

- L. Since the applicant's development plans for this property have significantly changed, the applicant is advised that the formerly associated zone change case (Z-2821), requesting "AA" to "B", will be closed after this plat is recorded.
- M. Given the applicant's plan to convey Lot 1, Block 1 to Wichita Collegiate School, the applicant shall request an administrative adjustment to permit construction of private school facilities within the perimeter of the Community Unit Plan (DP-166). Also, given the revised road alignments and land uses proposed by this plat, the applicant shall submit revised prints of the C.U.P. to reflect this and other final plats in the area.
- N. Since Lot 1, Block 1 is being platted for conveyance to Wichita Collegiate School, the applicant shall attempt to obtain a letter from Wichita Collegiate School requesting annexation of their existing school site.
- O. On the final plat tracing, the City Council signature block shall indicate Sheldon Kamen as Mayor.
- P. On the final plat tracing, a dimension shall be indicated on the face of the plat, for the area of complete access control being dedicated to Webb Road.
- Q. A reference to the pipeline easement should also be shown on the face of the plat and not just in the detail.
- R. 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.
- S. 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.
- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- V. Recording of the plat within 30 days after approval by the City Council.
- W. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # _____

MAY 5, 1988

STAFF REPORT

(Final Plat; Revised Preliminary Approved 4/21/88;
Original Preliminary Approved 10/8/87)

CASE NUMBER: S/D 88-6 - COUNTRY WALK 2ND ADDITION

OWNER/APPLICANT: Lakepoint Company, c/o Jack Ritchie,
8100 E. 22nd St. N., Bldg. 500, Wichita, KS 67226

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: At the northeast corner of Gatewood and Country Walk.

SITE SIZE: 21.4 Acres

NUMBER OF LOTS:

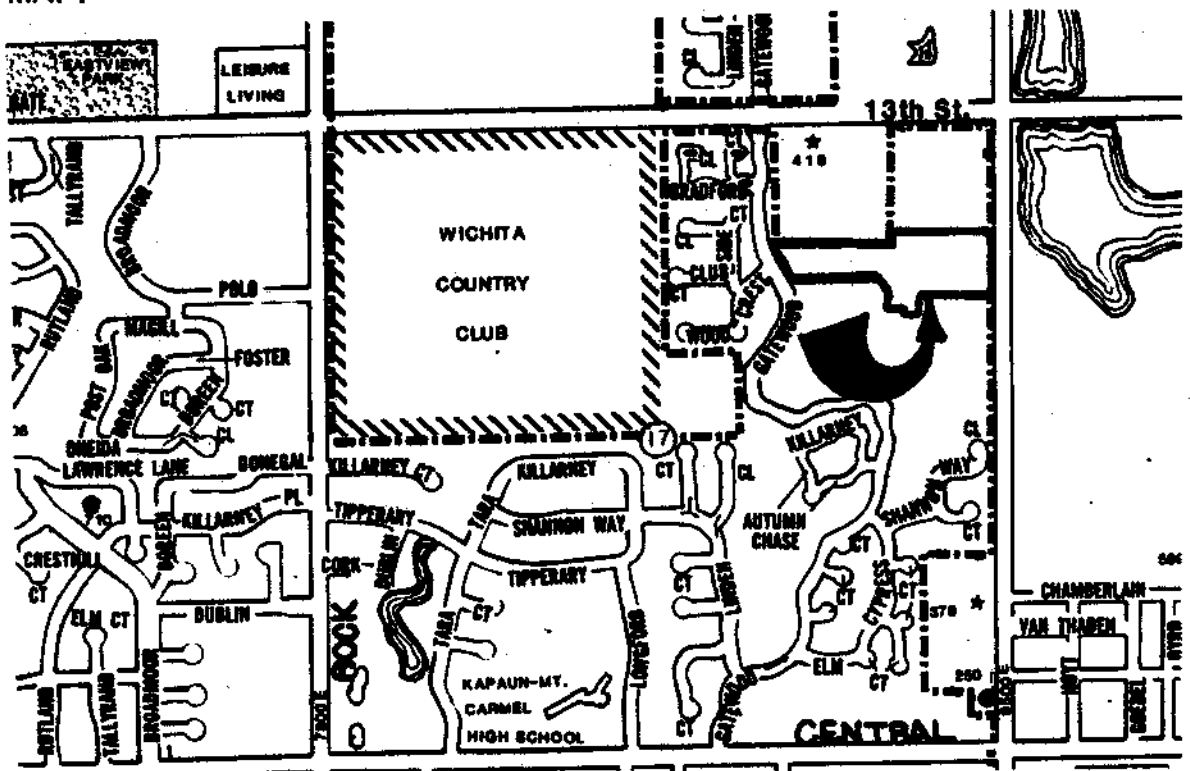
Residential:	10
Office:	
Commercial:	
Industrial:	
Total:	10

MINIMUM LOT AREA: 10,133 Sq. Ft.

CURRENT ZONING: "AA" with DP-166

PROPOSED ZONING: "AA" with DP-166

VICINITY MAP:



STAFF COMMENTS:

NOTE: Lot 1, Block 1 is being platted for expansion of the Wichita Collegiate School.

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee construction of the storm sewers required by this plat.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. 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 structure constructed on subject property.
- H. The applicant shall submit a copy of the instrument which establishes the Northwest Central Pipeline easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- I. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- J. Provisions shall be made for ownership and maintenance of the proposed reserve. 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 reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.
- K. 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 street. 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.

OFFICE COPY
P. 1

[illegible]

S 89° 57' 00" E 2761.51'

label P. polare in yellow
portion of plant where

SEE DETAIL "A"

EXCEPT 2 OF

J. D. Anderson

SCALE: 1" = 100'

● = IRON FOUND
○ = IRON SET

B.S.L. = BUILDING SETBACK LINE
S.S. = SANITARY SEWER EASEMENT

B.M. - CITY OF WICHITA BENCH MARK DISC
34' EAST AND 44' SOUTH OF
N.E. CORNER S.E. 1/4 SEC. 17,
T27S, R2E OF THE 6TH P.M.
ELEV.=172.92 CITY DATUM
ELEV.=1360.32 M.S.L.

S.E. CORNER N.E. 1/4
SEC. 17, T27S, R2E
OF THE 6TH P.M.
FD. 1/2" I.P.

SCALE: 1" = 50'

DETAIL "A"

JAMES P. MOORE, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY DO HEREBY CERTIFY ON THIS _____ DAY OF _____, 1988 THAT I WAS IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF _____ COUNTRY WALK 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, 10 TO LOTS, BLOCKS, STREETS AND A RESERVE AS SHOWN ON THE ACCOMPANYING PLAT AND DESCRIBED AS A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE 1/4) SECTION 17, T27S, R2E, 6TH P.W. AND INCLUDING A REPLAT OF PART OF CYPRESS STREET, PART OF COUNTRY WALK STREET, ALL OF COUNTRY WALK COURT, ALL OF RESERVE, COUNTRY WALK STREET, ALL OF LOTS 1 AND 2, BLOCK 1, AND ALL OF LOT 5, BLOCK 3 ALL IN COUNTRY WALK AND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER LOT 3 BLOCK 2 SAID COUNTRY WALK; THENCE N0°03'00"E A DISTANCE OF 125.79 FEET; THENCE S89°57'00"E A DISTANCE OF 962.76 FEET TO THE WEST RIGHT-OF-WAY LINE OF WEBB ROAD; THENCE N0°06'51"E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 304.18 FEET; THENCE N89°53'09"W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 100.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF WEBB ROAD; THENCE S0°02'00"E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 255.47 FEET; THENCE N89°57'00"W A DISTANCE OF 750.19 FEET; THENCE S0°05'57"E A DISTANCE OF 39.67 FEET; THENCE N89°57'00"W A DISTANCE OF 1043.00 FEET TO THE NW CORNER RESERVE "A" SAID COUNTRY WALK; THENCE S38°55'28"W ALONG THE NORTHWESTERLY LINE OF SAID RESERVE, A DISTANCE OF 31.64 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF GATEWOOD STREET; THENCE S31°27'15"E ALONG THE EASTERLY LINE OF SAID STREET, A DISTANCE OF 215.00 FEET; THENCE S50°33'26"E ALONG THE EASTERLY LINE OF SAID STREET, A DISTANCE OF 159.00 FEET; THENCE S31°27'15"E ALONG THE EASTERLY LINE OF SAID STREET, A DISTANCE OF 85.00 FEET; THENCE S24°49'18"E ALONG THE EASTERLY LINE OF SAID STREET, A DISTANCE OF 80.04 FEET; THENCE S66°18'39"E A DISTANCE OF 14.96 FEET; THENCE S 89°57'00"E A DISTANCE OF 22.46 FEET; THENCE S0°03'00"W A DISTANCE OF 58.00 FEET TO THE PC OF THE NORTHLINE OF BLOCK 3 SAID COUNTRY WALK; THENCE EASTERLY ALONG SAID NORTHLINE A DISTANCE OF 197.67 FEET ALONG THE NONTANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 120.00°, A LONG CHORD OF 168.63 FEET AND A CHORD BEARING OF S79°47'00"E TO A POINT OF REVERSE CURVE; THENCE EASTERLY ALONG SAID NORTHLINE A DISTANCE OF 117.21 FEET ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 364.00 FEET A CENTRAL ANGLE OF 18°27'00", A LONG CHORD OF 116.71 FEET AND A CHORD BEARING OF S78°50'30"E TO THE NW CORNER LOT 4 SAID BLOCK 3; THENCE S1°56'00"W A DISTANCE OF 88.25 FEET TO THE NW CORNER LOT 6 SAID BLOCK 3; THENCE S89°57'00"E A DISTANCE OF 190.00 FEET TO THE NE CORNER LOT 1 SAID BLOCK 3; THENCE S0°05'00"E ALONG THE EASTLINE OF SAID LOT 6, A DISTANCE OF 25.00 FEET; THENCE S89°57'00"E A DISTANCE OF 58.00 FEET TO THE NW CORNER LOT 3, BLOCK 2 SAID COUNTRY WALK; THENCE S89°57'00"E A DISTANCE OF 120.31 FEET TO THE POINT OF BEGINNING ENCOMPASSING 21.296 ACRES MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE LAND SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS AND A RESERVE THE SAME TO BE KNOWN AS COUNTRY WALK 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES TO DRAINAGE ARE HEREBY GRANTED TO THE CITY OF WICHITA, KANSAS, TO AND FOR THE USE OF 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 FLOODWAY. PROVIDED FURTHER THAT NO STRUCTURES SHALL BE CONSTRUCTED ON OR WITHIN SAID FLOODWAY, NOR SHALL ANY FILL, CHANGE OF GRADE OR CREATION OF CHAIN OR HOOK BE MADE ON OR WITHIN THE FLOODWAY. THE DEPTH OF THE PROPERTY GOVERNING BODY MINIMUM PAD ELEVATION FOR LOT 1, BLOCK 1 IS INDICATED ON THE FACE OF THE PLAT. ALL ABUTTERS RIGHTS OF ACCESS TO AND FROM WEBB ROAD OVER AND ACROSS THE EAST LINE OF COUNTRY WALK 2ND ADDITION ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED, HOWEVER, THAT LOT 1, BLOCK 1 SHALL HAVE ACCESS TO WEBB ROAD AT W. 122ND LANE TOWNS TO BE DRAINAGE DITCH WINGED BY THE CITY OF WICHITA, KANSAS. AND ALL PORTIONS OF COUNTRY WALK AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(c) AMENDED.

RESERVE "A" IS HEREBY PLATTED FOR ENTRY MONUMENTS, EARTHBERMS, WALKS, LANDSCAPING, DRAINAGE, AND FOR UTILITIES CONFINED WITHIN EASEMENTS, AND IS TO BE OWNED AND MAINTAINED BY ONE OR MORE HOMEOWNERS ASSOCIATION TO BE FORMED WITHIN COUNTRY WALK 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNERS:

LAKEPOINT COMPANY, A KANSAS GENERAL PARTNERSHIP
BY RITCHIE DEVELOPMENT CORPORATION
MANAGING PARTNER OF SAID PARTNERSHIP

BY: JACK D. RITCHIE, C.E.O.

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1988, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME RITCHIE DEVELOPMENT CORPORATION, BY JACK D. RITCHIE, C.E.O. ON BEHALF OF LAKEPOINT COMPANY, A KANSAS GENERAL PARTNERSHIP, 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 AFFIXE MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES

ELTON PARSONS _____, CHAIRMAN

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY
THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____
DAY OF _____, 1988.

~~ROBERT J. KNIGHT~~ , MAYOR
Sheldon Kamen
DALE E. REA , DEPUTY CITY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1988.

DON WRIGHT COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M. ON THIS _____ DAY OF _____ 1988.

PAT KETTLER

ED RESA _____ DEPUTY

JAMES P. MOORE, LS 829
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1668
(316) 268-4561

May 12, 1988

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Final Plat S/D 88-6 - COUNTRY WALK 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 12, 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 May 6, 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 platfor.
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:dlk

cc: Ritchie Associates, 8100 E. 22nd St. N., Bldg. 500,
Wichita, KS 67226

Bill Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220

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