

SEDGWICK COUNTY

FILE COPY



METROPOLITAN AREA PLANNING DEPARTMENT

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

March 31, 1988

Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, #800
Wichita, KS 67206

Re: Final Plat S/D 87-97 - THE COURTS II

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 31, 1988, 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 25, 1988.

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 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:jcm

cc: Critchfield Real Estate Partnership, 5318 Pembroke, Wichita, KS 67220
Bill Yung Design, 4912 E. 29th St. N., Ste. 1, Wichita, KS 67220

FINAL PLAT

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FINAL PLAT OF THE COURTS II

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 3/24/88 SUBJECT
TO THE CONDITIONS OF REVEAL OUTLIN-
ED IN OUR LETTER DATED 3/25/88

All missing

1. pedestrian access easement
2. parking easement
3. purpose of Reservoir
4. C.A.C. to Redman Drive

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

A tract of land lying in the Northwest Quarter and the West Half of the Northeast Quarter, Section 1, Township 27 South, Range 1 East of the 6th P.M., Sedwick County, Kansas, more particularly described as follows:

Beginning at the Southeast corner of BEACON HILL, an addition to Wichita, Sedgwick County, Kansas; thence northerly along the boundary of said BEACON HILL, N 00° 43' 07" W, 551.12 feet to a point on a curve to the left; thence along said curve 150.08 feet, said curve having a central angle of 45° 15' 24", a radius of 190.00 feet, and a long chord of 146.21 feet, bearing N 23° 20' 49" W; thence N 45° 58' 31" W, 52.78 feet to a point on a curve to the left; thence along said curve 150.08 feet, said curve having a central angle of 45° 15' 24", a radius of 190.00 feet, and a long chord of 146.21 feet, bearing N 68° 36' 12" W; thence Westerly continuing along the boundary of said BEACON HILL, S 88° 46' 06" W, 319.56 feet to a point on a curve to the right; thence along said curve 89.64 feet, said curve having a central angle of 51° 21' 40", a radius of 100.00 feet, and a long chord of 86.67 feet, bearing N 65° 33' 04" W; thence N 39° 52' 14" W, 471.48 feet to a point on a curve to the right; thence along said curve 102.67 feet, said curve having a central angle of 39° 13' 00", a radius of 150.00 feet, and a long chord of 100.68 feet, bearing N 20° 15' 44" W; thence Northerly continuing along the boundary of said BEACON HILL, N 00° 39' 14" W, 190.00 feet to a point on a curve to the left; thence along said curve 192.68 feet, said curve having a central angle of 40° 00' 00", a radius of 276.00 feet, and a long chord of 188.80 feet, bearing N 20° 39' 14" W; thence N 40° 39' 14" W, 319.97 feet to a point on a curve to the right; thence along said curve 61.02 feet, said curve having a central angle of 38° 00' 00", a radius of 92.00 feet, and a long chord of 59.90 feet, bearing N 21° 39' 14" W; thence N 02° 39' 14" W, 125.86 feet; thence S 81° 51' 11" E, 60.89 feet; thence S 86° 38' 28" E, 164.15 feet to a point on a curve to the right; thence along said curve 523.67 feet, said curve having a central angle of 24° 32' 35", a radius of 1222.50 feet, and a long chord of 519.67 feet, bearing S 74° 22' 11" E; thence S 62° 05' 53" E, 325.06 feet to a point on a curve to the right; thence along said curve 521.87 feet, said curve having a central angle of 22° 16' 00", a radius of 1342.85 feet, and a long chord of 518.59 feet, bearing S 51° 57' 53"; thence S 39° 49' 53" E, 745.07 feet to a point on a curve to left; thence along said curve 429.69 feet, said curve having a central angle of 09° 48' 00", a radius of 2512.18 feet, and a long chord of 429.17 feet, bearing S 44° 43' 53" E; thence S 49° 37' 53" E, 287.71 feet to a point on the East line of said West Half of said North-east Quarter; thence S 00° 41' 55" E, 328.37 feet along said East line to the Southeast corner of said West Half; thence S 88° 51' 23" W, 1137.82 feet along the South line of said West Half to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this day of , 1988.

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Land Surveyor's and Civil Engineers Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Streets, and Reserves, the same to be known as "THE COURTS II", an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities, drainage, parking and streets as indicated on the accompanying plat are hereby granted. All reserves shall be owned and maintained by the Homeowners Association.

CRITCHFIELD, INC.
a general partner

By: Stephen N. Critchfield, President

STATE OF KANSAS
SS:
SEDGWICK COUNTY

Be it remembered that on this _____ day of _____, 1988, before me a Notary Public in and for said State and County, came Stephen N. Critchfield, President of Critchfield Inc., a general partner, 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 of "THE COURTS II" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this day of , 1988.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
Elton Parsons

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1988.

Robert G. Knight, Mayor

Date E. Rea, Deputy City Clerk

Entered on transfer record this day of , 1988.

_____, County Clerk
Don Wright

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 , 1988.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

3 sheets
1 of 3

FINAL PLAT OF
THE COURTS II
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

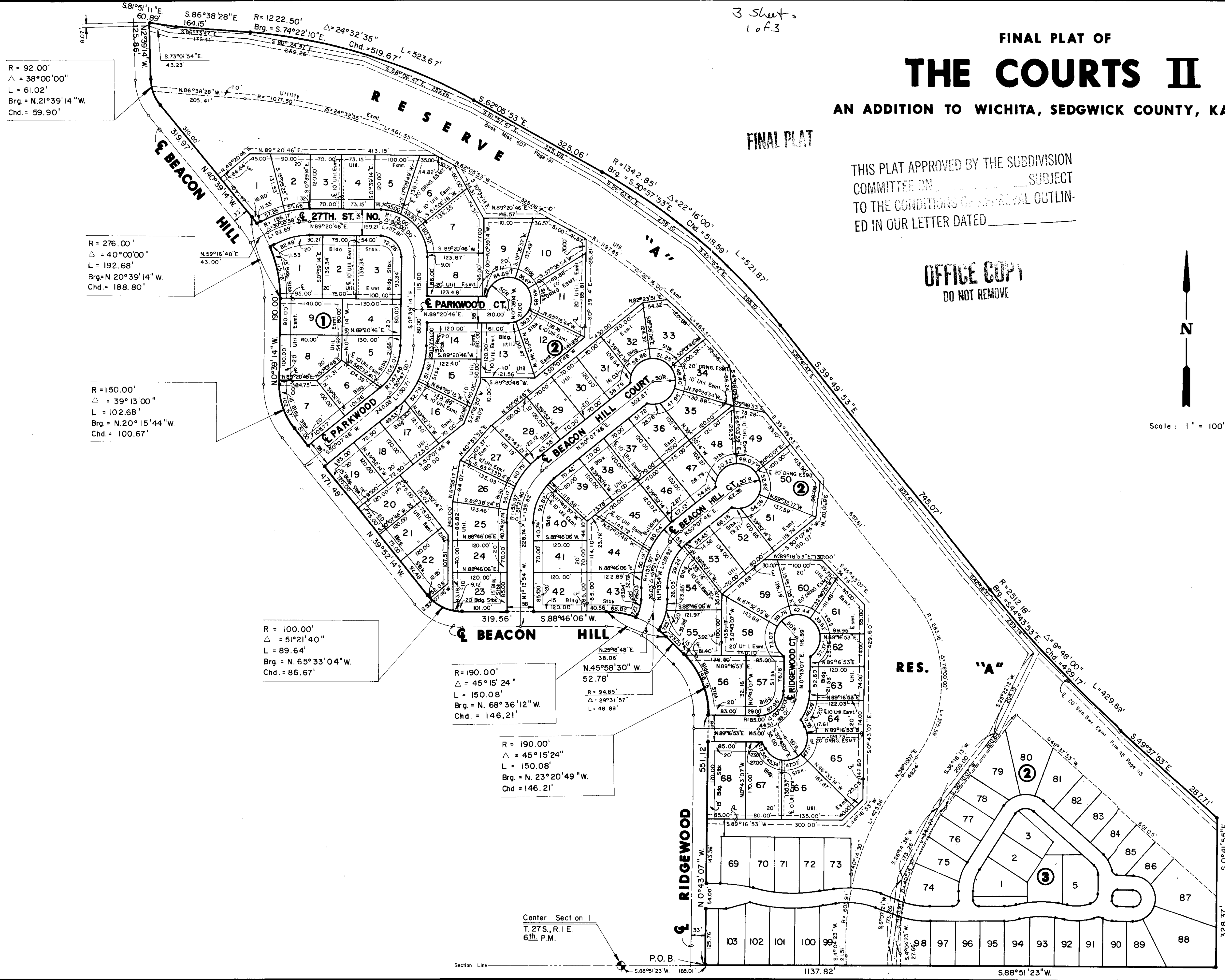
FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON _____ SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED _____

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Scale: 1" = 100'



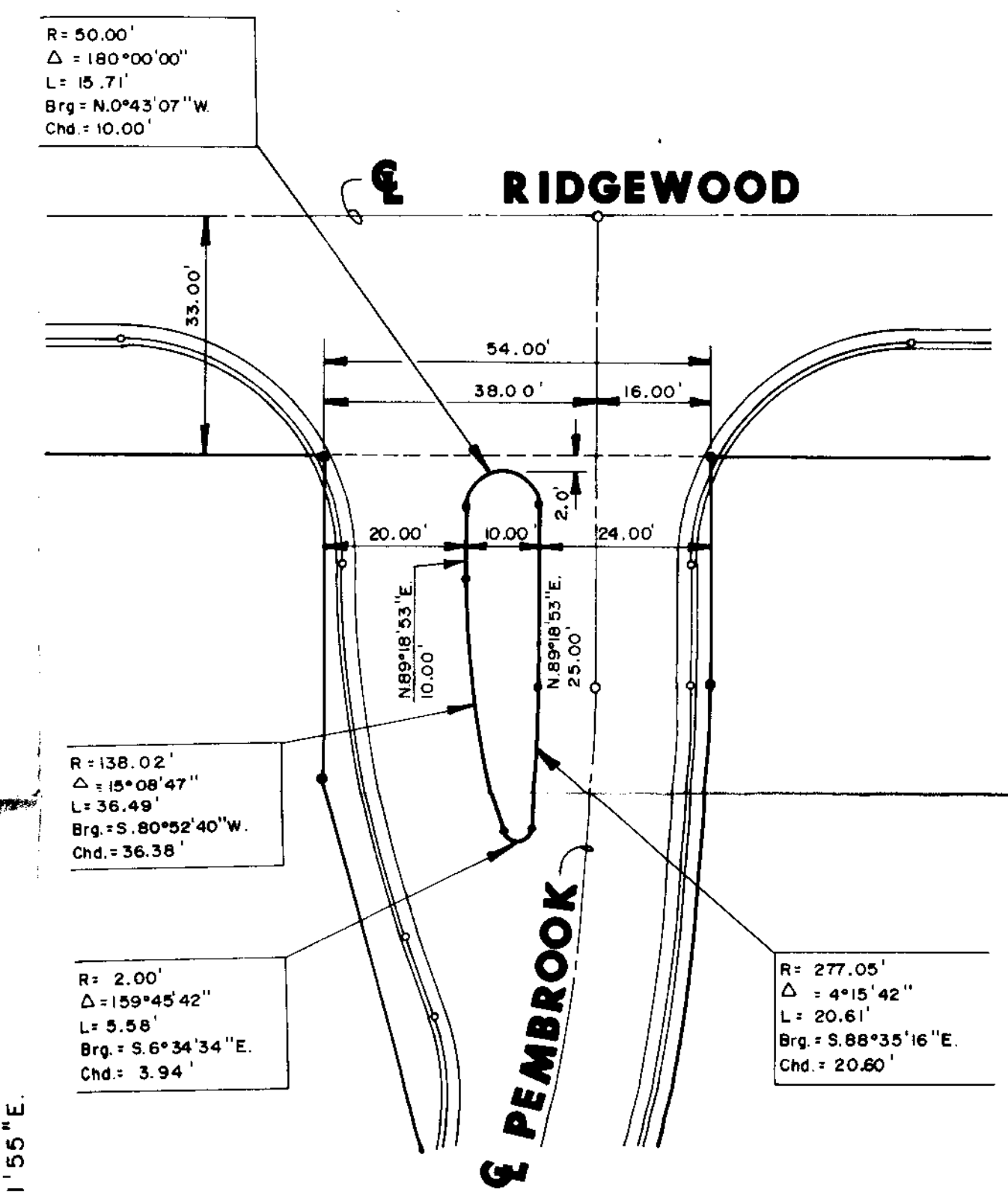
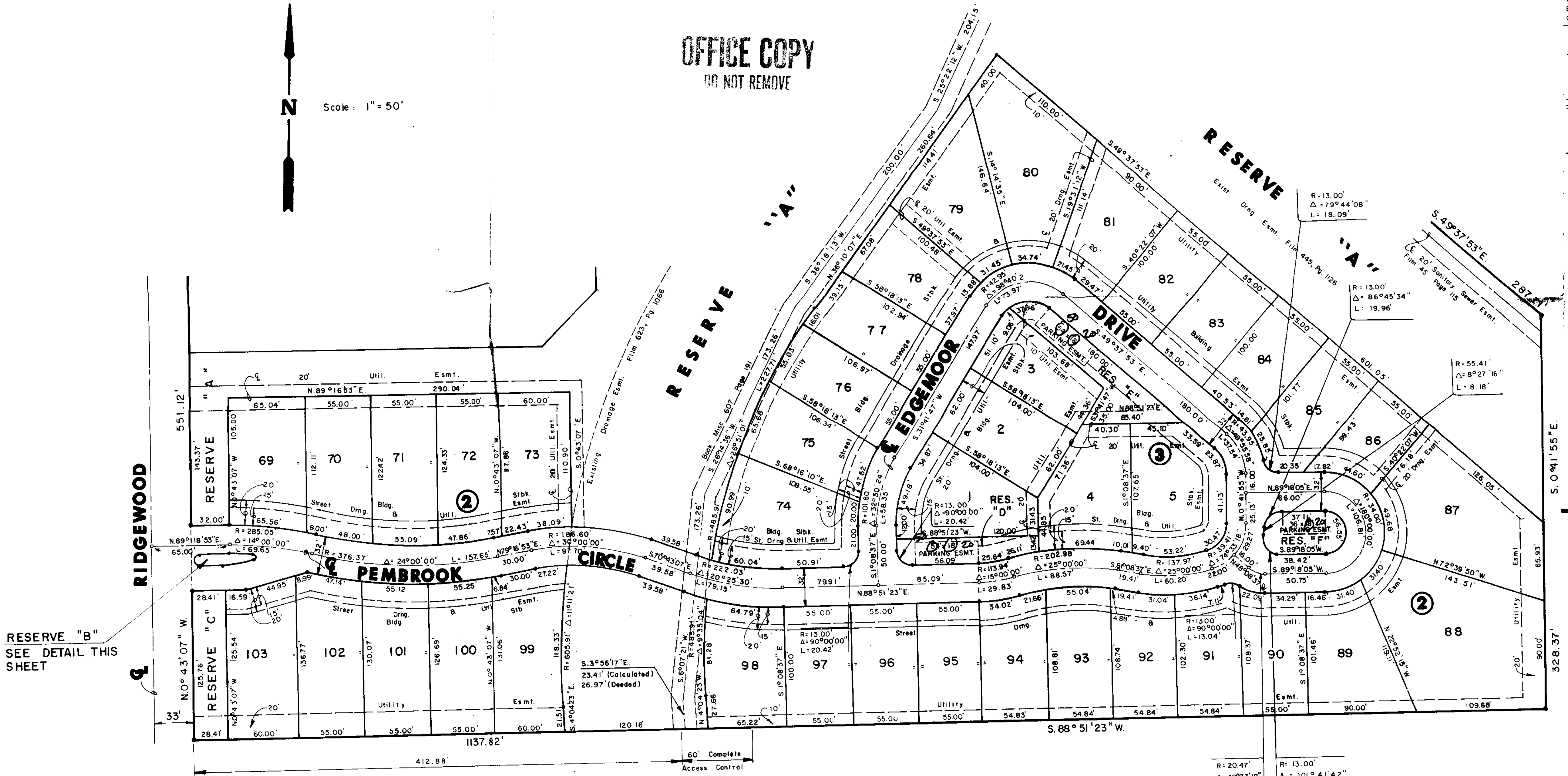
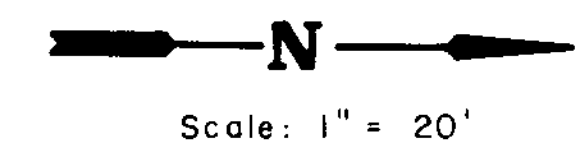
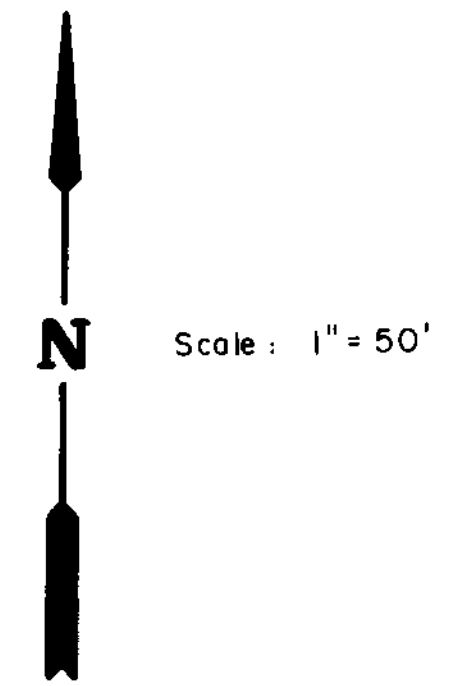
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FINAL PLAT

FINAL PLAT OF
THE COURTS II
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMISSIONER ON _____ SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLINED
IN OUR LETTER DATED _____

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RESERVE "B"
SEE DETAIL THIS
SHEET

RESERVE "B" DETAIL

LOTS 69 - 103 , BLOCK 2
LOTS 1 - 5 , BLOCK 3

R=20.47'
Δ=42°33'18"
L=15.21'

R=13.00'
Δ=101°41'42"
L=38.42'

- T. Policy Statement No. 13 (Back Out Parking in Residential Areas) was adopted by the M.A.P.C. on November 13, 1986. This policy statement set the guidelines and rules for providing back out parking onto public and private streets. The policy statement requires parking easements to a minimum of 20 feet deep and have no more than 45 to 50 feet of street frontage. With these required dimensions in mind, the perimeters of the parking easements shall be redrawn to comply with the requirements of Policy Statement No. 13.
- U. The approved preliminary plat correctly depicted 25-foot front yard setbacks from Beacon Hill/Ridgewood (collector street). The affected lots are Lots 8 and 9, Block 1 and Lots 20, 21 and 22, Block 2. The final plat tracing shall indicate the platting of the 25-foot front yard setbacks that are required from the collector street.
- V. On the final plat tracing, the platlor's text shall be amended to reference the platting of "complete access control except for an emergency access point" to Edgemoor Drive across the south line of the plat.
- W. Item 12 of the General Provisions of DP-147 states that the development of a parcel with a land use not illustrated on the Community Unit Plans requires the submission of a site plan for approval by the Director of Planning. The present CUP depicts development of apartments on Parcel 5 whereas this plat depicts patio home lots. A revised site plan shall be approved by the Director of Planning prior to submission of the plat for scheduling before the City Council.
- X. 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.
- 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. 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.
- AA. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- BB. Recording of the plat within 30 days after approval by the City Council.
- CC. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Specifically, are the platting of minimum building pad elevations required?

MARCH 24, 1988

STAFF REPORT
(Final Plat; Revised Preliminary Approved 10/8/87)

CASE NUMBER: S/D 87-97 - THE COURTS II

OWNER/APPLICANT: Critchfield Real Estate Partnership 1985, 5318 Pembroke,
Wichita, KS 67220

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, P.A.

LOCATION: In an area south of 29th Street North, on the east side
of Beacon Hill/Ridgewood.

SITE SIZE: 48.28 Acres

NUMBER OF LOTS:

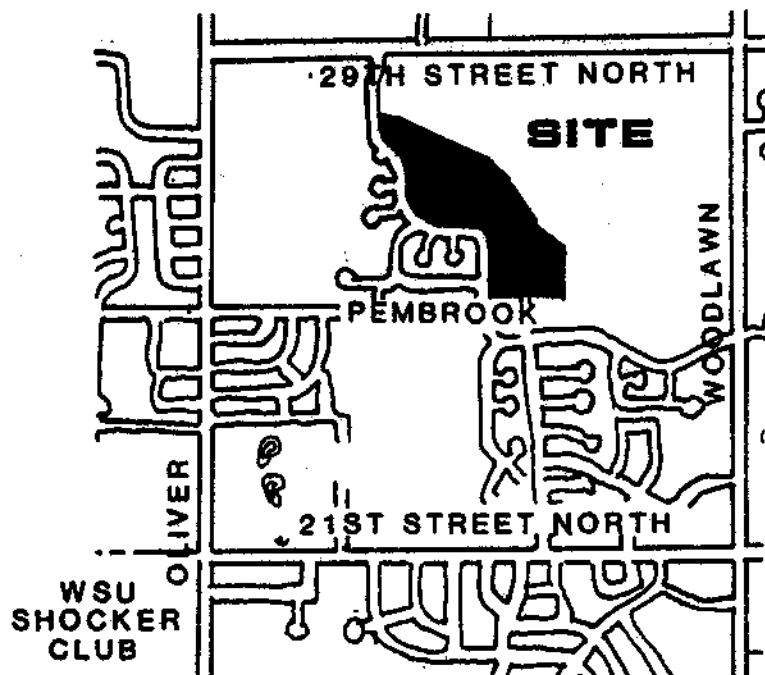
Residential:	117
Office:	
Commercial:	
Industrial:	
Total:	117

MINIMUM LOT AREA: 5,225 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA" (DP-147)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Beacon Hill Residential Community Unit Plan (DP-147). This property is being platted for development of single-family homes.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
- G. When the final plat of Beacon Hill Addition was approved by the Subdivision Committee on February 20, 1986, an overall sidewalk plan for the applicant's entire ownership was also approved. In accordance with the approved sidewalk plan, the street paving petitions for the following street segments shall provide for a sidewalk on one side of the subject street:
 - 1. Southerly side of Parkwood from the east line of Beacon Hill to the north line of Lot 14, Block 2.
 - 2. South side of Parkwood Court from the west line of Lot 14, Block 2 to the northerly line of Lot 12, Block 2.
- H. In accordance with the approved sidewalk plan, the applicant shall guarantee the construction of the following sidewalk segments which are outside of dedicated street right-of-way:
 - 1. Within the 10-foot wide pedestrian access easement to be centered on the lot line common to Lots 11 and 12, Block 2.
 - 2. Within Reserve A (behind Lot 11, Block 2), including the bridge structure over the drainage way. (approximately 375 linear feet)
- I. The applicant shall guarantee the construction of a hammerhead turnaround to terminate Edgemoor Drive to the south of this plat. This guarantee shall also provide for construction of a curb return to serve the required emergency access easement. The applicant shall guarantee the construction of an all weather surface within the emergency access easement along with an appropriate barrier that will prevent non-emergency traffic from using the emergency access point.
- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- K. In order to provide a second means of emergency access to the lots east of the drainage channel in the southeast corner of this subdivision, the final plat tracing shall indicate the platting of an "emergency access easement" to connect Pembroke Circle with Edgemoor Drive. It is suggested that the perimeter of Reserve A be expanded to include the emergency access easement.
- L. 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.
- M. 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.
- N. 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. Any planting within the easement shall be reviewed by the City Forestry Division prior to installation.
- 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 or 32-foot street rights-of-way. 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, Edgemoor Drive to the south of this plat, shall be depicted.
- Q. On the face of the final plat tracing, the 10-foot "pedestrian access easement", which is centered on Lot 11 and 12's common lot line in Block 2, shall be labeled. The plat's text shall be amended to reference the platting of this easement. This easement, and the future sidewalk in the easement, are requirements of the approved sidewalk plan for this subdivision.
- R. On the final plat tracing, the plat's text shall be amended to state the purposes for which the reserves are being platted. The preliminary plat listed the desired uses and purposes of the reserves.
- S. On the final plat tracing, the plat's text shall be amended to reference the platting of the "parking easements" in Reserves D, E and F.