WILLOW PLACE
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS
Sedgwick County)

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "WILLOW PLACE", an Addition to Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract of land lying in the NW1/4 of Sec. 29, Twp. 26-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows: Commencing at the SE corner of said NW1/4; thence S89°00'08"W, 20.00 feet along the south line of said NW1/4; thence N00°49'16"W, 1825.09 feet, parallel with the east line of said NW1/4 to a point of beginning, said point being a point on a curve to the left; thence along said curve 887.25 feet, said curve having a central angle of 89°38'02", a radius of 567.15 feet, and a long chord of 799.50 feet, bearing N45°38'17"W; thence S89°32'42"W, 662.94 feet; thence S78°21'42"w, 19.59 feet to the southerly right-of-way line of Missouri Pacific Railroad; thence N61°31'26"E, 497.70 feet along said southerly line to a point lying 35.00 feet south of the north line of said NW1/4; thence N89°38'23"E, 824.88 feet, parallel with said north line, to a point on the east line of said NW1/4; thence S00°49'16"E, 792.07 feet along said east line; thence S89°10'44"W, 20.00 feet to the point of beginning.

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

Baughman Company, P.A.

Michael S. Conrey 8-11-2000
Michael G. Conrey, Surveyor

MICHAEL G. CONREY LS-971 REGISTERED LAND 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, and Streets, to be known as "WILLOW PLACE", an Addition to Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The drainage and utility easement is hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The street, drainage, and utility easements are hereby granted as indicated for street related purposes, for drainage purposes, and for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from 45th Street North over and across the north line of Lots 1, 15, 16, and 17, Block A, and over and across the north line of Lots 1, 2, 3, and 4, Block B, are hereby granted to the City of Wichita, Kansas.

Forty-Fifth Street Properties, L.L.C.

_____, Member
Jerry D. Michaelis

_____, Member
Brand Investments, LLC, Member,
by Michael Brand, Member

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 11TH day of AUGUST, 2000, by Jerry D. Michaelis, Member of Forty-Fifth Street Properties, L.L.C., on behalf of the limited liability company.

JUDITH M. TERHUNE Notary Public - State of Kansas My Appt. Expires 11-7-2001

_____, Notary Public

My App't. Exp. 11-7-2001

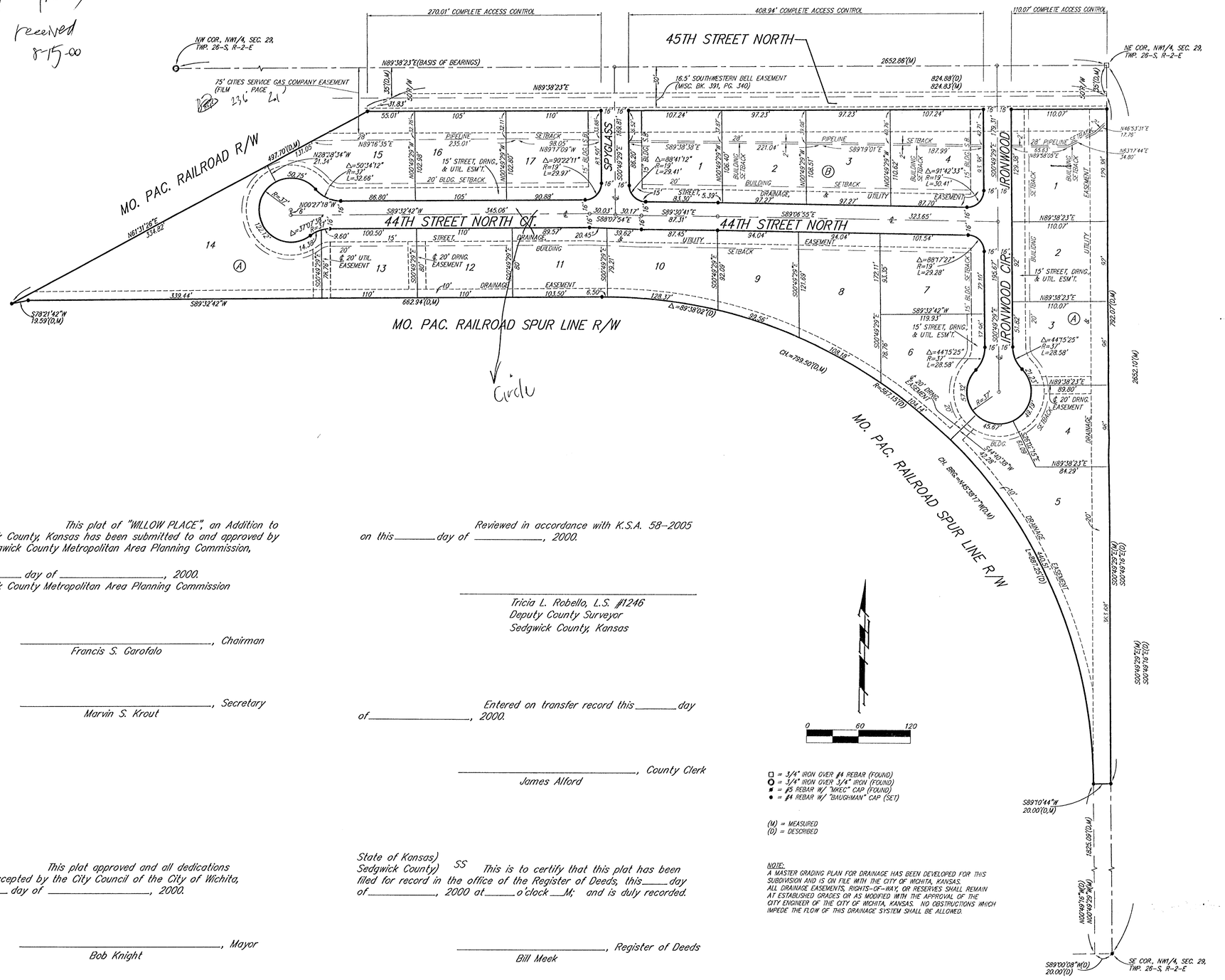
State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 11TH day of AUGUST, 2000, by Michael Brand, Member of Brand Investments, LLC, as Member of Forty-Fifth Street Properties, L.L.C., on behalf of the limited liability company.

JUDITH M. TERHUNE Notary Public - State of Kansas My Appt. Expires 11-7-2001

_____, Notary Public

My App't. Exp. 11-7-2001

final tracing received 8-15-00



This plat of "WILLOW PLACE", 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 _____, 2000.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
Francis S. Carofalo

_____, Secretary
Marvin S. Krout

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

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

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

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

□ = 3/4" IRON OVER #4 REBAR (FOUND)
○ = 3/4" IRON OVER 3/4" IRON (FOUND)
■ = #3 REBAR W/ "MREC" CAP (FOUND)
● = #4 REBAR W/ "BAUGHMAN" CAP (SET)

(M) = MEASURED
(D) = DESCRIBED

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 AT 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.

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-252-7271 • 315 ELLIS • WICHITA, KANSAS 67211

F:\PLAT\WILLOW PLACE ADD\DWG\WLWPFCT.DWG-MSC

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

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

RE: SUB 2000-03 -- One-Step Final Plat of WILLOW PLACE 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, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Jerry Michaelis, Buildtech 2000, LLC, 3500 N. Rock Road, Bldg. 400, Wichita, KS 67226
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

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

RE: SUB 2000-03 -- One-Step Final Plat of WILLOW PLACE 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 extension of sanitary sewer and City water. City Engineering needs to comment on the need for additional guarantees or easements.

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. County Engineering requests the submission of a drainage plan for review.

E. The plat shall dedicate complete access control along the site's frontage to 45th St. North. The access controls shall be referenced in the plattor's text.

F. The Applicant shall provide a guarantee for the paving of the internal streets.

G. 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.

H. City Fire Department needs to comment on the acceptability of the street names. *Willowplace should be revised to 44th St. North.*

I. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street 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.

J. 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.

K. 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.

L. The building setback lines may be eliminated from the area located within the pipeline easement.

M. Block numbers need to be designated.

N. The bearing along the north section needs to be corrected.

O. Since this plat is not a replat, the surveyor's text should not include reference to KSA 12-512(b).

P. Traffic Engineering should comment on the need for improvements to 45th St. North. *No improvements are required. The location of Spyglass shall be relocated eastward between Lots 1 and 2, to increase the distance from the railroad.*

Q. City Engineering requests the addition of radii at the intersections of the internal streets.

R. Notice of Protective Overlay document indicating the Protective Overlay has been filed with the MAPD shall be submitted.

S The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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.

T 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.

U 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.)

V 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.

W 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.

X 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.

Y 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.

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

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

BB. 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.

CC. 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, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Jerry Michaelis, Buildtech 2000, LLC, 3500 N. Rock Road, Bldg. 400, Wichita, KS 67226
~~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. 3-4
March 16, 2000

STAFF REPORT
(One-Step Final Plat Approved 3/09/2000)

CASE NUMBER: SUB 2000-03 -- WILLOW PLACE ADDITION

OWNER/APPLICANT: BuildTech 2000, LLC; Attn: Jerry Michaelis, 3500 N. Rock Road, Bldg. 400, Wichita, KS 67226

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: South side of 45th St. North, East of Rock Road

SITE SIZE: 7.02 Acres

NUMBER OF LOTS

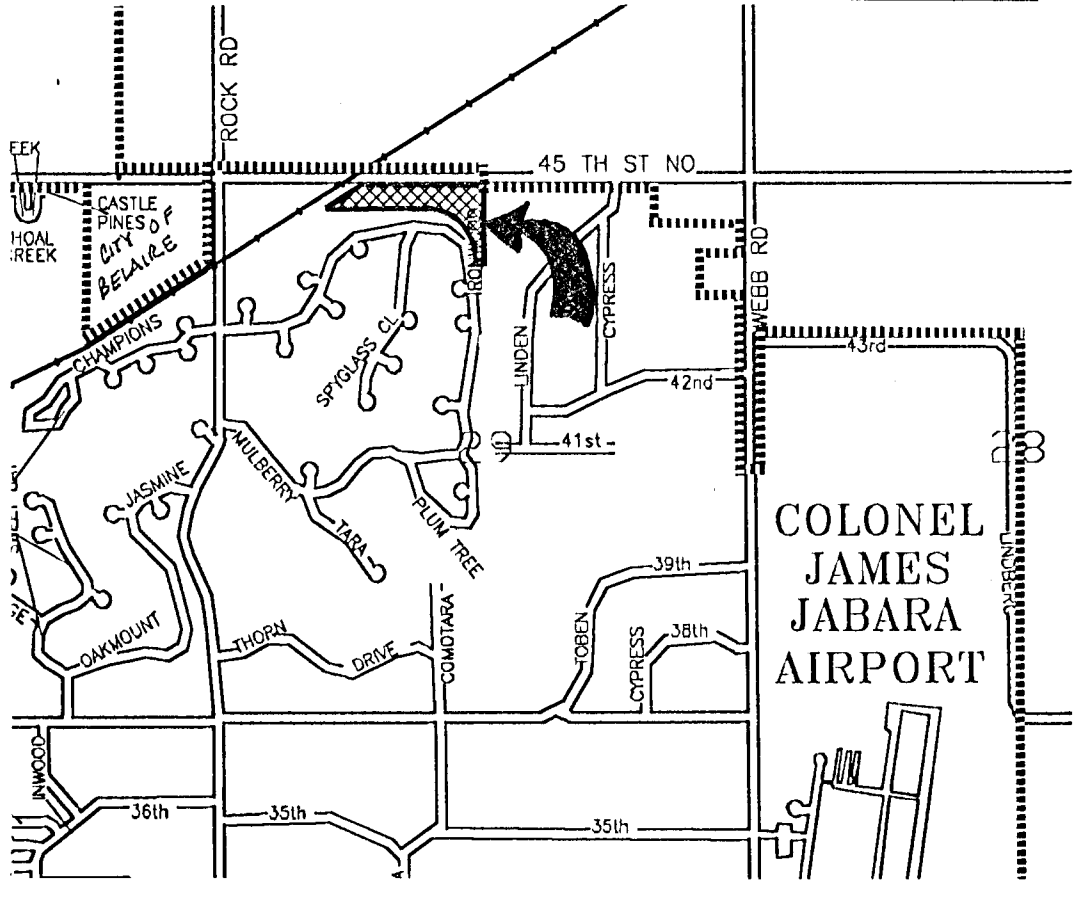
Residential:	21
Office:	
Commercial:	
Industrial:	
Total:	21

MINIMUM LOT AREA: 9,071 Sq. Ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: TF-3, Two-Family Residential

VICINITY MAP



Note: This site has been approved for a zone change (Z-3357) from SF-6, Single-Family Residential to TF-3, Two-Family Residential. The site is also subject to a Protective Overlay addressing uses, building height, landscaping, and architectural controls.

STAFF COMMENTS:

A. The Applicant shall guarantee extension of sanitary sewer and City water. **City Engineering** needs to comment on the need for additional guarantees or easements.

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

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