


THE CITY OF WICHITA

OFFICE OF PUBLIC WORKS - ENGINEERING

DATE June 17, 1988

TO Dale Rea, Deputy City Clerk
FROM Steve Lackey, Director of Public Works


SUBJECT Street Dedication:
Willowbend 8th Addition

Attached for placement on the Consent Agenda is a street dedication form. The dedication was received at no cost to the City. Upon acceptance by the City Council Please return the document to the City Engineer's Office for recording.

Recommendation/Action: Accept the dedication

cc: Robert Finch, Deputy City Manager

L = 112.64'

Brg. = S 7° 11' 02" E

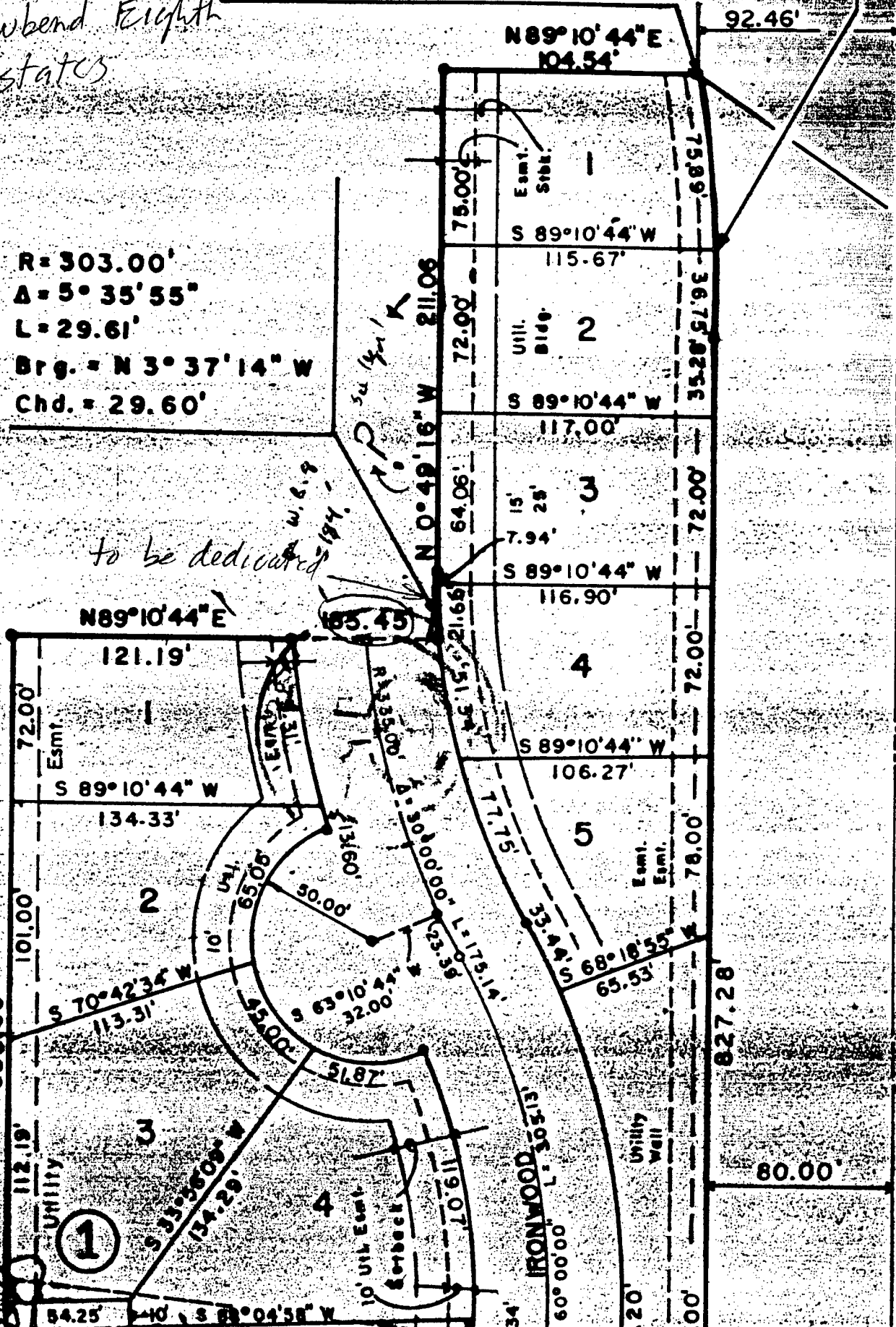
Chd. = 112.41'

Willowbend Eighth Estates

P.O.B.

R = 303.00'
Δ = 5° 35' 55"
L = 29.61'
Brg. = N 3° 37' 14" W
Chd. = 29.60'

to be dedicated



N 89° 10' 44" E
104.54'

92.46'

Esmt. Side 1

S 89° 10' 44" W
115.67'

Util. Side 2

S 89° 10' 44" W
117.00'

15' 25' 3
7.94'

S 89° 10' 44" W
116.90'

4

S 89° 10' 44" W
106.27'

5

Esmt. Esmt. 78.00'

68° 18' 55" W
65.53'

IRONWOOD L: 305.13'

60° 00' 00" L: 175.14'

Utility Well

80.00'

N 89° 10' 44" E
121.19'

Esmt. 72.00'

S 89° 10' 44" W
134.33'

2

10' Util. 65.00'

S 70° 42' 34" W
113.51'

S 33° 38' 09" W
134.29' W

3

10' Util. Esmt. 78.17'

S 88° 04' 58" W
20.00'

W.P. 3/4 1/4 1/4

65.45'

13.60'

50.00'

32.00'

51.87'

10' Util. Esmt. 78.17'

10.61'

34'

20.00'

20.00'

S 88° 04' 58" W
20.00'

54.25' 10' S 88° 04' 58" W

20' 00'

827.28'

WILLOW AN

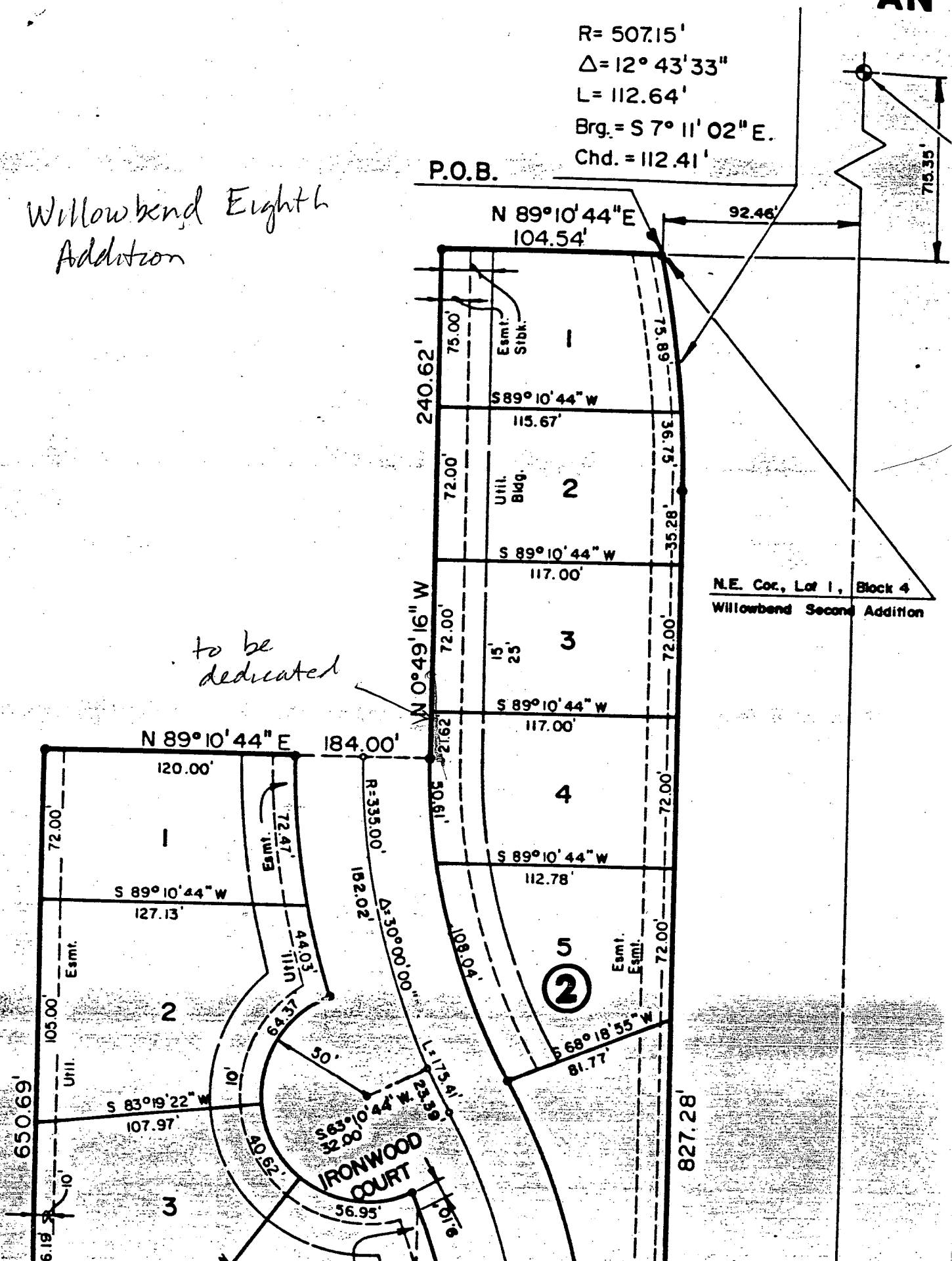
Willowbend Eighth Addition

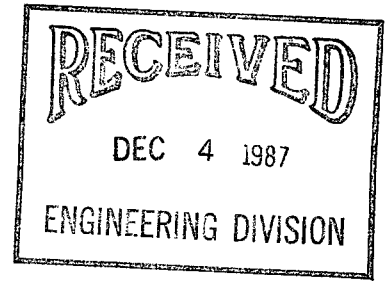
$R = 507.15'$
 $\Delta = 12^\circ 43' 33''$
 $L = 112.64'$
 $Brg. = S 7^\circ 11' 02'' E.$
 $Chd. = 112.41'$

P.O.B.

N.E. Cor., Lot 1, Block 4
Willowbend Second Addition

to be dedicated





December 4, 1987

Dobler Surveying & Engineering
702 E. 21st Street
Wichita, KS 67214

Re: Final Plat S/D 87-115 - WILLOWBEND EIGHTH ESTATES

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 3, 1987, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

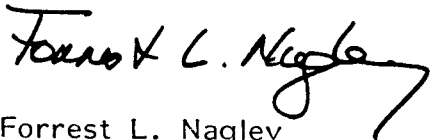
- A. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
- B. 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.
- C. 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.
- D. The final plat tracing shall correct the M.A.P.C signature block to reference ELTON PARSONS as the M.A.P.C. Chairman.
- E. The final plat tracing shall correct the M.A.P.C. signature block to reference MARVIN S. KROUT as the M.A.P.C. Secretary.
- F. On the final plat tracing, the interior street shall be labeled with the street name of Ironwood.

- G. The applicant shall provide as built street plans which also locate the existing gas main. This plan shall be submitted to City Engineering and the Gas Service Company. If the existing gas main needs to be relocated, appropriate arrangements shall be made with the Gas Company.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. Recording of the plat within 30 days after approval by the City Council.

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, December 10, 1987. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dIk

Enclosure

cc: Golf Courses of America, Inc., 4110 N. Tara Circle,
Wichita, KS 67226

✓ Mike Lindebak, City Engineer

Erich Wendt, KPL Gas Service Co., P.O. Box 2161, Wichita, KS 67251

DOBLER
SURVEYING & ENGINEERING

702 E. 21st Street
Wichita, KS 67214
Phone 316-263-6336

Route 1 - Box 23
Hamilton, KS 66853
Phone 316-678-3833

February 2, 1988

Mr. Erich Wendt
KPL Gas Service Company
P.O. Box 2161
Wichita, KS 67251

Dear Mr. Wendt:

Please find enclosed a copy of a plan showing the location of the existing KPL Gas Service line in relation to the street and the Right-of-Way line of Willowbend Eighth Estates as requested by Item G. of the Subdivision Committee of the MAPC letter to us dated December 4, 1987.

If you have any questions, please do not hesitate to call.

Sincerely,

DOBLER SURVEYING & ENGINEERING

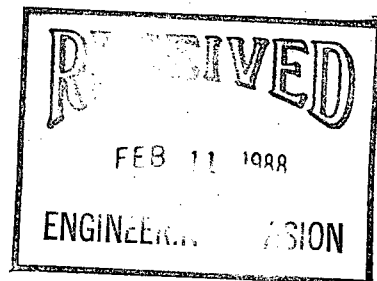


Neil Dobler, PE

ND:ms

Enclosure

cc: Mike Lindebak, City Engineer (with drawing)



STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 87-115 - WILLOWBEND EIGHTH ESTATES

OWNER/APPLICANT: Golf Courses of America, Inc.

SURVEYOR/ENGINEER: Dobler Surveying & Engineering

LOCATION: On the west and east sides of Ironwood, in an area south of 45th Street North

SITE SIZE: 5.3 Acres

NUMBER OF LOTS:

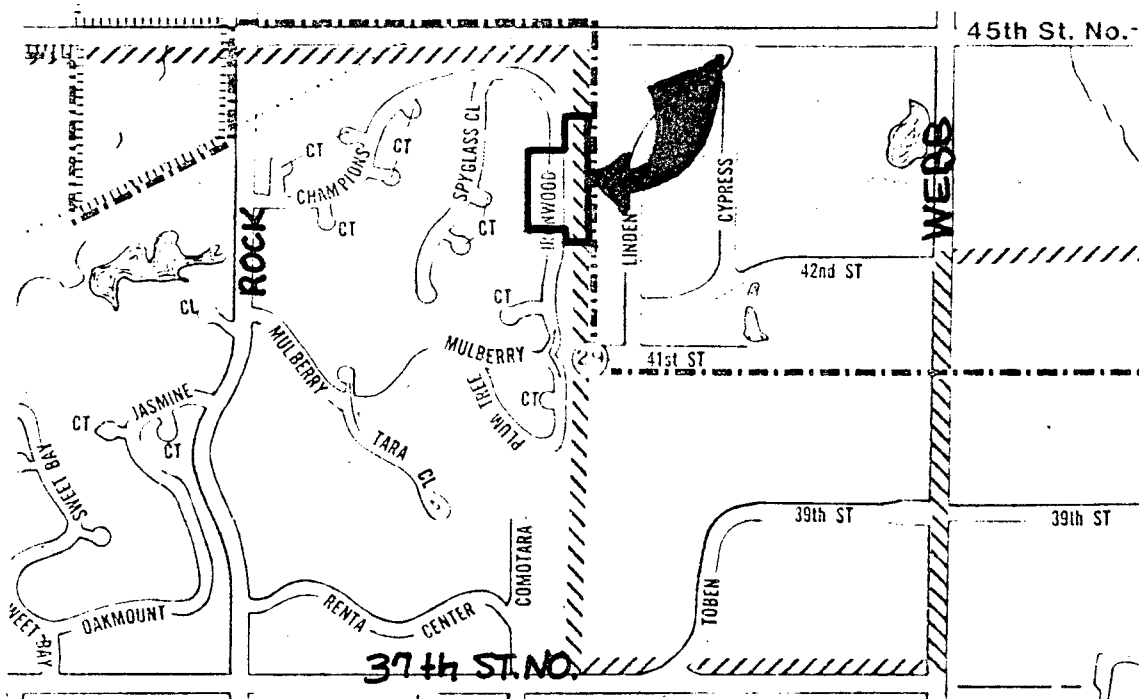
Residential:	16
Office:	
Commercial:	
Industrial:	
Total:	16

MINIMUM LOT AREA: 9,000 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA"

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat represents a replat of Willowbend Eighth Addition (S/D 86-119). The reason for the replat is to slightly alter street right-of-way and shift lot boundaries for the lots on the west side of Ironwood.

- 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. 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.
- C. 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.
- D. The final plat tracing shall correct the M.A.P.C signature block to reference ELTON PARSONS as the M.A.P.C. Chairman.
- E. The final plat tracing shall correct the M.A.P.C. signature block to reference MARVIN S. KROUT as the M.A.P.C. Secretary.
- F. Since this replat represents a minor replat of a recent subdivision, it is recommended that the Subdivision Committee waive the maximum plat area standard established in the Subdivision Regulations for consideration of final form only plats Sections 4-501 and 4-502.
- G. On the final plat tracing, the interior street shall be labeled with the street name of Ironwood.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

NOTE: This plat has been submitted in final form only.