

- U. The applicant is reminded of General Provision #13 of DP-96, that should an alternate land use, permitted under parcel descriptions, be developed instead of the parcel plan as illustrated on the C.U.P., a conceptual site plan shall be submitted for approval by the Director of Planning.
- V. This plat will require a waiver of the C.U.P. requirement (provision 18) that fire lane easements connect all parcels. It is the applicants intent not to connect parcels 8 and 9 as is shown on the C.U.P.
- W. As requested by the Fire Department, on the final plat tracing Reserve C shall be reduced in length by 10-foot to allow for better access of emergency vehicles to the Fire Lane Easement located toward the western end of this Reserve. The applicant shall also meet with Traffic Engineering to discuss possible safety issues with this Reserve's design.
- X. 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.
- Y. 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.
- Z. Recording of the plat within 30 days after approval by the City Council.
- AA. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- 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.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-5

August 17, 1989

STAFF REPORT
(Final Plat Approved 8/10/89;
Preliminary Plat Approved 7/27/89)

CASE NUMBER: S/D 89-48 - WINDEMERE SECOND ADDITION

OWNER/APPLICANT: Slawson Investment Corp., 104 S. Broadway,
Wichita, KS 67202

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants

LOCATION: East side of Rock Rd., between 21st and 29th
Street North.

SITE SIZE: 29.81 acres

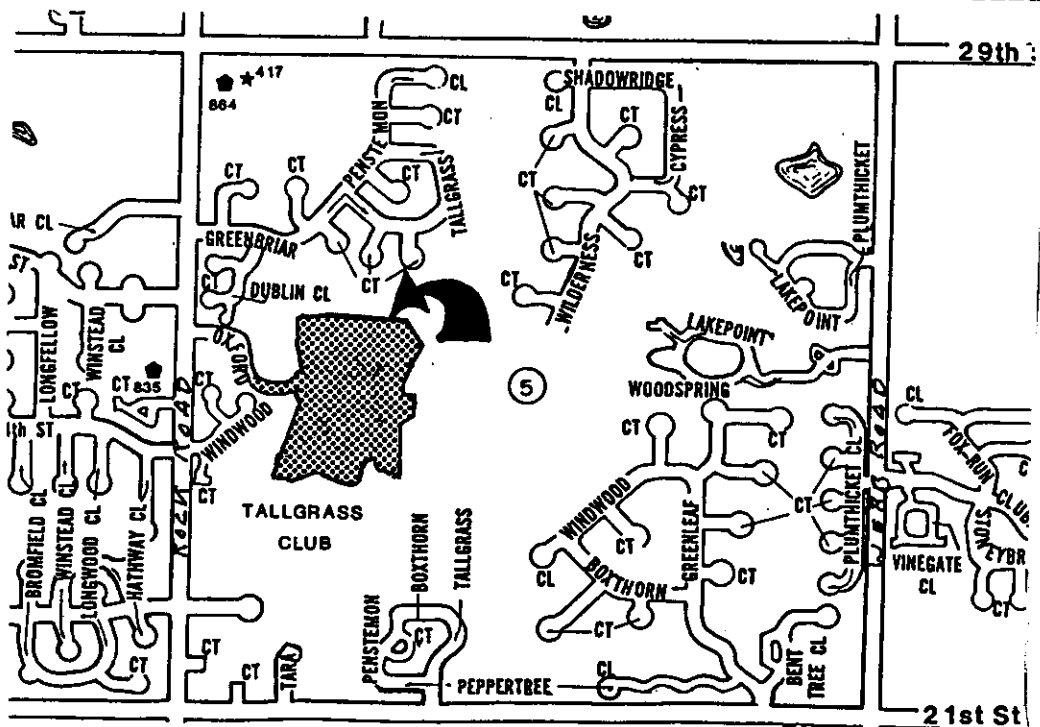
NUMBER OF LOTS

Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 14.2 acres

CURRENT ZONING: "AA" One Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
- B. The applicant shall guarantee a traffic signal at the intersection of Rock Road and Oxford. The guarantee will be held until traffic conditions warrant, as indicated by the Manual on Uniform Traffic Control Devices, the installation of such signalization.
- C. The applicant shall guarantee a left turn bay, for south bound traffic on Rock Road, at Oxford Circle.
- D. The applicant shall guarantee ramp or rollback curb on Oxford (Circle) between holes 7 and 8 as is required by Provision "16" of DP-96.
- E. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- F. The applicant shall guarantee the extension of City water to serve the lots being platted.
- G. The applicant shall guarantee any drainage improvements required by the platting of this property.
- H. The applicant shall guarantee construction of the storm sewers required by this plat.
- I. The applicant shall guarantee the paving of Oxford Circle. This paving petition shall include construction of a sidewalk on one side of this street and, if necessary, bring that portion of Oxford Circle already existing to public standards.
- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. As indicated by the drainage plan, the final plat tracing shall provide a drainage easement on Lot 2 to cover the drainage swale located between the two existing, 20-foot utility and drainage easements. The applicant shall also provide, for recording with the plat, the off-site drainage easement(s) needed for this plat.

- L. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- M. 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.
- N. Since this plat proposes the platting of narrow street rights-of-way, which requires the platting of "15-foot public drainage, utility and public street easement," 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 planting within this easement shall be reviewed by the City Forestry Division prior to installation.
- O. The applicant shall submit a copy of the instrument which establishes the K.G. & E. easement on this property.
- P. The applicant shall provide proof, by letter from the K.G. & E. or by copy of the easement agreement, that the dedication of street right-of-way over a portion of the easement is acceptable.
- Q. Since the K.G. & E. easement that overlaps Oxford Circle will not allow other utility easements to run within it lengthwise, the final plat shall indicate 15-foot utility easements adjacent to the K.G. & E. easement along those sections where Oxford Circle and the K.G. & E. easement overlap. The 15-foot drainage and street easement shall, however, still run along the full length of Oxford Circle.
- R. Since the KANEB Pipeline easement abuts this plat along its north line, the final plat shall show the recording information for the pipeline.
- S. The applicant shall provide proof, by letter from the pipeline company or by copy of the pipeline easement agreements, that the pipeline easement as shown is sufficient and that utilities may be located adjacent to and within the easement.
- T. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

August 17, 1989

Mid-Kansas Engineering Consultants
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 89-48 - WIDEMERE SECOND ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 17, 1989, 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 August 11, 1989.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the second half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Slawson Investment Corporation, 104 S. Broadway, Wichita, KS
67202

Mike Lindebak, City Engineer
Bill McKinley, Traffic Engineer

FILE COPY

FINAL PLAT OF

WINDEMERE SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY KANSAS

I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been responsible charge of surveying and platting of "WINDEMERE SECOND SECTION" an addition to blocks, Reserves, and the accompanying plat of Wichita, Sedgwick County, Kansas, into East Streets, the same being accurately set forth and described herein:

All of Reserve A, in SILVERLEAF, an addition to Wichita, Sedgwick County, Kansas, and a tract of land lying in the Northwest and Southwest Quarters, Section 5, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Commencing at the Northwest corner of the said Southwest Quarter, thence N 89° 05' 57" E, 615.99 feet along the North line of said Southwest Quarter to the point of beginning; thence N 89° 05' 57" E, 140.00 feet along said North line to a point of intersection with a curve to the left; thence along said curve 62.83 feet, said curve having a central angle of 45° 00' 00", a radius of 80.00 feet, and a long chord of 61.2 feet, bearing N 66° 35' 57" E; thence N 44° 00' 00" W, 87.10 feet, bearing N 66° 35' 57" W, 260.66 feet; thence N 89° 00' 00" W, 315.00 feet; thence N 20° 00' 47' 54" E, 300.00 feet to the line of a 33.00 foot K.A.N.E.B. pipeline easement; thence S 89° 00' 00" W, 820.00 feet along said South line; thence S 22° 04' 09" W, 215.00 feet; thence S 42° 00' 00" W, 492.22 feet; thence S 00° 54' 03" E, 61.98 feet to a point lying 5.00 feet North of the North line of said Southwest Quarter; thence N 89° 05' 57" E, 105.05 feet; thence S 00° 54' 03" E, 100.00 feet; thence S 44° 05' 57" W, 158.00 feet; thence N 65° 54' 03" W, 480.00 feet; thence N 78° 34' 03" W, 12.37 feet; thence S 59° 03' 00" W, 81.00 feet; thence S 89° 05' 57" W, 105.05 feet; thence N 05° 57' 00" W, 12.37 feet; thence N 05° 57' W, 105.05 feet; thence N 45° 54' 03" W, 112.18 feet; thence N 28° 20' 06" W, 131.60 feet; thence S 45° 54' 03" W, 112.18 feet; thence S 06° 46' 03" E, 162.59 feet to a point on a curve to the right; thence along said curve 142.04 feet, said curve having a central angle of 112° 52' 00", a radius of 72.10 feet, and a long chord of 120.16 feet, bearing S 49° 39' 57" W; thence N 73° 54' 03" W, 115.03 feet; thence S 89° 05' 57" W, 55.00 feet; thence S 59° 05' 07" W, 63.51 feet; thence S 89° 05' 57" W, 55.00 feet; thence S 59° 45' 00" W, 53.34 feet; thence N 57° 15' 00" W, 100.00 feet; thence N 22° 45' 00" E, 805.00 feet; thence N 45° 54' 03" W, 101.00 feet to a point on a curve to the right; thence along said curve 103.16 feet, said curve having a central angle of 40° 28' 56", a radius of 146.00 feet, and a long chord of 101.02 feet, bearing S 68° 29' 29" W; thence S 89° 05' 57" W, 140.00 feet, to the intersection of the Eastern line of said SILVERLEAF and the South line of Reserve 1 of said SILVERLEAF; thence N 00° 54' 21" W, 66.00 feet to the point of beginning.

All Lots, Blocks, Streets, Floodway, and Easements are hereby vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plate are correct to the best of my knowledge and belief this _____ day of _____, 1989.

Kenneth H. Bengtson, P.E.
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #800
Wichita, KS 67226

Know all men by these presents, that we the undersigned property owners of the land as above set forth in the Civil Engineer's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Reserves, and Streets, the same to be known as "WINDEMERE SECOND ADDITION", an addition to Wichita, Sedgewick County, Kansas. The streets are hereby dedicated to and for the use of the public. Reserve A is platted for landscaping and entry identification. Reserves B, C, and D are platted for landscaping. The Reserves shall be owned and maintained by the Homeowners Association. Easements for the construction and maintenance of public utilities, drainage and streets as indicated on the accompanying plat, are hereby granted to the public. The floodway shall be the responsibility of the owners until such time as the governing body exercising jurisdiction elects to assume the responsibility for the maintenance and improvement of the drainage, provided however, that no structure 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 City Engineer.

SLAWSON INVESTMENT CORPORATION

By: Larry A. Chambers, Vice President

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

Be it remembered that on this day of , 1989,
before me a Notary Public in and for said State and County, came
Slawson Investment Corporation, by Larry A. Chambers, Vice President,
to me personally known to be the same person who executed the foregoing
instrument of writing and duly acknowledged the execution of the
same. In testimony whereof I have hereunto set my hand and affixed my
notarial seal the day and year above written.

_____, Notary Public

My Appointment Expires: _____

This plat for "WINDEMERE SECOND ADDITION" has been submitted to and approved by the Wichita-Sedgwick County metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1989.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Sue L. Crook, Chairman

_____, Secretary
Marvin S. K...

This plat is _____ and all dedications shown hereon, if any, accepted by the City of _____, all of the City of Wichita, Kansas, this _____ day of _____, 1989.

Bob Knight, Mayor

John Mott, City Clerk

Entered on the record this ____ day of _____, 1989.

Don Wright, County Clerk

STATE OF KANSAS SS:
SEDGWICK COUNTY

This is to certify that this instrument was filed for record in the Register of Deeds Office this _____ day of _____, 1989.

Pat Kettler, Register of Deeds

_____, Deputy
Ed Resa

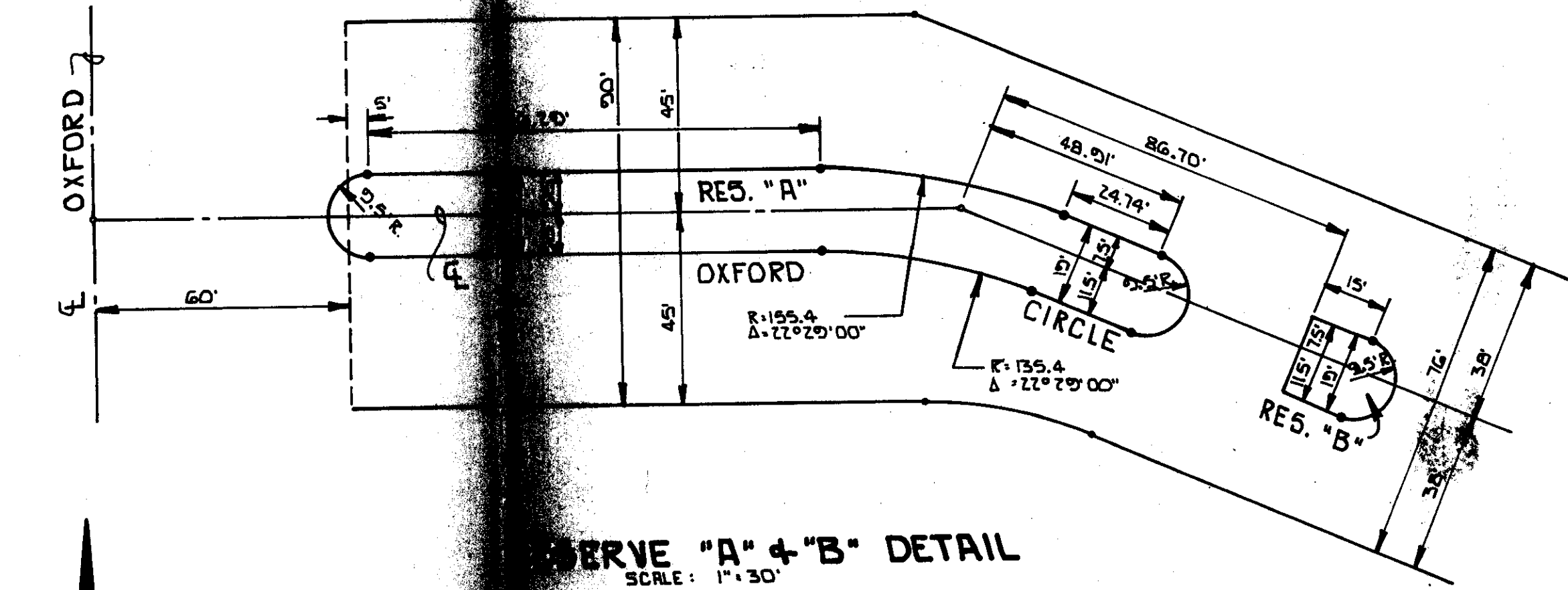
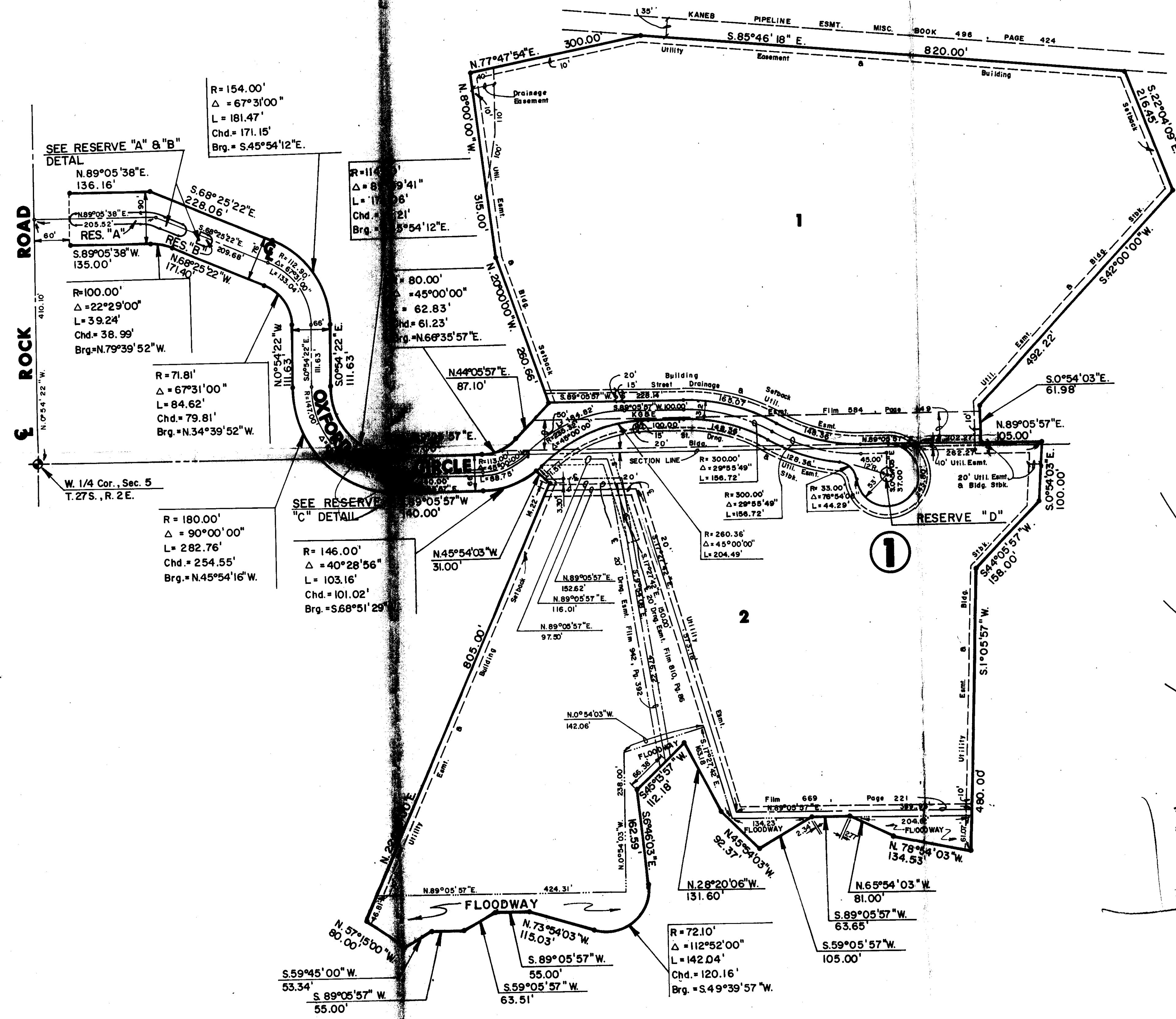
THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 8/10/84
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 8/11/84

FINAL PLAT

OFFICE COPY
DO NOT REMOVE

FINAL PLAT OF WINDEMERE SECOND ADDITION

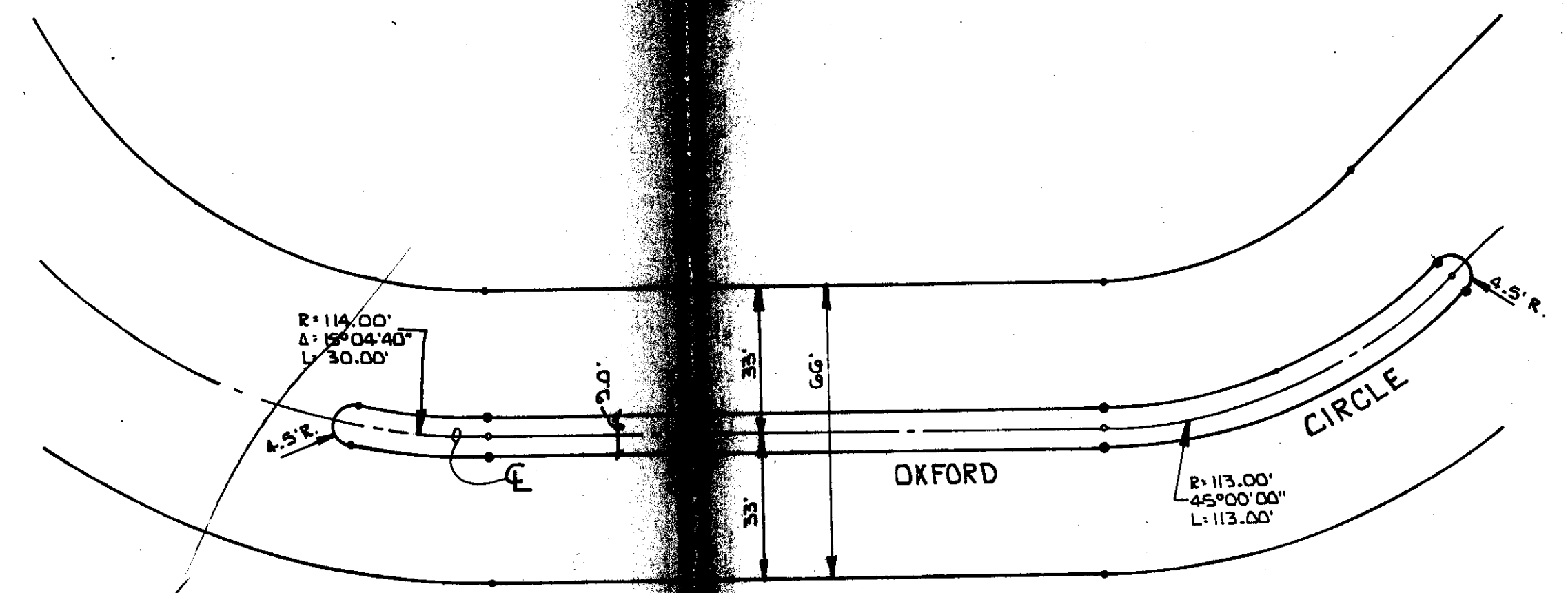
AN ADDITION TO WICHITA, SEDGWICK COUNTY KANSAS



OXFORD

N

Scale: 1" = 100'



Fire tracks
 should be
 able to pass here.

OFFICE COPY
 DO NOT REMOVE
 THIS PLAT APPROVED BY THE SUBDIVISION
 COMMITTEE ON 6/10/89
 TO THE CONDITIONS OF APPROVAL OUTLINE
 ED IN OUR LETTER DATED 6/11/89