

April 6, 1995

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 95-25 CREST RIDGE SECOND ADDITION

OWNER/APPLICANT: Crest Ridge, Inc., 2400 N. Woodlawn, Wichita, KS 67220

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

LOCATION: North of Central and east of 127th Street East

SITE SIZE: 9.0 Acres

NUMBER OF LOTS

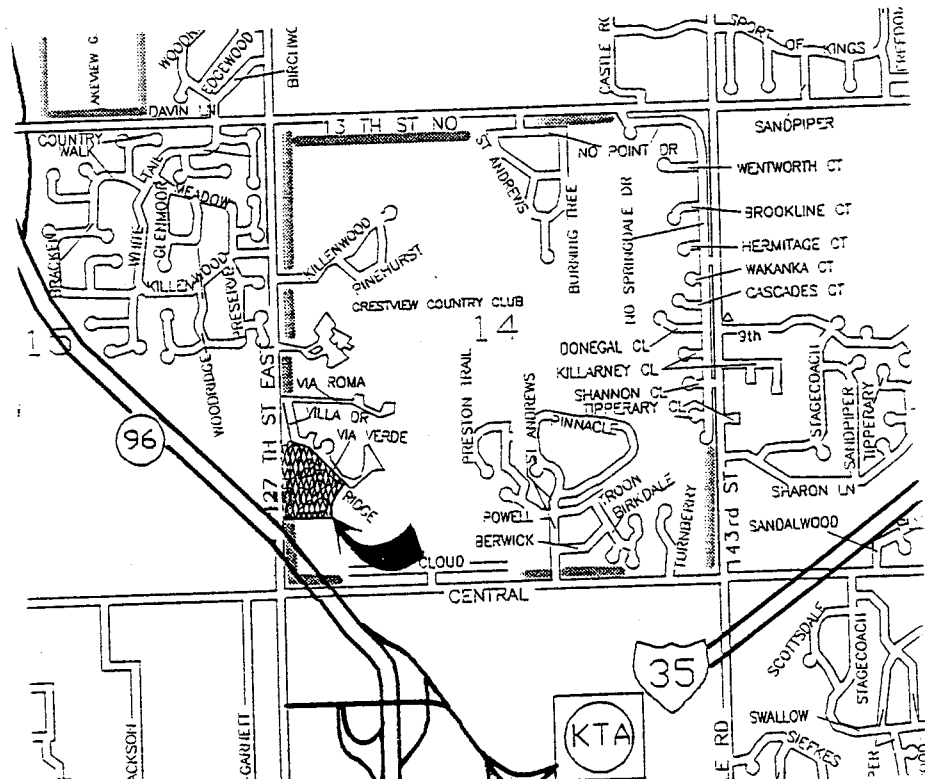
Residential:	31
Office:	
Commercial:	
Industrial:	
Total:	<u>31</u>

MINIMUM LOT AREA: 6,950 sq. ft..

CURRENT ZONING: "AA" (SCZ-0673)

PROPOSED ZONING:

VICINITY MAP:



NOTE: This plat is essentially a replat of the Crest Ridge (1st) Addition recorded just this past November, 1994. While this replat involves a reduction of one (1) lot and a realignment of several lots along the south line of the plat, the replat is being basically undertaken in order to correct a number of dimensions found in disparity between certain surveyed or measured distances and those indicated by deed.

Listed below are the original conditions approved for the Crest Ridge (1st) Addition and which essentially continue to apply to this replat. Separately, several new conditions are noted for this plat (2nd Addition). In regard to existing guarantees, unless indicated otherwise, new City and County guarantees (petitions) should be provided. Also, new documents such as the Outside-the-City water agreement, restrictive covenants, etc. shall also be submitted. It should be noted that such documents had not yet been properly submitted for the 1st Addition (the applicant's agent had erroneously submitted xeroxed rather than original, signed copies).

STAFF COMMENTS:

Original Conditions as Per The Crest Ridge (1st) Addition

- 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 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 plat'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 316-729-0102) 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- 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.

Additional Comments

- A. When the original Crest Ridge Addition was being platted the 20-foot utility easement now being shown along the east line of the pipeline adjacent to 127th Street East was dropped from the final plat. It was indicated by the applicant that apparently the pipeline easement/agreement would not allow such utility easements within the pipeline easement. The applicant therefore needs to verify that this is now acceptable.
- B. On the final plat tracing, the MAPC signature block shall indicate John w. McKay, Jr. as Chairman.
- C. A revised, updated platting binder shall be submitted to Planning.