

SEDGWICK CO



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

February 23, 1995

Baughman Company
c/o Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 94-54 - WOODLAND HILLS ADDITION (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Metropolitan Area Planning Commission on February 23, 1995, 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 16, 1995.

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: Gene Falkowski, 212 N. Market, Wichita, KS 67202
Don Lessenden, Trustee, Attica Township, 1143 S. 199th Street West, Goddard, KS 67052
Mike Lindebak, City Engineer

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. More information is required concerning floodplain boundaries. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee the installation of interior streets to the suburban, gravel standard. This guarantee shall also provide for temporary cul-de-sacs for the termination of the two street segments at the Northwest corner of this plat.
- C. As requested by County Engineering, the final plat tracing shall as appropriate indicate whole numbers for the minimum building pad elevations.
- D. As indicated on the preliminary plat, a pipeline existed on this site as a blanket easement and need to be confined before the plat can be released for recording. The recording information and any building setbacks from the pipeline shall be shown on the final plat tracing. A copy of the easement shall be submitted to Planning. It is the applicant's agent's responsibility to determine and properly depict such information.
- E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.
- F. 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.
- G. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- 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.
- I. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, Kansas Department of Fish and Wildlife, 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. 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.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-5

February 23, 1995

STAFF REPORT

(Final Plat Approved 2/16/95, Preliminary Plat Approved 1/5/95)

CASE NUMBER: S/D 94-54 WOODLAND HILLS ADDITION

OWNER/APPLICANT: Gene Falkowski, 212 N. Market, Wichita, KS 67202

SURVEYOR/ENGINEER: Baughman Company, c/o Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: North of Central Avenue and west of 151st Street West

SITE SIZE: 160 Acres

NUMBER OF LOTS

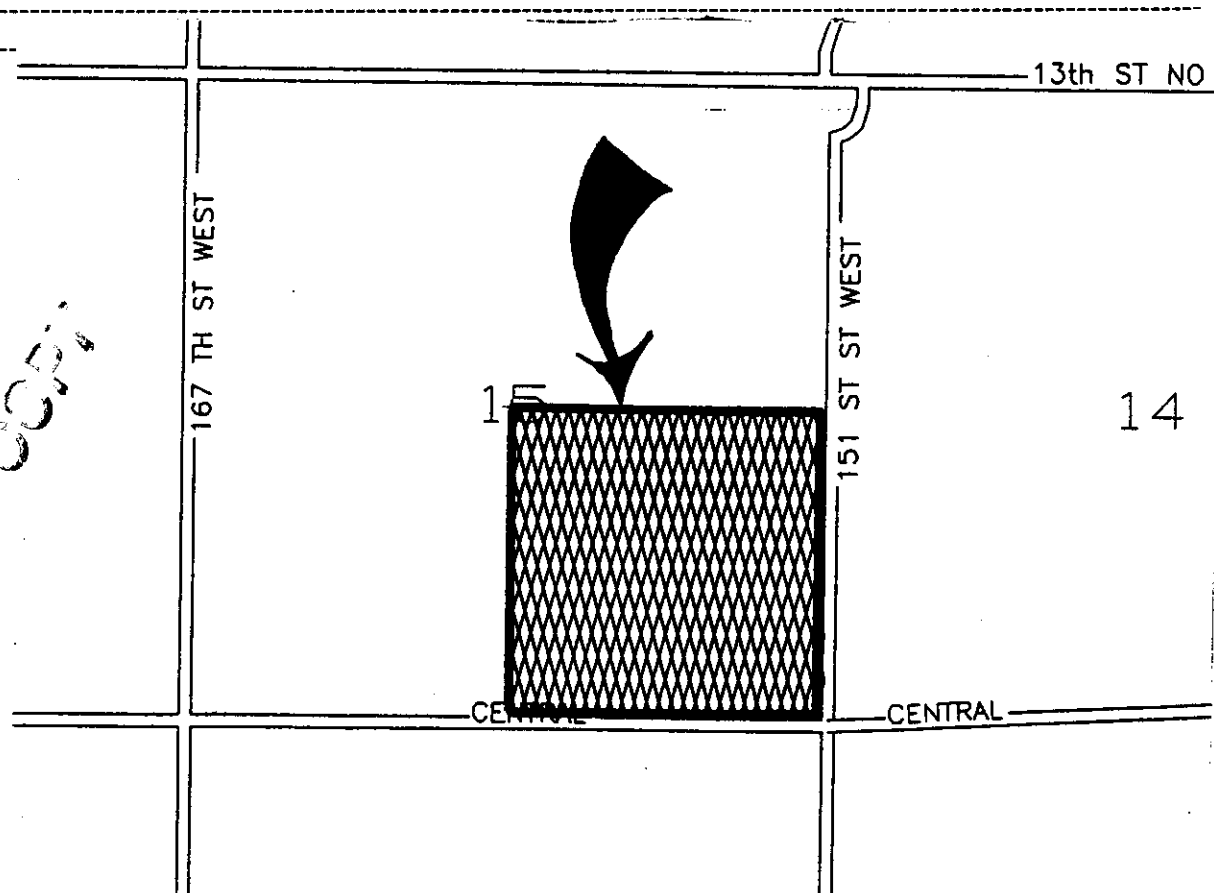
Residential:	18
Office:	
Commercial:	
Industrial:	
Total:	18

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "R"

PROPOSED ZONING:

VICINITY MAP:



FINAL PLAT

WOODLAND HILLS ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 2-16-95 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 2-16-95

This plat of "WOODLAND HILLS ADDITION," Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 1995.
Wichita-Sedgwick County Metropolitan Area Planning Commission

OFFICE COPY
DO NOT REMOVE

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) atoresaid County and State do hereby certify that we have surveyed
and platted "WOODLAND HILLS ADDITION," Sedgwick County, Kansas,
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as the SE1/4 of Sec. 15, Twp. 27-S,
R-2-W of the 6th P.M., Sedgwick County, Kansas.

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

Baughman Co., P.A.

Michael G. Conrey Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Pipeline Reserves to be known as "WOODLAND HILLS ADDITION," Sedgwick County, Kansas. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The temporary cul-de-sac easement on Hickory will expire at such time as Hickory is extended further west or terminated as a permanent cul-de-sac. The temporary cul-de-sac easement on Reece Road will expire at such time as Reece Road is extended further north or terminated as a permanent cul-de-sac. Pipeline Reserves "A", "B", and "C" are hereby reserved for the construction and maintenance of gas lines by Koch Pipelines, Inc. or their assigns. Reserve "A" shall be owned and maintained by the owner of Lot 8, Block A. Reserve "B" shall be owned and maintained by the owner of Lot 1, Block A. Reserve "C" shall be owned and maintained by the owner of Lot 2, Block A. The floodway reserve is hereby reserved for floodway purposes and shall be the responsibility of the owners of Lot 1, Block C, and Lots 3, 4, 5, 6, 10, 11, 12, 13, Block A, 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 on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Engineer for said appropriate governing body. The streets are hereby dedicated to and for the use of the public. Access controls as depicted on the face of the plat are hereby granted to the appropriate governing body. The minimum building pad elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Eugene A. Falkowski

Kenneth V. Schult

Lenora A. Schult

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 1995, by Eugene A.
Falkowski, a single person.

Notary Public

My App't. Exp. _____

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 1995, by Kenneth V.
Schult and Lenora A. Schult, husband and wife.

Notary Public

My App't. Exp. _____

We, the undersigned, holders of a mortgage
on the above described property, do hereby consent to this plat of
"WOODLAND HILLS ADDITION," Wichita, Sedgwick County, Kansas.

Capital Federal Savings and Loan Association

(Title)

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 1995, by
_____, of Capital Federal Savings and
Loan Association, on behalf of the association.

Notary Public

My App't. Exp. _____

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 1995.

Elma Broadfoot Mayor

Pat Burnett City Clerk

This plat approved and all dedications
shown hereon accepted by the Board of Commissioners of
Sedgwick County, Kansas, this _____ day of _____, 1995.

Mark F. Schroeder Chairman

Thomas G. Winters Chairman Pro-Tem

Betsy Gwin Commissioner

Paul W. Hancock Commissioner

Melody Miller Commissioner

Susan E. Crockett-Spoon County Clerk

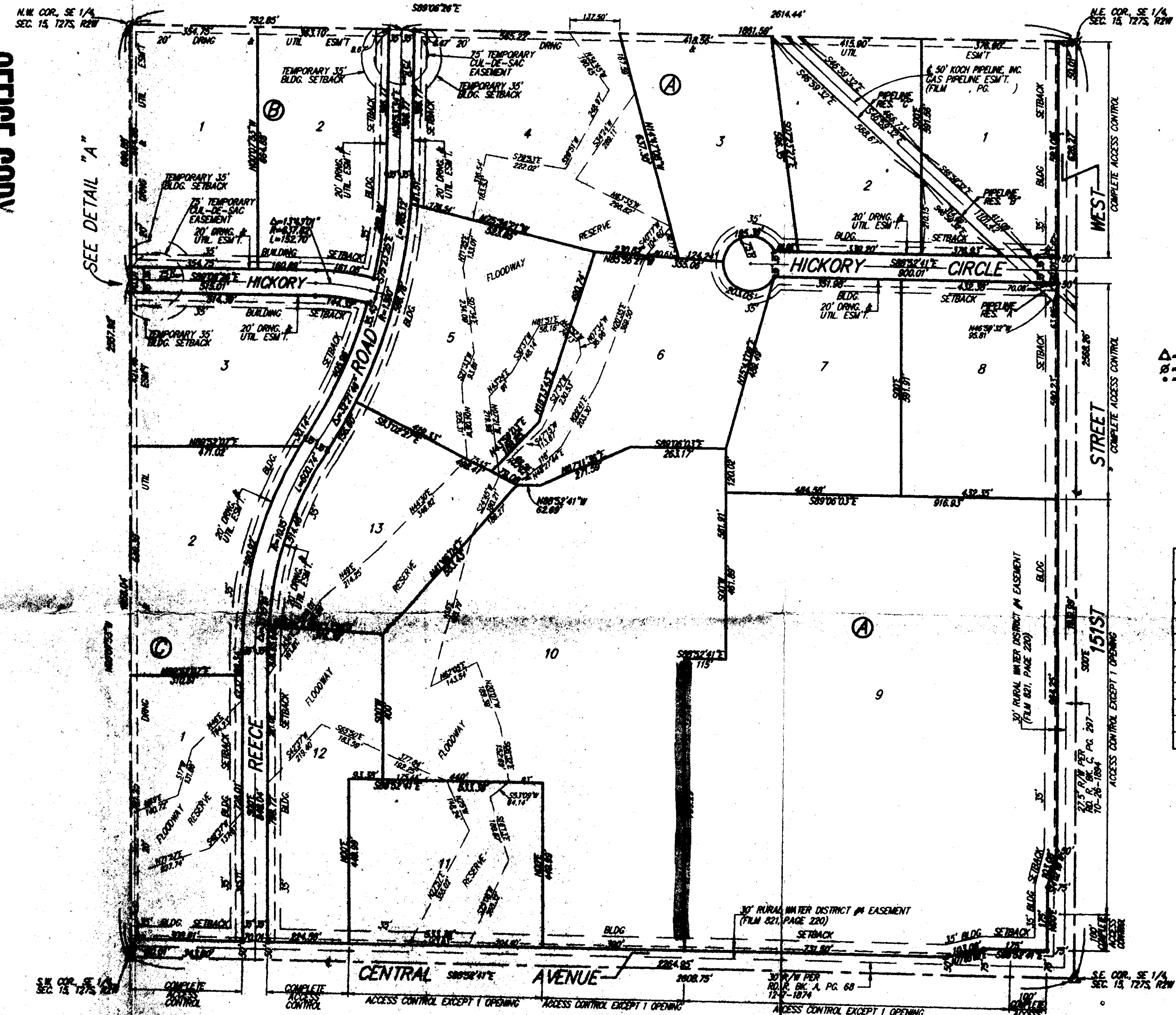
I, the undersigned, holder of a mortgage
on the above described property, do hereby consent to this plat of
"WOODLAND HILLS ADDITION," Wichita, Sedgwick County, Kansas.

Brenda A. Falkowski

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 1995, by
Brenda A. Falkowski, a single person.

Notary Public

My App't. Exp. _____



Δ = 1/2" IRON PIPE OVER STONE (FOUND)
□ = 1/2" IRON PIPE (FOUND)
• = #4 REBAR 1/4 BAUGHMAN CAP (SET)

LOT	BLOCK	ELEV. (MSL)
1	A	1375.0
2	A	1375.0
3	A	1375.0
4	A	1375.0
5	A	1375.0
6	A	1375.0
7	A	1375.0
8	A	1375.0
9	A	1375.0
10	A	1375.0
11	A	1375.0
12	A	1375.0
13	A	1375.0
1	C	1375.0

BENCHMARK:
R. R. SPIKE ON TOP OF S.W. CORNER
PILING OF R.R. 300 FEET N. OF E2/4
CORNER
ELEV. = 1371.79 (MSL)

Entered on transfer record this _____ day
1995.

Susan E. Crockett-Spoon County Clerk

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 1995, at _____ o'clock _____ and is duly
recorded.

Pat Kettler Register of Deeds

Ed Reso Deputy

- plat kind of has been built
- no owner also - dets - schult
- incl. K.F. under plat
- Tracing show Ltp. of back
- Pipeline account
- 20' Easmt. S.W. Blk 1
- K.A.H.

DETAIL "A"
SCALE: 1" = 200'