

1. Leo E. Swafford. Vacation of platted easement. No water problem.
2. St. Paul's African Methodist Church. Vacation of an alley. No water problem.
3. Golden Hills Third Addition. Final plat. Area now served by 16" main in Central and 8" main in Golden Hills. No water problem.
4. Bea Carpenter's Addition. Final plat. Area now served by 8" mains in both Glenn and May. No water problem.
5. Blair Doan Subdivision. Final plat. Nearest City water at Pawnee (23rd St. South) and Greenwich, approximately 1 mile from this plat. Could suggest holding a petition for water if possible. No water problem.
6. PP Co. Addition #3. Revised final plat. Area now served, no water problem.
7. New Western End Addition. Final plat. Existing 2" main in Sylvan Lane extending into the plat shall be abandoned, cost of which to be paid by the Developer. No water problem.
8. Grays Second Addition. Revised Preliminary plat. Item B, mains to be extended. Main in MacArthur to be extended to west from Eisenhower. No water problem.
9. Willowbend Fourth Addition. Final plat. Mains to be extended, Item B. Existing 20" main in Rock Road to be tapped. Suggest installation of main under Rock Road to be done prior to paving to avoid boring and casing.
10. Killarney First Addition. Final plat. Existing mains in Rock Road, 30th St., and 32nd St. 8" line for fire protection and services has been proposed to the Developer. No water problem.

11. Adams Homes Inc. . Dedicate utility easement. No water problem.
12. Dillon Real Estate Co., Inc. . Dedicate additional utility easement. No water problem.
13. Inland Investment, Inc. . Dedicate a utility easement. No water problem.
14. Paul L. Dutton, et al. Dedicate additional utility easement. No water problem.
15. Other matters.

1. Thermal Products, Inc. . Vacation of Utility Basement.  
No water lines in vacated 36th St. No water problem.
2. Magnolia Addition. Final plat. Area now served,  
no water problem.
3. Southglen Addition. Preliminary Plat. Existing main in  
47th Street to be tapped and interior mains extended  
as necessary to serve all lots. No water problems.
4. Pinewood Mobile Home Park Addition. Existing 16" main  
in Hydraulic to be tapped and interior mains to be extended  
as necessary to serve all lots. No water problem.
5. Fruitvale Park 2nd Addition. Final plat. Existing 12" main  
in Anna. No water problem.
6. The Park 2nd Addition. Preliminary Plat. Existing 8" main  
in Yellowstone. Main to be extended in Yellowstone Court.  
No water problem. Item B.
7. Countryside Pentecostal Holiness Church Addition. Final Plat.  
Nearest City Water at 119th St. U. & 21st N. approx.  
1 mile of 12" main would need to be extended. Suggest  
possibly holding a water petition for 8" sizing crossing  
their property to be used when development allows extension.  
No water problem. Item A.
8. Woodcrest Addition. Preliminary Plat. Existing 16" main in  
15th St. to be tapped and extended in Gatewood as an 8" main.  
No water problem. Item B.
9. Tallgrass Two Addition. Preliminary Plat. Item B, mains to  
be extended. Suggest extension of 24" main in 21st going E. from  
Webb to allow secondary feed to area. Existing 24" main in  
Webb to be tapped for interior mains.

10. Willowbend Fourth Addition. Preliminary Plat. Existing 20" main in Rock Road to be tapped. No water problem. Item B. Suggest that main crossing Rock Rd. be installed ahead of paving to avoid boring & casing.
11. Gatewood Addition. Final Plat. Item B, mains to be extended. No water problem.
12. Killarney First Addition. Preliminary Plat. Existing mains in Rock Rd, 30th St., and 32nd St. Based on the proposed buildings and possible fire hydrant requirements, an 8" main has been proposed to run along the west side of the plot for building service and fire protection.
13. Cottonwood Grove Second Addition, Final Plat. Existing 12" main in 44th St. S. to be tapped for interior mains running along reserves. Services shall be set in conjunction with water main project. Item D. Verify which old water projects need to be abandoned.
14. Aaron G. Fair. Dedicate Street R/W. Existing main along West side of Leonine. No water problem.
15. Chester Robinson. Dedicate additional utility easement. No city water mains in area. No water problem.

S/D No.: 86-89      Name: WILLOWBEND FOURTH ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 10/23/86

DESCRIPTION

General Location: West side of Rock Road, in an area north of 37th Street North.

Owner: Golf Courses of America, 2929 N. Rock Road, Suite G,  
Wichita, KS 67226

Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.,  
3500 N. Rock Road #800, Wichita, KS 67226

1. Gross Acreage of Plat: 3.97
2. Number of Lots:
  - Residential: 10
  - Office:
  - Commercial:
  - Industrial:
  - Total: 10
3. Minimum Lot Area: 9,840 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

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STAFF COMMENTS:

- 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 pavement of the proposed public street.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the pavement of the private street (Reserve C) to the 29-foot public street standard, including an appropriately sized turnaround.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Section 7-201(R) of the Subdivision Regulations requires a permanent turnaround to be provided for all deadend streets created by a plat. For short deadend streets, the standard requirement for a turnaround with a turning diameter of at least 70 feet may be waived in favor of a hammerhead turnaround. Since the private deadend street proposed to access Lots 2 thru 6 serves relatively few lots and the segment of private street to be terminated is short in length, it is recommended that a hammerhead turnaround be required for the deadend street rather than a full-size cul-de-sac. A guarantee for the hammerhead turnaround shall be included in the guarantee for pavement of the private street.
- H. As agreed at a pre-preliminary plat conference, Reserve D shall be platted as a private drive. The plat's text shall reference, by lot and block numbers, which lots are to be provided access by Reserve D.
- I. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- J. 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.

SUBDIVISION REPORT

Preliminary Plat S/D 86-89 - WILLOWBEND FOURTH ADDITION

Page 2

- K. 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.
- L. Since this plat proposes the platting of narrow street rights-of-way with adjacent "15-foot public drainage, utility and private 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.
- M. Regarding Reserve D, which are being platted for private drive purposes, discussion with the Law Department indicates a need for language in the covenant, which sets forth ownership and maintenance responsibilities of the reserve, to establish future reversionary rights of the reserve to the lot benefitting from the reserve.
- N. On the final plat, the 15-foot wide easement adjacent to Reserve C (private street) shall be labeled as a "15-foot public drainage, utility and private street easement".
- O. In order to provide a 5-foot landscaping strip between the front or side of each home and the "15-foot public drainage, utility and private street easement," the final plat shall indicate a 20-foot building setback on each lot from Reserve C.
- P. The final plat shall indicate a 20-foot building setback from Reserve D on Lots 7 thru 10.
- Q. On the final plat, the recording information of the 30-foot wide sanitary sewer easement shall be indicated.
- R. The applicant shall obtain, by separate instrument, the off-site utility easements needed to the north and south of this plat.
- S. On the final plat, the public and private streets shall be named Mulberry Circle.
- T. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot in this subdivision.
- U. On the final plat, the recording information for the instrument which dedicated adjacent Rock Road shall be referenced.
- V. The final plat shall indicate the amount of half-street right-of-way existing for Rock Road adjacent to this property. The centerline of Rock Road shall also be labeled.
- W. 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.
- X. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Y. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- Z. The applicant's agent should be prepared to state what Reserves A and B are being platted for and if construction of a wall is planned adjacent to Rock Road.

S/D No.: 86-89 Name: WILLOWBEND FOURTH ADDITION

Preliminary Approved: 10/23/86  
Scheduled S/D Meeting: 11/6/86

DESCRIPTION

General Location: West side of Rock Road, in an area north of 37th Street North.

Owner: Golf Courses of America, 2929 N. Rock Road, Suite G,  
Wichita, KS 67226

Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.,  
3500 N. Rock Road #800, Wichita, KS 67226

1. Gross Acreage of Plat: 3.97
  2. Number of Lots:
    - Residential: 10
    - Office:
    - Commercial:
    - Industrial:
    - Total: 10
  3. Minimum Lot Area: 9,840 Sq. Ft.
  4. Existing Zoning: "AA"
  5. Proposed Zoning: "AA"
- 

STAFF COMMENTS:

- 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 pavement of the proposed public street.
- D. The applicant shall guarantee the storm sewers required by the platting of this property.
- E. The applicant shall guarantee the pavement of the private street (Reserve C) to the 29-foot public street standard, including an appropriately sized turnaround.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. On the final plat tracing, the wording in the plat's text shall not reference that Reserves C and D are platted for landscaping and open spaces. These reserves are being platted as a private street and as a private drive. The following wording is suggested, "Reserves are platted for the construction and maintenance of public utilities and drainage. Reserves A and B are also platted for entrance monuments, landscaping and open space".
- H. 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.
- I. 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.

9. S/D No.: 86-89 Name: WILLOWBEND FOURTH ADDITION

- 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 pavement of the proposed public street.
- D. The applicant shall guarantee the storm sewers required by the platting of this property.
- E. The applicant shall guarantee the pavement of the private street (Reserve C) to the 29-foot public street standard, including an appropriately sized turnaround.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. On the final plat tracing, the wording in the plat's text shall not reference that Reserves C and D are platted for landscaping and open spaces. These reserves are being platted as a private street and as a private drive. The following wording is suggested, "Reserves are platted for the construction and maintenance of public utilities and drainage. Reserves A and B are also platted for entrance monuments, landscaping and open space".
- H. 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.
- I. 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.
- J. Since this plat proposes the platting of narrow street rights-of-way with adjacent "15-foot public drainage, utility and private 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.
- K. Regarding Reserve D, which is being platted for private drive purposes, discussion with the Law Department indicates a need for language in the covenant, which sets forth ownership and maintenance responsibilities of the reserve, to establish future reversionary rights of the reserve to the lot benefitting from the reserve.
- L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot in this subdivision.
- M. On the final plat tracing, the recording information for the instrument which dedicated adjacent Rock Road shall be referenced.
- N. On the final plat tracing, the centerline of Rock Road shall be labeled.
- O. The applicant shall obtain, by separate instrument, the off-site utility easements needed to the north and south of this plat.
- P. The applicant shall obtain, by separate instrument, the off-site drainage easement needed to the north of this plat.
- Q. On the final plat tracing, the centerlines of the 20-foot wide utility easements, centered on the lot line common to Lots 8 and 9 and Lots 1 and 2, shall be labeled.
- R. On the final plat tracing, a 20-foot wide building setback shall be platted on Lot 5 from the westerly side of Reserve C.

*Sub. Dist. 11-6-86*



SUBDIVISION REPORT

Final Plat S/D 86-89 - WILLOWBEND FOURTH ADDITION

Page 2

- J. Since this plat proposes the platting of narrow street rights-of-way with adjacent "15-foot public drainage, utility and private 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.
- K. Regarding Reserve D, which is being platted for private drive purposes, discussion with the Law Department indicates a need for language in the covenant, which sets forth ownership and maintenance responsibilities of the reserve, to establish future reversionary rights of the reserve to the lot benefitting from the reserve.
- L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot in this subdivision.
- M. On the final plat tracing, the recording information for the instrument which dedicated adjacent Rock Road shall be referenced.
- N. On the final plat tracing, the centerline of Rock Road shall be labeled.
- O. The applicant shall obtain, by separate instrument, the off-site utility easements needed to the north and south of this plat.
- P. The applicant shall obtain, by separate instrument, the off-site drainage easement needed to the north of this plat.
- Q. On the final plat tracing, the centerlines of the 20-foot wide utility easements, centered on the lot line common to Lots 8 and 9 and Lots 1 and 2, shall be labeled.
- R. On the final plat tracing, a 20-foot wide building setback shall be platted on Lot 5 from the westerly side of Reserve C.
- S. On the final plat tracing, the easement being platted in the northeast corner of Lot 9 shall be labeled.
- T. On the final plat tracing, the phrase "private drive" shall be removed from Lot 8 or an arrow provided to direct the phrase to Reserve D.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- W. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- X. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

THE CITY OF WICHITA  
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: October 3, 1988

TO: Dale Rea, Deputy City Clerk

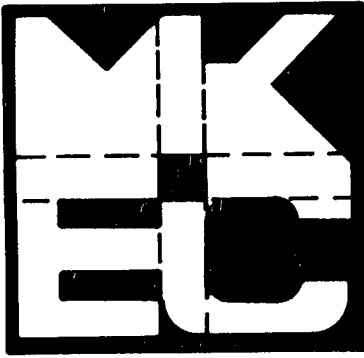
FROM: R. Timothy Bickhaus, Junior Planner, Current Plans

SUBJECT: Release of S/D 86-89 - WILLOWBEND FOURTH ADDITION:  
Letter-of-Credit (\$24,500.00) guaranteeing the  
construction of the private street to the standards  
of a public street. (Credit No. 2486)

When Willowbend Fourth Addition was platted in 1986, a Letter-of-Credit in the amount of \$24,500.00 was submitted by Golf Courses of America, Inc. to the Metropolitan Area Planning Department as guarantee that the above referenced improvement would be done. According to a recent survey by City Engineering the improvement has been completed and therefore, the Letter-of-Credit may be released. The original Letter-of-Credit, Credit Number 2486, is to be returned to Golf Courses of America, 2929 N. Rock Road, Suite 6, Wichita, KS 676226 with their copy of this memorandum.

RTB:svm

cc: Bank IV Wichita, 100 North Broadway, Wichita, KS 67202  
Mid-Kansas Engineering Consultants, P.A., 3500 N. Rock Road  
#800, Wichita, KS 67226  
Mike Lindebak, City Engineer



**MID-KANSAS ENGINEERING  
CONSULTANTS, P.A.**  
3500 N. Rock Road, #800  
Wichita, KS 67226

PROJECT: Willowbend Fourth Addition

PROJECT #: \_\_\_\_\_ DATE: 11/24/86

TO: Carl Gipson  
Engineering Department  
455 N. Main, 7th Floor  
Wichita, Kansas 67202

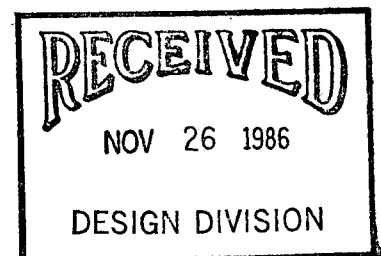
Submitted herewith are the following items signed as requested in connection with the platting of the above referenced plat:

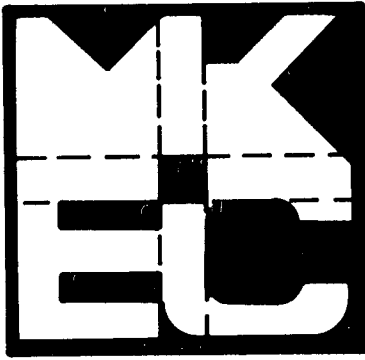
1. Petitions
  - A. Water
  - B. Sanitary Sewer
  - C. Storm Water Sewer
  - D. Paving & Sidewalk
2. Offsite Drainage Easement
3. Offsite Utility Easements
4. Boundary Closure Computations

**MID-KANSAS ENGINEERING CONSULTANTS, P.A.**

Benny Gegen

BG/dm





MID-KANSAS ENGINEERING  
CONSULTANTS, P.A.  
3500 N. Rock Road, #800  
Wichita, KS 67226

SUBJECT: Woodland Estates Second  
Paving Estimate Guarantee

PROJECT #: \_\_\_\_\_ DATE: 11/24/86

TO: Mr. Carl Gipson  
Civil Engineering  
455 N. Main, 7th Floor  
Wichita, KS 67202

Reserve "C" - Private Street Lots 2 through 6, Block 1 (29'B-B)		
Centerline Length: 203.07 L.F. x 24' x 1/9 x \$27.00/S.Y.	=	\$14,621.04
Intersection: 164.7 S.Y. x \$27.00/S.Y.	=	4,446.90
Turnaround 170 S.Y. x \$27.00/S.Y.	=	4,590.00
		<u>\$23,657.94</u>
	+3.0%	<u>709.74</u>
		\$24,367.68

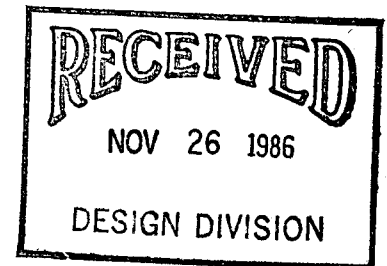
Use \$24,500.00 for Guarantee

MID-KANSAS ENGINEERING CONSULTANTS, P.A.

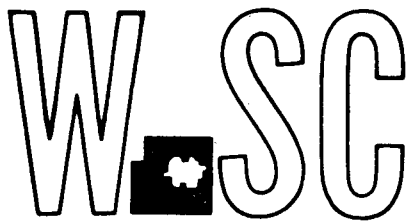
*Benny Gegen*

Benny Gegen

BG/dm



WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

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

November 6, 1986



Mid-Kansas Engineering Consultants, P.A.  
3500 N. Rock Road #800  
Wichita, KS 67226

C  
O  
P  
Y

Re: Final Plat S/D 86-89 - WILLOWBEND FOURTH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 6, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 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 pavement of the proposed public street.
- D. The applicant shall guarantee the storm sewers required by the platting of this property.
- E. The applicant shall guarantee the pavement of the private street (Reserve C) to the 29-foot public street standard, including an appropriately sized turnaround.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. On the final plat tracing, the wording in the plattor's text shall not reference that Reserves C and D are platted for landscaping and open spaces. These reserves are being platted as a private street and as a private drive. The following wording is suggested, "Reserves are platted for the construction and maintenance of public utilities and drainage. Reserves A and B are also platted for entrance monuments, landscaping and open space".

- H. 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.
- I. 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.
- J. Since this plat proposes the platting of narrow street rights-of-way with adjacent "15-foot public drainage, utility and private 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.
- K. Regarding Reserve D, which is being platted for private drive purposes, discussion with the Law Department indicates a need for language in the covenant, which sets forth ownership and maintenance responsibilities of the reserve, to establish future reversionary rights of the reserve to the lot benefitting from the reserve.
- L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot in this subdivision.
- M. On the final plat tracing, the recording information for the instrument which dedicated adjacent Rock Road shall be referenced.
- N. On the final plat tracing, the centerline of Rock Road shall be labeled.
- O. The applicant shall obtain, by separate instrument, the off-site utility easements needed to the north and south of this plat.
- P. The applicant shall obtain, by separate instrument, the off-site drainage easement needed to the north of this plat.
- Q. On the final plat tracing, the centerlines of the 20-foot wide utility easements, centered on the lot line common to Lots 8 and 9 and Lots 1 and 2, shall be labeled.
- R. On the final plat tracing, a 20-foot wide building setback shall be platted on Lot 5 from the westerly side of Reserve C.

- S. On the final plat tracing, the easement being platted in the northeast corner of Lot 9 shall be labeled.
- T. On the final plat tracing, the phrase "private drive" shall be removed from Lot 8 or an arrow provided to direct the phrase to Reserve D.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- W. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are 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, November 13, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley  
Senior Planner

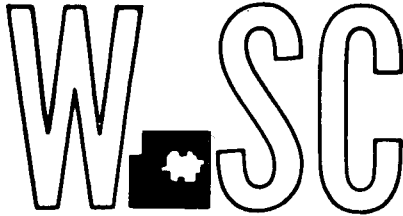
FLN:dik

Enclosure

cc: Golf Courses of America, 2929 N. Rock Road, Suite G,  
Wichita, KS 67226

~~X~~ Mike Lindebak, City Engineer

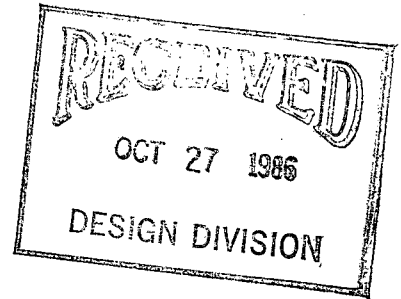
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

October 24, 1986



Mid-Kansas Engineering Consultants, P.A.  
3500 N. Rock Road #800  
Wichita, KS 67226

Re: Preliminary Plat S/D 86-89 - WILLOWBEND FOURTH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 23, 1986, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- 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 pavement of the proposed public street.
- D. The applicant shall guarantee the storm sewers required by the platting of this property.
- E. The applicant shall guarantee the pavement of the private street (Reserve C) to the 29-foot public street standard, including an appropriately sized turnaround.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Section 7-201(R) of the Subdivision Regulations requires a permanent turnaround to be provided for all deadend streets created by a plat. For short deadend streets, the standard requirement for a turnaround with a turning diameter of at least 70 feet may be waived in favor of a hammerhead turnaround. Since the private deadend street proposed to access Lots 2 thru 6 serves relatively few lots and the segment of private street to be terminated is short in length, the final plat shall indicate the platting of sufficient right-of-way for a hammerhead

C  
O  
P  
Y

turnaround rather than a full-size cul-de-sac. A guarantee for the hammerhead turnaround shall be included in the guarantee for pavement of the private street.

- H. As agreed at a pre-preliminary plat conference, Reserve D shall be platted as a private drive. The plat's text shall reference, by lot and block numbers, which lots are to be provided access by Reserve D.
- I. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- J. 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.
- K. 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.
- L. Since this plat proposes the platting of narrow street rights-of-way with adjacent "15-foot public drainage, utility and private 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.
- M. Regarding Reserve D, which are being platted for private drive purposes, discussion with the Law Department indicates a need for language in the covenant, which sets forth ownership and maintenance responsibilities of the reserve, to establish future reversionary rights of the reserve to the lot benefitting from the reserve.
- N. On the final plat, the 15-foot wide easement adjacent to Reserve C (private street) shall be labeled as a "15-foot public drainage, utility and private street easement".
- O. In order to provide a 5-foot landscaping strip between the front or side of each home and the "15-foot public drainage, utility and private street easement," the final plat shall indicate a 20-foot building setback on each lot from Reserve C.
- P. The final plat shall indicate a 20-foot building setback from Reserve D on Lots 7 thru 10.

- Q. On the final plat, the recording information of the 30-foot wide sanitary sewer easement shall be indicated.
- R. The applicant shall obtain, by separate instrument, the off-site utility easements needed to the north and south of this plat.
- S. On the final plat, the public and private streets shall be named Mulberry Circle.
- T. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot in this subdivision.
- U. On the final plat, the recording information for the instrument which dedicated adjacent Rock Road shall be referenced.
- V. The final plat shall indicate the amount of half-street right-of-way existing for Rock Road adjacent to this property. The centerline of Rock Road shall also be labeled.
- W. The applicant shall obtain, by separate instrument, the off-site drainage easement needed to the north of this plat.
- 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. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- Z. The final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the enclosed "marked" copy of the plat.
- AA. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



Forrest L. Nagley  
Senior Planner

FLN:dlk

Enclosure

cc: Golf Courses of America, 2929 N. Rock Road, Suite G,  
Wichita, KS 67226  
Mike Lindebak, City Engineer

>>> <<<  
JOB:

Willowbend Fourth Addn.

DESCRIBE/FIGURE/BEARINGS 11*				BOUNDARY			
POINT	BEARING			DISTANCE	NORTH COORDINATE	EAST COORDINATE	
71	N	81	51	38.124W	550.0000	10512.8544	3106.1068
72	N	18	8	21.876E	160.0000	10590.7246	2561.6472
73	S	81	51	38.124E	130.9819	10742.7729	2611.4600
74	N	8	8	21.876E	98.1146	10724.2282	2741.1225
75	N	53	8	21.876E	350.0000	10821.3545	2755.0137
76	N	89	11	13.000E	75.0000	11031.3090	3035.0479
77	S	0	48	47.000E	375.0000	11032.3732	3110.0403
308	S	89	11	13.000W	928.0000	10657.4110	3115.3616
41	S	81	51	38.124E	928.0000	10644.2426	2187.4550
71						10512.8544	3106.1068

CIRCULAR CURVE      308      41      71 R  
 CENTRAL ANGLE =      8    57      8.876  
 CHORD BEARING = S      3    39      47.438W  
 RADIUS =                      928.0000  
 LENGTH =                      145.0000  
 TANGENT =                      72.6479  
 CHORD =                        144.8525  
 EXTERNAL =                      2.8393  
 MIDDLE ORDINATE =              2.8306

12*				CENTERLINE ROCK ROAD			
POINT	BEARING			DISTANCE	NORTH COORDINATE	EAST COORDINATE	
36	N	63	58	32.000W	978.0000	10215.1407	3066.2926
41	S	87	53	1.765E	978.0000	10644.2426	2187.4550