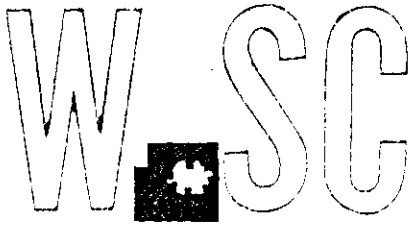


_____, Deputy

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)			
LOT	BLOCK	ELEVATION (QTY DATUM)	ELEVATION (USGS)
1	1	160.1	1347.5
2	1	160.6	1348.0
3	1	160.8	1348.2
4	1	161.4	1348.8
5	1	161.6	1349.0
6	1	161.7	1349.1
7	1	161.8	1349.2
8	1	161.9	1349.3
9	1	161.9	1349.3
10	1	162.0	1349.4
11	1	163.2	1350.6
12	1	163.8	1351.2

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

May 29, 1998

Mid Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita KS 67206

Re: S/D 98-35 -- Final Plat of WOODLAND LAKES ESTATES 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 28, 1998, 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 May 22, 1998.

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 five (5) 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 and residential developments.
4. Submission of a disk to the Planning Department detailing this plat. This will be used by the City and County GIS Departments.



S/D 98-35 -- Final Pla WOODLAND LAKES ESTATES 2ND ADDITION
May 29, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink, reading "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Kancel, L.C., Attn.: Joe Lee, 3500 N. Rock Road, Bldg. 2200, Suite 204, Wichita, KS 67226
 Mike Lindebak, City Engineering, Mail Stop (1-71)
 Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public
 Services, 1250 S. Seneca, Wichita, KS 67213



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DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
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May 22, 1998

Mid Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita KS 67206

Re: S/D 98-35 -- Final Plat of WOODLAND LAKES ESTATES 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 21, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. City water appears to be available to this site. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City. **A sanitary sewer layout is requested by County Engineering.**
- 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.
- D. The applicant shall guarantee the paving of the proposed interior streets. The paving guarantee shall provide for sidewalks as described further in Item E.
- E. In conjunction with the original preliminary plat approval on November 9, 1995, an alternative sidewalk plan was approved for the entire site. That plan denoted the required sidewalk on one side of the loop street (Laguna), along with sidewalk connections from the terminus of the cul-de-sacs (Laguna Court) to Reserve E in the adjoining plat to the east (First phase of Woodland Lakes Estates). The applicant should indicate if the previous sidewalk plan is also proposed for this plat.
- F. **Traffic Engineering** needs to comment on the need for improvements to Lincoln. **No improvements will be required.**



- G. The applicant shall submit an updated title binder along with the final plat tracing.
- H. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- I. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- 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.
- 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. City Fire Department needs to comment on the acceptability of access and street names. Laguna Street (north-south) shall be renamed "Zelta Street" between lots 11 and 12 in Block 1 and extending to Lincoln Street. Each of the corresponding cul-de-sacs shall be renamed Zelta Court.

These street names must be denoted on the final plat tracing.
- M. 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.
- N. The applicant needs to revise the legal description to accurately portray the land being platted. The distances on the drawing are not identical to those in the legal description.
- O. 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.)

- P. 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.
- Q. 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.
- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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. *KG&E has requested additional easements.*

These easements have been denoted on the final plat.
- W. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. 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 plat is for your information and files.

S/D 98-35 -- Final Plat of WOODLAND LAKES ESTATES ADDITION
May 22, 1998 - Page 4

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 28, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, reading "Neil Evan Strahl". The signature is written in a cursive, flowing style.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure

cc: Kancel, L.C., Attn.: Joe Lee, 3500 N. Rock Road, Bldg. 2200, Suite 204, Wichita, KS 67226
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

May 28, 1998

STAFF REPORT

(Final Plat-Approved 5/21/98, Preliminary Plat approved 4/10/98)

CASE NUMBER: S/D 98-35 - WOODLAND LAKES ESTATES 2ND
ADDITION

OWNER/APPLICANT: Kancel, L.C., Attn: Joe Lee, 3500 N. Rock Road, Bldg.
2200, Suite 204, Wichita, KS 67226

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

LOCATION: North side of Lincoln, West of 127th St. East

SITE SIZE: 21.9 acres

NUMBER OF LOTS

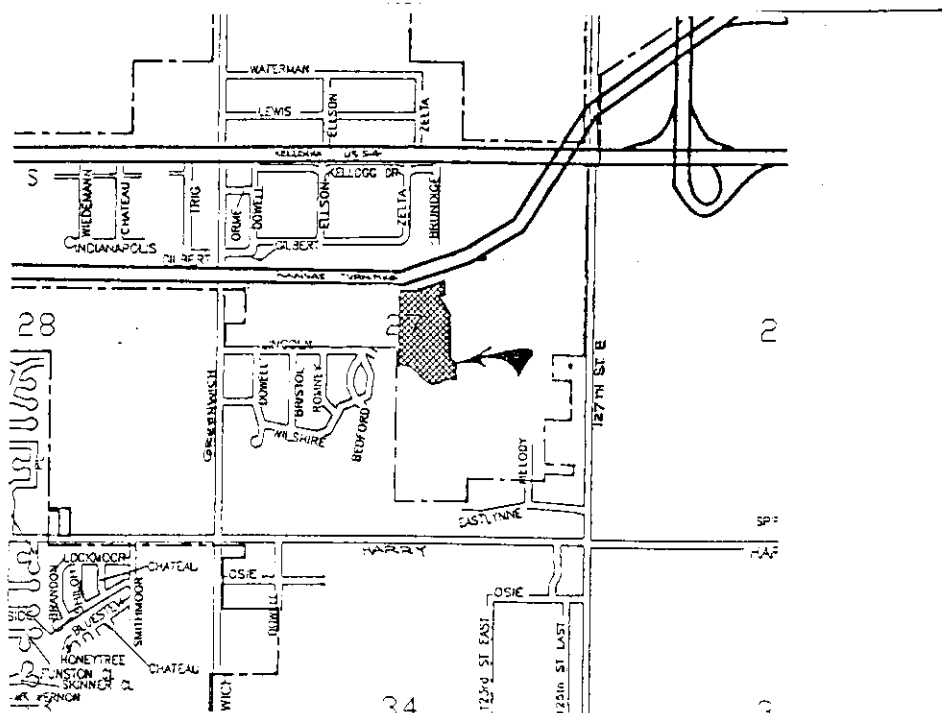
Residential:	51
Office:	
Commercial:	
Industrial:	
Total:	<u>51</u>

MINIMUM LOT AREA: 9,900 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: An overall preliminary plat was approved for Woodland Lakes Estates on November 9, 1995. The final plat for the first phase, adjoining the east line of this plat, was approved by the MAPC on February 15, 1996. This plat represents a revised preliminary plat for the second phase. A new street configuration is proposed for the same number of lots.

STAFF COMMENTS:

- A. City water appears to be available to this site. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City. *A sanitary sewer layout is requested by County Engineering.*
- 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 will be required that can be part of the paving petition. Minimum building pad elevations need to be denoted for the lots along the west portion of the plat (Lots 1 -12 Block 1).*
- D. The applicant shall guarantee the paving of the proposed interior streets. The paving guarantee shall provide for sidewalks as described further in Item E.
- E. In conjunction with the original preliminary plat approval on November 9, 1995, an alternative sidewalk plan was approved for the entire site. That plan denoted the required sidewalk on one side of the loop street (Laguna), along with sidewalk connections from the terminus of the cul-de-sacs (Laguna Court) to Reserve E in the adjoining plat to the east (First phase of Woodland Lakes Estates). The applicant should indicate if the previous sidewalk plan is also proposed for this plat.
- F. *Traffic Engineering* needs to comment on the need for improvements to Lincoln. *No improvements will be required.*
- G. The applicant shall submit an updated title binder along with the final plat tracing.

- H. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- I. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- 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.
- 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.
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- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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. **KG&E has requested additional easements.**

These easements have been denoted on the final plat.

S/D 98-35 -- Final Plat of Woodland Lakes Estates 2nd Addition
May 28, 1998 - Page 5

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