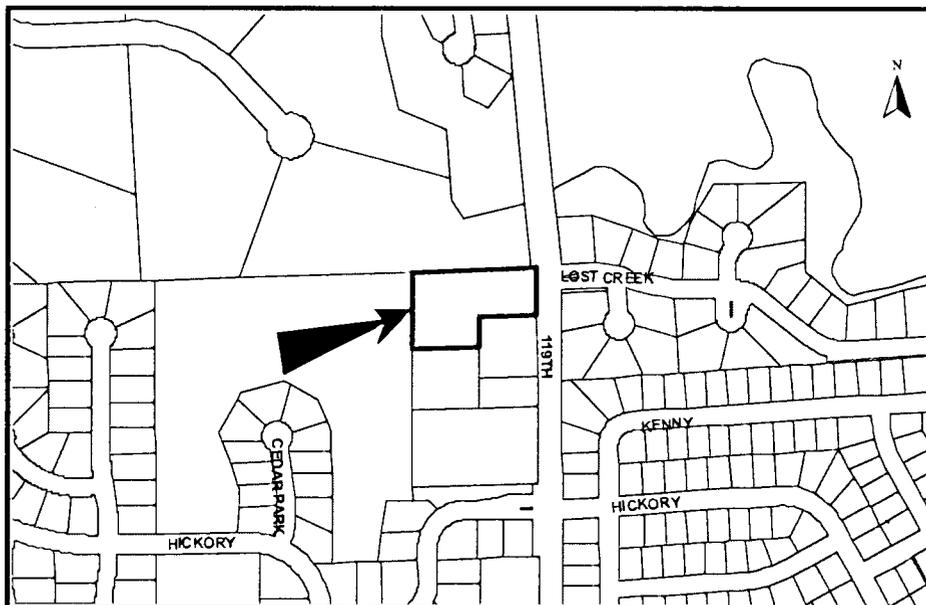
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	<u>3</u>

**MINIMUM LOT AREA:** 16, 276 Sq. Ft.

**CURRENT ZONING:** SF-5, Single-Family Residential

**PROPOSED ZONING:** Same

### VICINITY MAP



NOTE: This is an unplatted site located within the City of Wichita.

**PLANNING STAFF RECOMMENDS APPROVAL OF THE PLAT.**

**STAFF COMMENTS:**

- A. City Engineering needs to comment on the need for any guarantees or easements. *Fees in lieu of assessment regarding sewer and water connections are required. In regards to the sewer connection for Lot 1, City Engineering has requested an off-site easement.*
- 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. The 40-ft drainage easement should be platted as a drainage reserve.*
- D. The plat proposes one access opening, a private street, along 119<sup>th</sup> St. West. *The Subdivision Committee has required that the north line of the private drive be in alignment with the south line of Lost Creek St across 119th Street.*

The access opening has been relocated as requested.

- E. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall submit a covenant stating who is to own and maintain the reserves. *The Applicant has stated that the owner of Lot 1 will own and maintain the reserves.*
- F. 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 the governing body.
- G. A covenant shall be submitted regarding the private street, which sets forth ownership and maintenance responsibilities.
- H. *GIS has requested that the private street be named W. Kenny or 119<sup>th</sup> Ct.*
- I. 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.
- J. The plat'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.
- K. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

**SUB 2000-65 -- Final Plat of WOODS EDGE ADDITION**  
**July 25, 2002 - Page 3**

- L. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- M. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- N. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- O. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- S. 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.