SEDGWICK COUNT.

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

September 23, 1994

Mid-Kansas Engineering Consultants, Inc.
c/o Greg Allison
411 North Webb Road
Wichita, KS 67206

Re: S/D 94-58 - CREST RIDGE ADDITION (Final Plat)

Dear Mr. Allison:

At the regular meeting of the Metropolitan Area Planning Commission on September 22, 1994, 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 Septmeber 16, 1994.

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:

10-5 1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

26.00 2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Louise Olivarez

Louise Olivarez
Principal Planner

LO:rh

cc: Crestview Partners, L.T.D., 9207 Killarney, Wichita, KS 67206
Phil Snodgrass, 2400 N. Woodlawn - #100, Wichita, KS 67220
Bob Asmann, Trustee, Minneha Township, 14301 Wentworth Court, Wichita, KS 67230
Mike Lindebak, City Engineer

K. If reserves are being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, 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. The 15-foot easements adjacent to the 32-foot streets shall be labeled as "street, drainage and utility easements". On the final plat tracing, the granting of the street, drainage and utility easement shall be mentioned in the plattor's text. The following wording is suggested: "Easements for the construction and maintenance of street, drainage and public utilities, as indicated on the accompanying plat, are hereby granted."

M. 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 plantings within the easement shall be reviewed by the County Engineer prior to installation.

N. 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 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. The covenant shall also prohibit parking on one side of each narrow street and shall state which side is restricted.

O. Because of the large pipeline easement within this plat, it is recommended that the Planning Commission allow the platting of 20-foot building setbacks for this site rather than the typical 25-foot building setbacks.

P. On the final plat tracing, the lot numbers shall be continuous from 1 through 32, all in one block.

Q. Several dimensions in the surveyor's certificate do not match the corresponding dimensions on the graphic layout of the plat. These shall be checked and corrected prior to submission of the plat tracing.

R. The plat is in the unincorporated area and is not being annexed at this time; therefore, the reference to Wichita shall be deleted from the plat's name.

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. 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.

AGENDA ITEM NO 2-5

METROPOLITAN AREA PLANNING COMMISSION

September 22, 1994

STAFF REPORT

(Final Plat Approved 9/15/94, Preliminary Plat Approved 8/18/94)

CASE NUMBER: S/D 94-58 CREST RIDGE ADDITION

OWNER/APPLICANT: Crestview Partners, L.T.D., 9207 Killarney, Wichita, KS 67206

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, Inc., 3500 N. Rock Road - #800, Wichita, KS 67226

SUBDIVIDER: Phil Snodgrass, 2400 N. Woodlawn - #100, Wichita, KS 67220

TOWNSHIP: Bob Asmann, Trustee, Minneha Township, 14301 Wentworth Ct., Wichita, KS 67230

LOCATION: East of 127th Street East and north of Central

SITE SIZE: 9.00 Acres

NUMBER OF LOTS

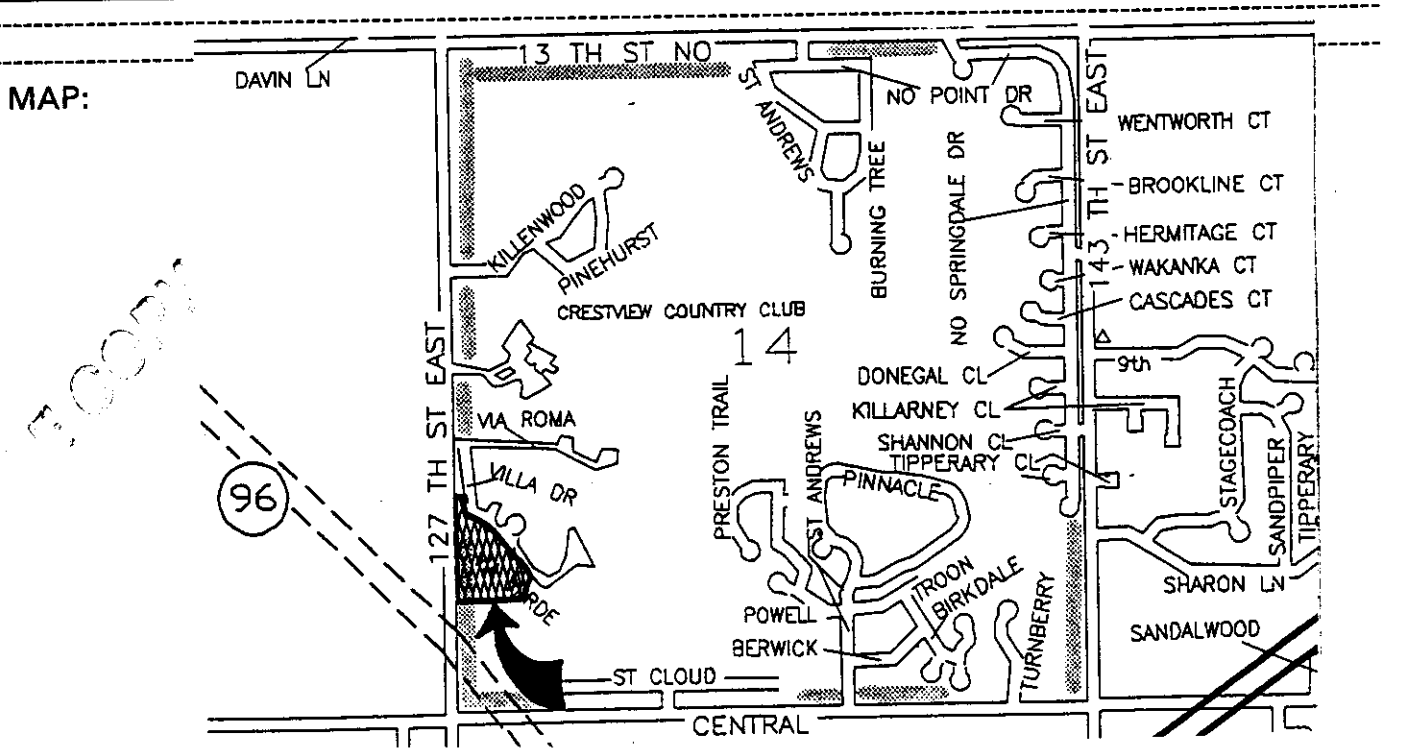
Residential:	32
Office:	
Commercial:	
Industrial:	
Total:	32

MINIMUM LOT AREA: 6943.5 sq. ft.

CURRENT ZONING: R-1

PROPOSED ZONING: "AA" (SCZ-0673)

VICINITY MAP:



STAFF COMMENTS:

A. The applicant shall guarantee the extension of City water to serve the lots being platted. Extension of water along 127th Street will not be necessary. Since this extension of water will involve City of Wichita lines, an outside-the-City water agreement shall also be submitted.

B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County.

C. The applicant shall guarantee any drainage improvements including storm sewers, required by the platting of this property.

D. The applicant shall guarantee the paving of the proposed interior streets to urban standards.

E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. Both City and County Certificates of Petitions, as appropriate, shall be submitted.

F. The 15-foot east perimeter utility easement shall be relabeled as an 8-foot wall easement (on the east) with an adjacent 12-foot utility easement (on the west). On Lots 13 and 14, the utility easement width shall be increased to 17 feet. The utility easement on the north side of the northwest corner lot shall be enlarged to accommodate the proposed sanitary sewer layout. The 15-foot street drainage and utility easements on the north ten lots along the west side of the Crest Ridge Courts shall be increased to 20 feet in width unless the applicant can assure County Engineering that no utilities other than sanitary sewer will be in this easement.

G. The applicant shall submit a copy of the instrument which establishes the 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. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.

H. The applicant shall provide proof, by letter from the Pipeline Company or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement and the use of part of this pipeline easement as a general utility easement and as reserves for drainage and landscaping are acceptable. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the County.

I. The pipeline easement on the final plat tracing shall be labeled as belonging to Continental and Apco rather than Conoco. This is in accordance with the information provided in the platting binder.

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. This covenant shall also provide for the homeowners' association to maintain the parking strip between this plat's west property line and the driving surface for 127th Street East.

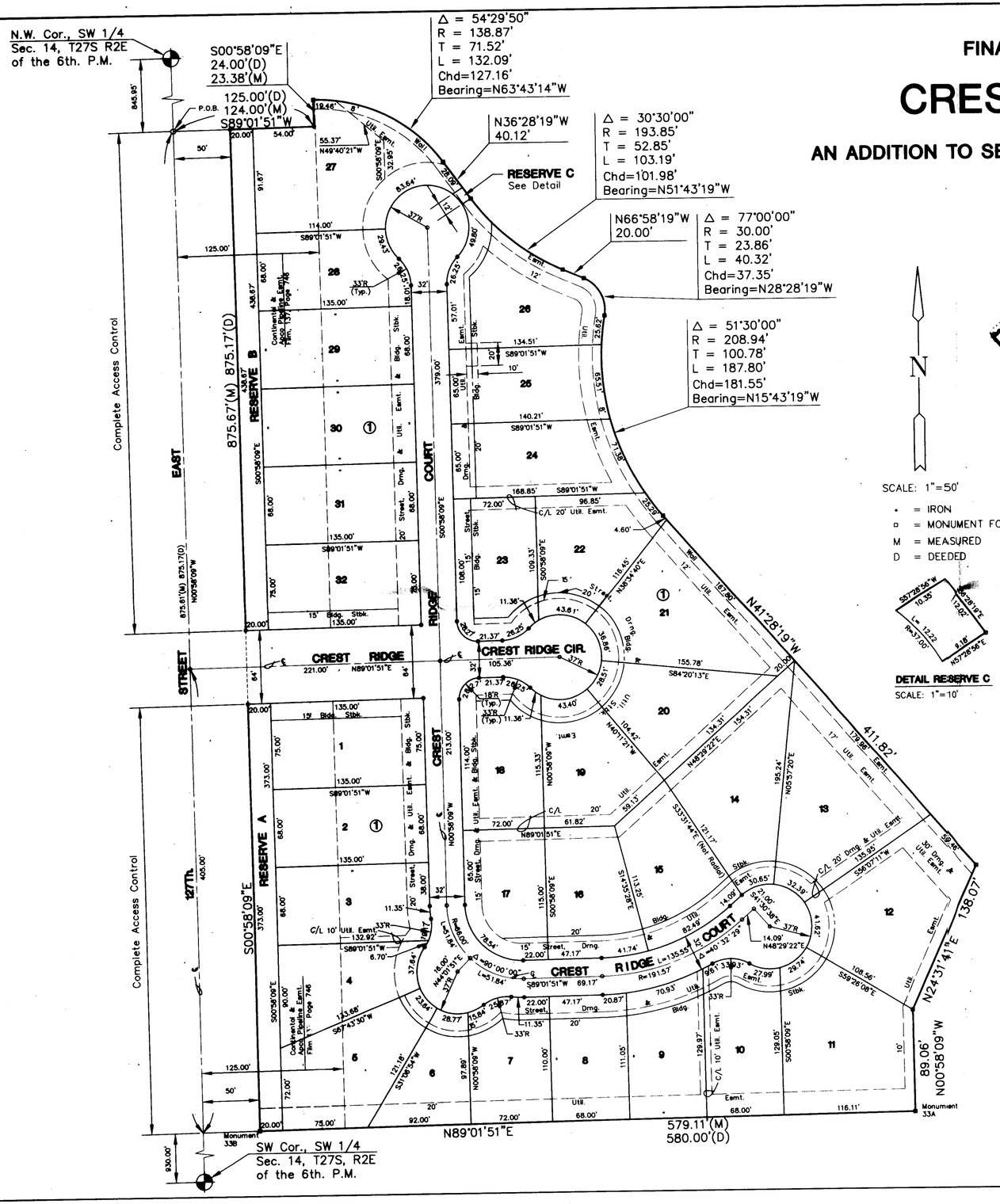
K. If reserves are being platted for drainage purposes, the required covenant which provides for

FINAL PLAT OF

CREST RIDGE

AN ADDITION TO SEDGWICK COUNTY, KANSAS

REVISED COPY 10/19/94 D.L
Deletes util. ease'mt in ends of R.O.W.s and increases to 20' ease'mt adj to St.



SCALE: 1"=50'

- • = IRON
- □ = MONUMENT FOUND
- M = MEASURED
- D = DEEDED

DETAIL RESERVE C

SCALE: 1"=10'

FINAL PLAT

I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "CREST RIDGE" an addition to Sedgwick County, Kansas, into Lots, Blocks, Streets and Reserves, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Southwest Quarter, Section 14, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas more particularly described as follows:

Beginning at a point on the west line of the Southwest Quarter of Section 14, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, said point of beginning being 845.95 feet south of the Northwest corner of the Southwest Quarter of said Section 14; thence S 0° 58' 09" E, a measured distance of 875.67 feet (deeded 875.17 feet more or less), on the West line of the Southwest Quarter of said Section 14 to a point 930.0 feet North of the Southwest corner of said Section 14; thence N 89° 01' 51" E, 50 feet to Monument 33B; thence N 89° 01' 51" E, a measured distance of 579.11 feet (deeded 580 feet) to Monument 33A; thence N 0° 58' 09" W, 89.06 feet; thence N 24° 31' 41" E, 138.07 feet; thence N 41° 28' 19" W, 411.82 feet; thence on a circular curve to the right having a central angle of 51° 30' and a radius of 208.94 feet, an arch distance of 187.00 feet; thence on circular curve to the left, tangent to the last described circular curve, having a central angle of 77° 00' and a radius of 30.00 feet an arc distance of 40.32 feet; thence on a line tangent to the last described curve N 66° 58' 19" W, 20 feet; thence on a circular curve to the right having a central angle of 30° 30' and a radius of 193.85 feet an arc distance of 103.19 feet; thence on a line tangent to the last described curve N 36° 28' 19" W, 40.12 feet; thence on a circular curve to the left having a central angle of 54° 29' 50" and a radius of 138.87 feet an arch distance of 132.09 feet; thence S 0° 58' 09" E, a measured distance of 23.38 feet (deeded 24.0 feet); thence S 89° 01' 51" W, a measured distance of 124.00 feet (deeded 125.0 feet) to the point of beginning. Monuments referred to in this description are taken from the Crestview Country Club boundary survey dated November 6, 1969. All courses from Monument 33A to the point of beginning are on the boundary lines of the Villas at Crestview 1st and 2nd Additions.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 4 day of October 1994

Kenneth H. Bengtson, P.E., RLS #922
Mid-Kansas Engineering Consultants, Inc.
3500 N. Rock Road, Building 800
Wichita, KS 67226

KENNETH H. BENGTSON 922 PROFESSIONAL ENGINEER

KANSAS LAND SURVEYOR

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's and Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, a Block, Reserves, and Streets, the same to be known as "CREST RIDGE", an addition to Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Reserves "A" and "B" are platted for the construction and maintenance of pipeline, drainage, landscaping and open space. Reserve "C" is platted for Fire Department access, drainage and utilities. The Reserves shall be owned and maintained by the Homeowners Association. Easements for the construction and maintenance of street drainage and public utilities as indicated on the accompanying plat, are hereby granted. The 8.00 foot Wall Easement is granted for the purpose of construction and maintenance of a private wall, utilities may cross the wall easement. All abutters rights of access to and from 127th Street East over and across the West lines of Reserves "A" and "B" are hereby granted to the appropriate governing body.

Crestview Partners, Ltd. - L.P.

Kenneth Pringle, General Partner

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

Be it remembered that on this 4th day of October 1994, before me a Notary Public in and for said State and County, came Kenneth Pringle, General Partner, Crestview Partners, Ltd. L.P. 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 notarial seal the day and year above written.

Katheryn S. Bauman
Notary Public

KATHERYN S. BAUMAN NOTARY PUBLIC STATE OF KANSAS APPT. EXPIRES

My Appointment Expires: 1-29-95

This plat of "CREST RIDGE" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 22nd day of September, 1994.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

James D. Miner, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1994.

Elma Broadfoot, Mayor

Pat Burnett, Deputy City Clerk

Entered on transfer record this ____ day of _____, 1994.

Susan E. Crockett-Spoon, 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 _____, 1994.

Pat Kettler, Register of Deeds

Ed Resa, Deputy

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas this _____ day of _____, 1994.

Betsy Gwin, Chairman

Bill Hancock, Commissioner

Tom Winters, Commissioner

Andrew L. Bias, Commissioner

Mark F. Schroeder, Commissioner

Attest: _____, County Clerk
Susan E. Crockett-Spoon