

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 2/8/98 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 2-8-96

OFFICE COPY
DO NOT REMOVE

FINAL PLAT OF
WOODLAND LAKES ESTATES
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

*Revised by increasing # of lots
from 88 to 96*

N.W. CORNER S. 1/2
OF N.E. 1/4
SECTION 27, T27S R2E

N.E. CORNER S. 1/2
OF N.E. 1/4
SECTION 27, T27S R2E

REVISOR COPY FINAL PLAT

SCALE: 1" = 100'

LEGEND
• = IRON
S.D., U. & S.W. E. = STREET DRAINAGE, UTILITY
& SIDEWALK EASEMENT

$\Delta = 06^{\circ}10'06"$
 $R = 222.00'$
 $L = 23.90'$
 $CHD. = 23.89'$
 $CHD. BRG. = N65^{\circ}21'48"E$

$\Delta = 26^{\circ}18'55"$
 $R = 350.00'$
 $L = 160.75'$
 $CHD. = 159.34'$
 $CHD. BRG. = N87^{\circ}11'37"E$

$\Delta = 54^{\circ}00'00"$
 $R = 200.00'$
 $L = 188.50'$
 $CHD. = 181.60'$
 $CHD. BRG. = N78^{\circ}57'50"W$

CENTER SECTION 27,
T27S R2E
 $\Delta = 38^{\circ}55'19"$
 $R = 162.10'$
 $L = 110.12'$
 $CHD. = 108.01'$
 $CHD. BRG. = S71^{\circ}25'29"E$

$\Delta = 29^{\circ}16'44"$
 $R = 197.72'$
 $L = 101.04'$
 $CHD. = 99.94'$
 $CHD. BRG. = N76^{\circ}14'47"W$

ED IN OUR LETTER DATED 2-8-96

*Est of for sidewalk
are used since
c/pm circles kids
at all of the
H.O.s.*

*Lot 5
Extended*

*20'
KAB*

*10' Estm'd
SWB*

*will get the
doc. containing
recorded & show
HP*

*20' Estm'd
KAB
Res. Added
G. was on plat.
but not final - others = new*

RESERVE "G" & "H" DETAIL
SCALE: 1" = 50'

FINAL PLAT OF

A tract of land lying in a portion of the the South Half of the Northeast Quarter and the Southeast Quarter, Section 27, Township 27 South, Range 2 East of the 6TH P.M., Sedgwick County, Kansas, more particularly described as follows:

I hereby certify that the details of this plot are correct to the best of my knowledge and belief this ____ day of _____, 1996.

Kenneth H. Bengtson, P.E., R.L.S. #922
Mid-Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206

KANCEL, L.C.

STATE OF KANSAS)
) ss.
 SEDGWICK COUNTY)

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

My appointment expires: _____

Philip F. Farha

BE IT REMEMBERED, that on this _____ day of _____, 1996,
before me the undersigned, a Notary Public in and for the County and State
aforesaid, came _____ Philip F. Farha for Beedee Clay Company, a general partnership
to me personally known to be the same person who executed the foregoing instrument
of writing and duly acknowledged the execution of the same.

My appointment expires: _____

_____, Deputy
Phyllis Hernandez

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 258-4421
FAX (316) 258-4390

February 15, 1996

Mid-Kansas Engineering Consultants, P.A.
411 North Webb Road,
Wichita, KS 67206

Re: S/D 95-59 - WOODLAND LAKES ADDITION (Revised Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 15, 1996, 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 February 8, 1996.

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 for consideration:

1. Submission of the fully completed and signed tracing of the subdivision 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.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Leewood Homes, Inc., 3500 N. Rock Road - #204, Wichita, KS 67226
Yung Design Group, 4912 E 29th Street Wichita KS 67220
Mike Lindebak, City Engineer
Larry Osterhout/Debra Shauers, City of Wichita Fire Department,

RECEIVED



February 8, 1996

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(316) 268-4421
FAX (316) 268-4390

Mid-Kansas Engineering Consultants, P.A.
411 North Webb Road,
Wichita, KS 67206

Re: S/D 95-59 - WOODLAND LAKES ADDITION (Revised Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 8, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

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.

*will set a
sept. cov.*

Need to check
B. 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.

C. The applicant shall guarantee the extension of City water to serve the lots being platted.

D. 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.)

E. 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.

Arroyo indicated and needed

city - the issue here is an area to

*ck
check*

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.

*city - have seen street cross section yet
- ? on drainage / lake*

F. The applicant shall guarantee construction of the storm sewers required by this plat.

11/11/96

- ck
city
- G. 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.

- Vicky - yes is OK w/ the plat. 15' ST - sidewalk 15' wide
- H. 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 any required guarantees.

- I. 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.

- J. Need - plan & books
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.

- K. 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.

- L. 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.

~~M.~~

- not in plat's text - don't need plan
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.

N. 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.

~~O.~~ 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.

~~P.~~ 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.

~~Q.~~ 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.

~~R.~~ The applicant shall provide a 20' access easement from Lot 7, Block 5 to Reserve D.

~~S.~~ *well* 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.)

~~T.~~ 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.

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.~~ 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.).

- ~~X.~~ 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.
- ~~Y.~~ 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.
- ~~(2) -~~ *CK against my copy - Arroyo, noted that the copy is a photocopy of a plat in Bk 4*
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. *5*
- ~~AA.~~ 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.) *as continuing*
- ~~BB.~~ 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.
- ~~CC.~~ 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.
- ~~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.~~ Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- ~~FF.~~ Recording of the plat within 30 days after approval by the City Council.
- ~~GG.~~ *- see E above*
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.

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.

S/D 95 - 59 Revised Final Plat of the WOODLAND LAKES ES TES Addition
February 8, 1996
Page 5

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, February 15, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Losew", with a long, sweeping horizontal stroke extending to the right.

Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

DL:rh Leewood Homes, Inc., 3500 N. Rock Road - #204, Wichita, KS 67226
Yung Design Group, 4912 E 29th Street Wichita KS 67220
Mike Lindebak, City Engineer
Larry Osterhout/Debra Shauers, City of Wichita Fire Department,

METROPOLITAN AREA PLANNING COMMISSION

February 15, 1996

STAFF REPORT

(Revised Final Plat Approved 2/8/96)

(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

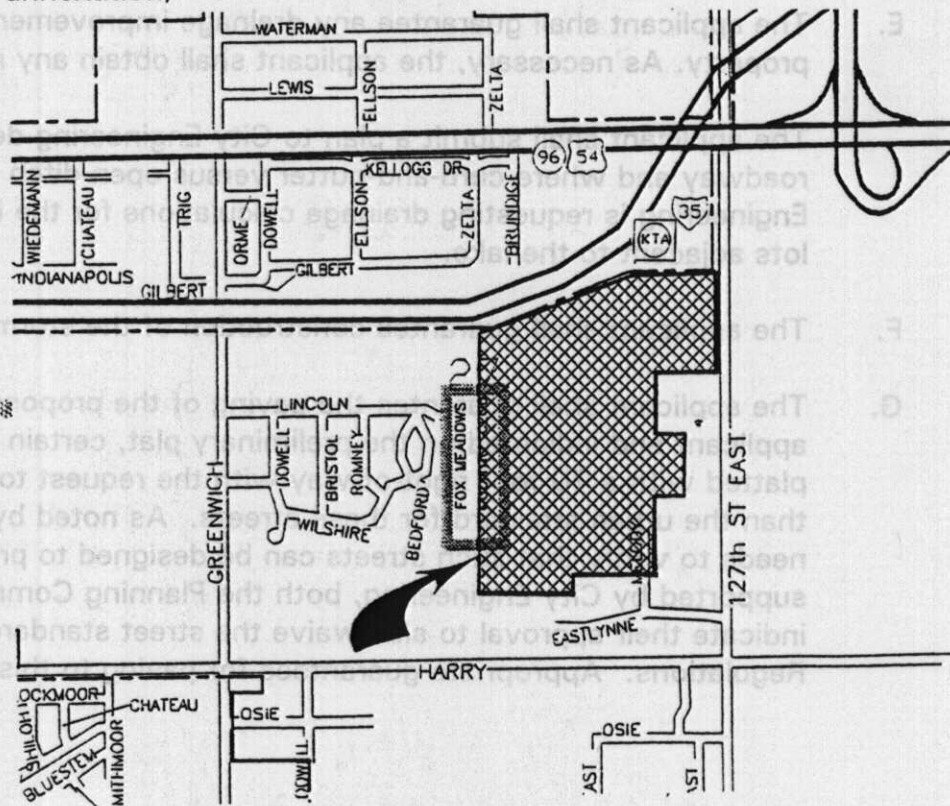
Residential: 92
Office:
Commercial:
Industrial:
Total: 92

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.

STAFF COMMENTS:

- 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.
- B. 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.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. 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.)
- E. 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.

- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. 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.

- H. 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.

- I. 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.
- J. 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.
- K. 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.
- L. 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.
- M. 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.
- N. 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.
- O. 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

111037

is binding on future owners and assigns.

- P. 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.
- Q. 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.
- R. The applicant shall provide a 20' access easement from Lot 7, Block 5 to Reserve D.
- S. 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.)
- T. 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.
- 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. 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.).
- X. 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.
- Y. 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.
- Z. 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.
- AA. 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.)

- BB. 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.
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- GG. 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.