

April 18, 1996

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 96-20 - CRESTVIEW COUNTRY CLUB ESTATES KIMBERLY HILLS
2ND ADDITION

OWNER/APPLICANT: Attn: Robert D. Young, President, Crestview Country Club Assoc., 1000
N. 127th Street East, Wichita, KS 67206

CONTRACT PURCHASER: Mike and Susan Mueller, 624 N. Armour, Wichita, KS 67206

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: East of 127th Street East and south of 13th Street North

SITE SIZE: 2.33 Acres

NUMBER OF LOTS

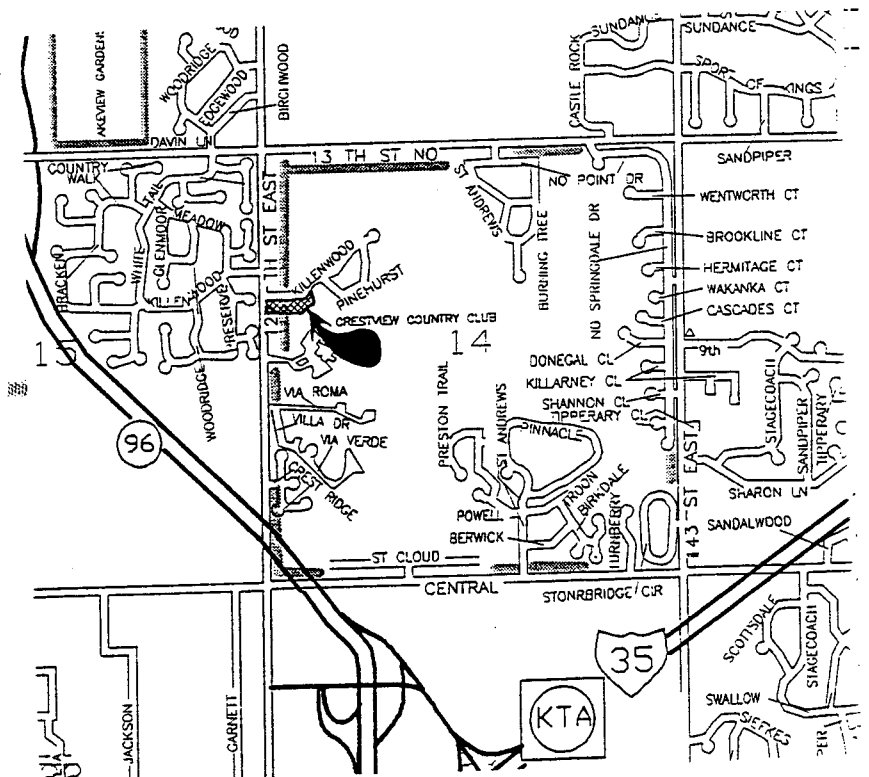
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	<u>4</u>

MINIMUM LOT AREA: 20,235 sq. ft.

CURRENT ZONING: "SF-20"

PROPOSED ZONING: "SF-20"

VICINITY MAP:



NOTE: The area involved in this plat is adjacent to a previously platted Addition (Kimberly Hills) for which the street Killenwood had previously been platted and installed. Sewer is apparently through the County, while water is from Wichita's system. While this site seems to be within the area developed for the Crestview golf course, the site actually appears to have been set aside for future, non-golf course development.

STAFF COMMENTS:

- A. City Engineering needs to indicate if any guarantees are required for the installation of water to serve this site. In any case, since this site will apparently be using Wichita water, an outside-the-City water agreement shall be provided.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee will apparently be with the County.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As necessary, both a City and County Certificate of Petitions shall be provided.
- E. The applicant's agent has indicated that the pipeline crossing this site (Lot 1) is to be reduced in width. If such a reduced easement is shown on the final plat tracing, proof shall be provided of such a change in this easement.
- F. For the pipeline easement on this property, the final plat shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
- G. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.
- H. In regard to building setbacks on Lot 1, the final plat tracing shall clearly label any pipeline setback as a "pipeline" setback. The eastern edge of the pipeline easement if it is 15-feet or greater along Lot 1's western line, should also be labeled as a "platted building setback".
- I. Neither the indicated sign easement or golf cart easement are public in nature and should not nor could they be created by the plat. That is, the governing body (County) has no interest in accepting easements for signs or golf carts or other access to a private golf course. Such easements need to be established by separate instrument, granting to whatever benefitting party (non-public) the easements are intended to serve. It is recommended that such easements be created now and shown in regard to film and page on the final plat tracing. But again, these are not public easements and cannot be created by the plat.
- J. 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.)

- K. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.
- O. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- P. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- Q. The representatives from **County Engineering** should be prepared to comment on the status of the applicant's drainage plan. Engineering also needs to indicate if any minimum building pad requirements exist for this plat. The adjacent Addition [Kimberly Hills (1st)] had platted minimum building pad elevations.

Note: This plat has been submitted in final form only.