

STAFF COMMENTS:

- A. The platlor's text shall be amended to indicate, as was allowed on other Willowbend plats, that these reserves (Reserve B in this case) platted for golf course purposes, are to be owned and maintained by the Golf Course Association.
- B. Since Reserve G is within the boundary of this plat and is not indicated as being part of the golf course's development, the platter's text shall be amended to indicate it as one of the Reserves to be owned and maintained by the Homeowner's Association.
- C. In terms of the Homeowner's Association, the platlor's text shall be amended to indicate that it is the Willowbend Seventh and not Willowbend Heights Homeowner's Association that will own and maintain Reserves A, C, D, E, F and G.
- D. The fifth line of the platlor's text shall be amended to indicate which Reserve, along with Reserve E is being platted for the indicated uses.
- E. The applicant shall resubmit the covenants originally required with the Willowbend Heights Addition and revised to refer to the Willowbend Seventh Addition. This includes the covenants pertaining to: ownership and maintenance of the reserves and granting the City authority to maintain the drainage reserves; restrictions on uses within the 15-foot street, drainage and utility easements; and the provision of off-street parking.
- F. The final plat tracing shall indicate a revised lot line and 5-foot maintenance agreement for the common lot line between Lots 8 and 9, Block 1.
- G. On the final plat tracing, the MAPC's signature block shall be amended to indicate Sue L. Crockett as chairman.
- 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.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-4

December 8, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-102 Willowbend Seventh Addition

OWNER/APPLICANT: Golf Courses of America, 4110 N. Tara Circle,
Wichita, KS 67226

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

LOCATION: In an area west of Rock Road and south of 45th
North.

SITE SIZE: 22.45 Acres

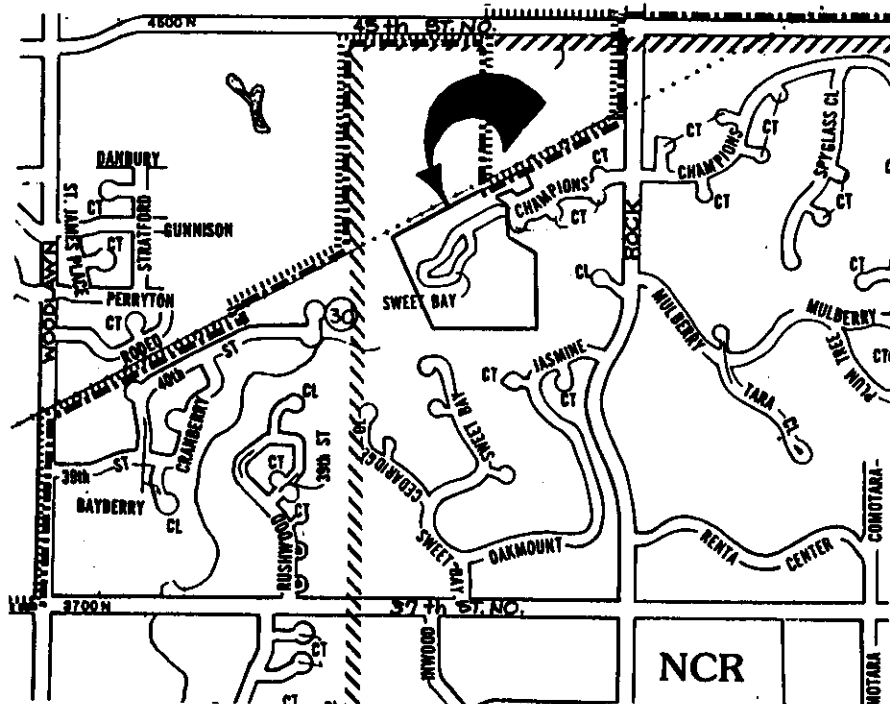
NUMBER OF LOTS
Residential: 32
Office:
Commercial:
Industrial:
Total: 32

MINIMUM LOT AREA: 6,963 sq. ft.

CURRENT ZONING: "AA" with DP-173

PROPOSED ZONING: "AA" with DP-173

VICINITY MAP:





METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1663
(316) 268-4561

December 8, 1988

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

Re: S/D 88-102 - WILLOWBEND SEVENTH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on December 8, 1988, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of December 2, 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 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:svm

Enclosure

cc: Landvisions Inc., 224 E. Douglas, Suite 450
Wichita, KS 67202
Golf Courses of America, 4110 N. Tara Circle
Wichita, KS 67226
Mike Lindebak, City Engineer

FILE COPY

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

RESERVE
"F"

RESERVE

"B"

FLOODWAY

Scale: 1" = 50'

Ed Resa