

- 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 City Council.

SEPTEMBER 17, 1987

STAFF REPORT

CASE NUMBER: S/D 87-73 - WILLOWBEND HEIGHTS

OWNER/APPLICANT: Golf Courses of America, Inc.

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

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

SITE SIZE: 22.35 Acres

NUMBER OF LOTS:

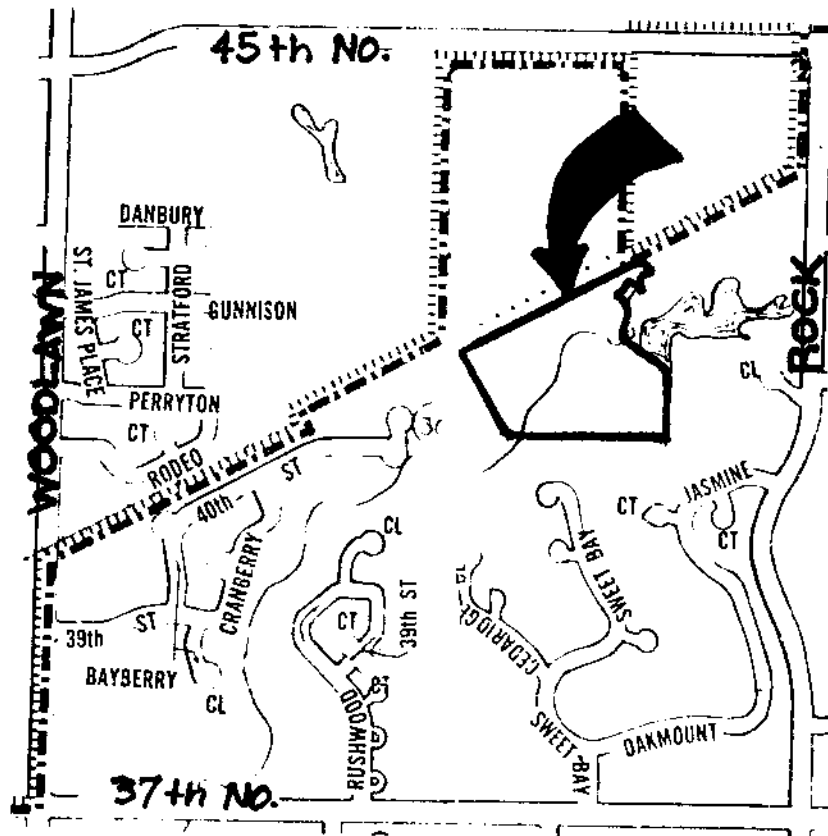
Residential:	32
Office:	
Commercial:	
Industrial:	
Total:	32

MINIMUM LOT AREA: 7,000 Sq. Ft.

CURRENT ZONING: "AA" WITH DP-173

PROPOSED ZONING: "AA" WITH DP-173

VICINITY MAP:



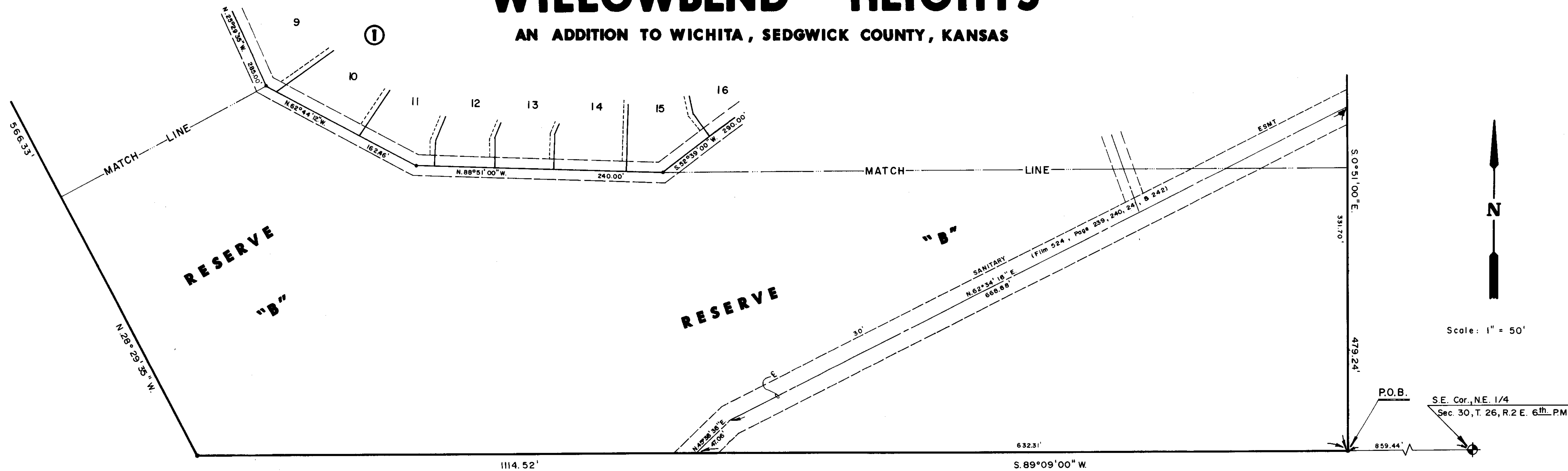
SUBDIVISION COMMITTEE RECOMMENDATIONS:

Approve the plat, subject to the following conditions:

- 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 any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. 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.
- H. 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.
- I. 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.
- J. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-foot wide street right-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.
- K. On the final plat tracing, the platlor's text shall reference the platting of the parking easements.
- L. Since this property is being platted for development of zero lot line homes, the final plat tracing shall indicate the platting of the required 12-foot side yard building setback needed to insure proper separation of the zero lot line homes.

- M. The applicant is advised that since the streets within this subdivision are to be public streets, a "guardhouse" cannot be established within Reserves C and A for the purpose of preventing the public from entering the public streets. In order to gain approval for the guardhouse structure, a requirement of preliminary plat approval was for the applicant to submit to the Traffic Engineer a drawing which indicates how the security structure will be located within Reserve C. Review and approval of the drawing by the Traffic Engineer was to resolve the question of how much of a setback from the curb line of the street is required to be maintained. The Traffic Engineer has advised that the guardhouse must not encroach into or overhang street right-of-way. Also, any overhang must be at least two (2) feet from any street curb line. With this information and the requirement of preliminary plat approval in mind, the representative of City Engineering should be prepared to state how much of a setback is required. The final plat tracing shall not be submitted for scheduling before the City Council until the required setback has been indicated on Reserve C. If Reserve C is not established for a guardhouse, this comment may be ignored.
- N. Since the building setbacks and utility easements being platted as part of Reserve A make the reserve unsuitable for guardhouse construction, the final plat tracing shall not reference that Reserve A is being platted for a guardhouse.
- O. On the final plat tracing, the 10-foot utility easement adjacent to the east line of Lot 2, Block 1, shall be labeled.
- P. 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 mail box locations can be determined.
- Q. Prior to submitting this plat for scheduling before the City Council, the applicant shall meet with the Traffic Engineer regarding the need to move a proposed "parking easement" from a street curve. If the "parking easement" does not need to be moved, the Traffic Engineer shall so notify the Planning Department.
- R. The applicant shall submit necessary information to FEMA, for the needed floodway adjustment, prior to submitting this plat for scheduling before the City Council. Once the information has been submitted to FEMA, a letter from the platting surveyor shall be submitted for the plat file.
- S. 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.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

FINAL PLAT OF
WILLOWBEND HEIGHTS
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



I, Allen D. Lowry, a Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "WILLOWBEND HEIGHTS", an addition to Wichita, Sedgewick County, Kansas, into lots, blocks, streets, and reserves the same being accurately set forth in the accompanying plat and described as follows:

A tract of land lying in the Northeast Quarter, Section 30, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at a point lying on the South line and 859.44 feet from the Southeast corner of said Northeast Quarter; thence S 89° 09' 00" W, 114.52 feet along said South line of said Northeast Quarter; thence N 28° 29' 35" E, 566.33 feet to a point on the South line of MOPAC RAILROAD right-of-way; thence N 61° 30' 25" E, 1369.68 feet along said South right-of-way, to the Northwest corner of WILLOWBEND FIFTH ADDITION, an addition to Wichita, Sedgewick County, Kansas; thence Southerly along the boundary of said WILLOWBEND FIFTH ADDITION S 28° 29' 35" E, 137.98 feet to a point on a curve to the left; thence along said curve 69.96 feet, said curve having a central angle of 90° 00' 00", a radius of 44.54 feet, and a long chord of 62.99 feet, bearing S 60° 01' 00" W; thence S 15° 01' 00" W, 15.82 feet; thence N 68° 48' 47" W, 90.62 feet; thence S 61° 30' 25" W, 70.00 feet; thence S 00° 22' 28" E, 80.39 feet; thence S 28° 29' 35" E, 29.68 feet; thence S 00° 51' 00" E, 193.65 feet; thence S 56° 13' 19" E, 338.09 feet; thence S 00° 51' 00" E, 479.24 feet 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 _____, 1987.

Allen D. Lowry, RLS #755
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #800
Wichita, KS 67226

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Land Surveyors Certificate, have caused the same to be surveyed and platted into Lots, blocks, streets, and reserves and a floodway, the same to be known as "WILLIAMS HEIGHTS", an addition to Wichita, Sedgewick County, Kansas. Reserve A is platted for landscaping, drainage, entry monuments, and a guard house. Reserve B is platted for a golf course, landscaping, drainage, entry monuments, fountains, sidewalks, open space, and floodway. The floodway shall be the responsibility of the owners until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provide further that no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission from the City Engineers office. Reserve C is platted for landscaping, entry monuments, and a guard house. Reserve D is platted for landscaping, drainage, sidewalks, and open spaces. These reserves shall be owned and maintained by the Homeowners Association. Easements for the construction and maintenance of public utilities, drainage, parking and streets are hereby granted as indicated. The 5.000 foot wall easements are granted for the construction and maintenance of a private wall. The 5.000 foot maintenance easements are granted for access by the adjoining property owner for maintenance of their structures and for a 2.000 foot roof overhang. Minimum pad elevation are as indicated on the accompanying plat.

GOLF COURSES OF AMERICA, INC.

By: Frank A. Mills, President

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

Be it remembered that on this day of , 1987,
before me a Notary Public in and for said State and County, came Frank
A. Mills, president of Golf Courses of America, Inc., 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: _____

LANDVISION INC.

By: Faith Abiah, President

STATE OF KANSAS)) SS.
SEDGWICK COUNTY)

Be it remembered that on this _____ day of _____, 1987,
before me a Notary Public in and for said State and County, came Faith
Abian, president of Landvision Inc., 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: _____

We, the Michigan National Bank, a National banking association, do hereby consent to the plat of "WILLOWBEND HEIGHTS".

MICHIGAN NATIONAL BANK, a National banking association.

By: Phillip S. Frick, Attorney-in-fact

STATE OF KANSAS)
) ss
SEDGWICK COUNTY)

Be it remembered that on this _____ day of _____, 1987, before me a Notary Public in and for said State and County, came _____, Phillip S. Frick, Attorney-in-Fact, on behalf of Michigan National Bank, a National banking association, 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 "WILLOWBEND HEIGHTS" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this day of , 1987.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

John Terry Moore, Chairman

_____, 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 _____, 1987.

Robert G. Knight, Mayor

_____, Deputy City Clerk
Date Feb 10 1964

Entered on transfer record this _____ day of _____,
1987.

Don Wright, County Clerk

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 , 1987.

Pat Kettler, Register of Deeds

_____, Deputy
Ed Resa

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 9/10/87 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 9/10/87

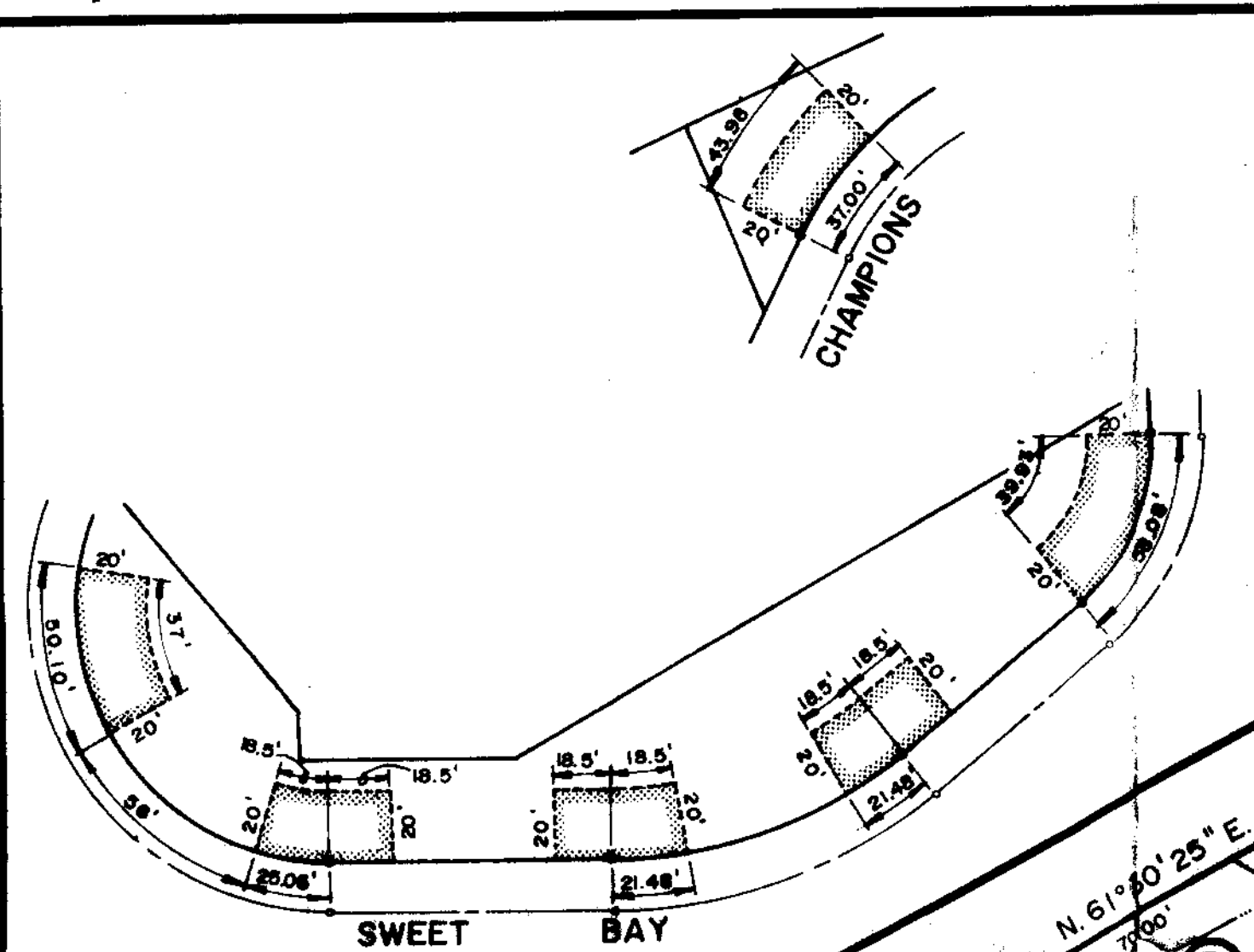
OFFICE COPY
DO NOT REMOVE

FINAL PLAT
FINAL PLAT

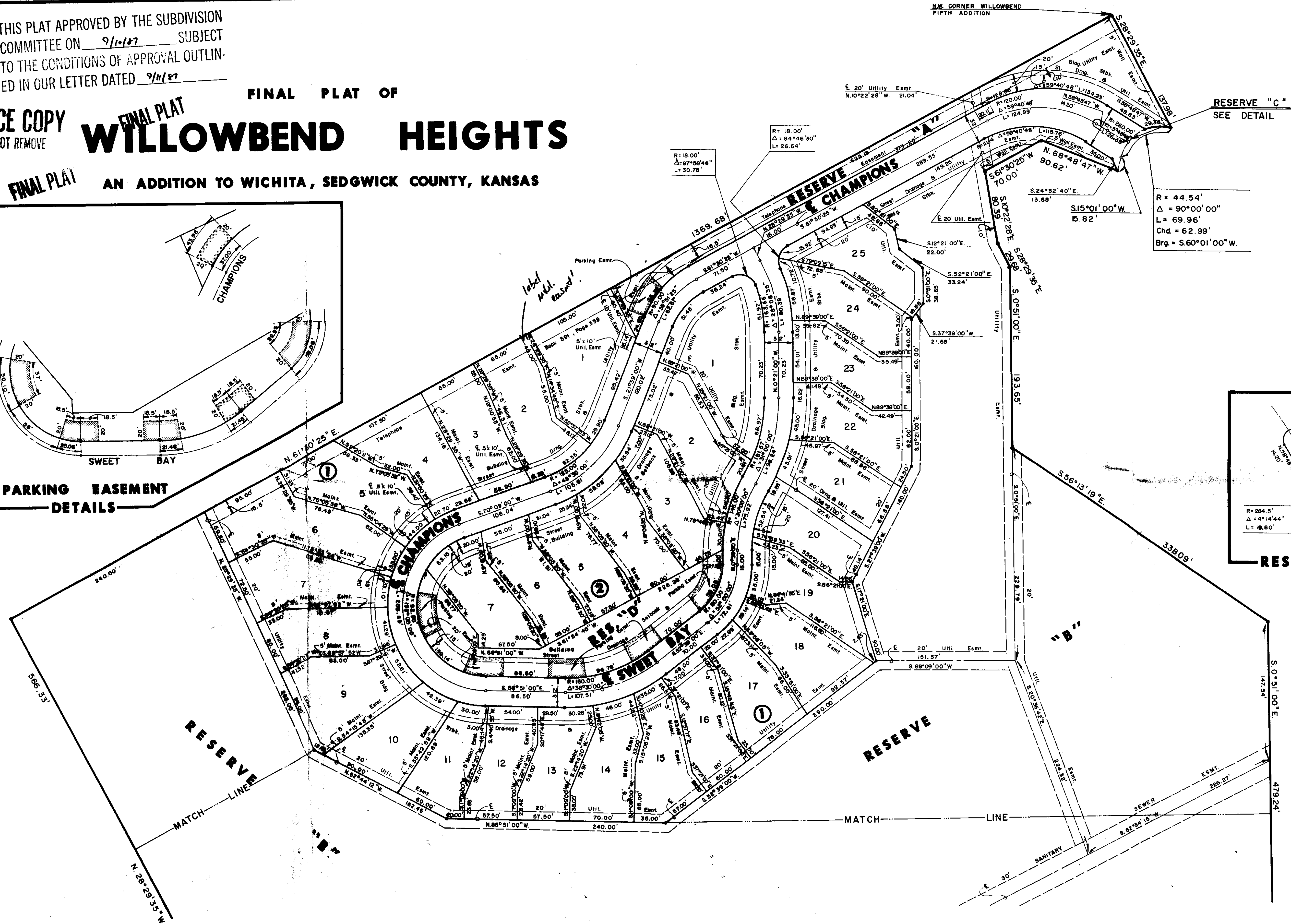
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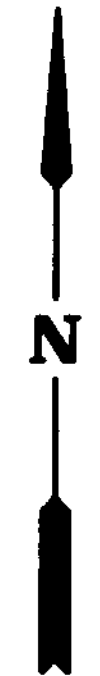
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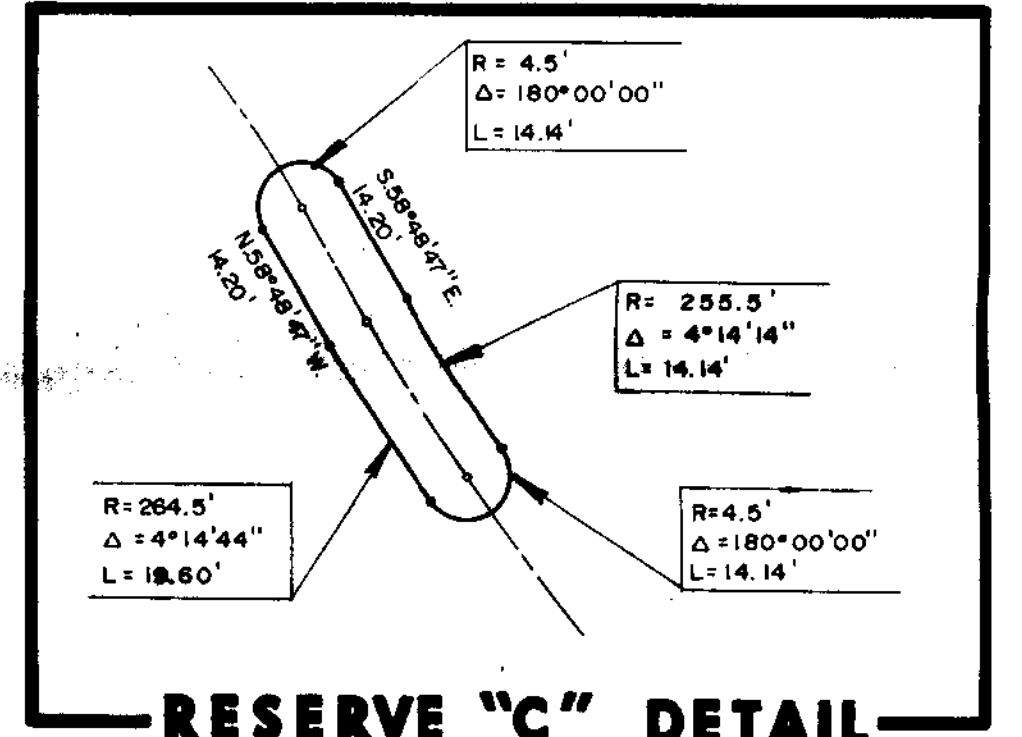
PARKING EASEMENT
DETAILS



RESERVE "C"
SEE DETAIL



Scale: 1" = 50'



Minimum Pads			
Lot	Block	Elevation	
		City Datum	U.S.G.S.
6	1	181.6	1369.0
7	1	181.6	1369.0
8	1	181.6	1369.0
9	1	181.6	1369.0
10	1	181.6	1369.0
11	1	182.0	1369.4
12	1	182.2	1369.6
13	1	182.4	1369.8
14	1	182.6	1370.0
15	1	182.6	1370.0
16	1	182.8	1370.2
17	1	182.8	1370.2
18	1	183.0	1370.4
19	1	183.0	1370.4
20	1	183.3	1370.7
21	1	183.3	1370.7
22	1	183.5	1370.9
23	1	183.5	1370.9
24	1	183.6	1371.0
25	1	183.6	1371.0

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September 17, 1987

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

Re: Final Plat S/D 87-73 - WILLOWBEND HEIGHTS

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 17, 1987, 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 September 11, 1987.

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 the first half of 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

D.L.

Donald Losew
Junior Planner

DL:dlk

cc: Golf Courses of America, Inc., 4110 N. Tara Circle, Wichita, KS 67226
Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220