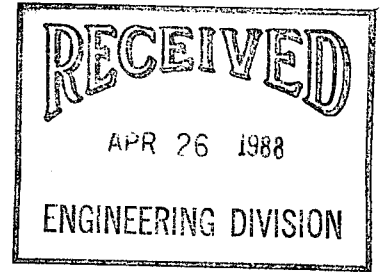


SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561



April 22, 1988

Professional Engineering
Consultants, P.A.
1440 East English
Wichita, Kansas 67211

Re: S/D 88-35 CROSS CREEK 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 21, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the paving of the proposed interior streets.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. On the final plat tracing, the platting of the minimum building pad elevations shall be referenced in the platlor's text.
- G. On the final plat tracing, the platlor's text shall be amended to state that work shall not be done within the floodway unless approved by the City Engineer, rather than the appropriate governing body.

- 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. The final plat shall indicate the recording information for the 66-foot pipeline easement on this property.
- J. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- K. When the overall preliminary plat for this area was considered, staff called attention to the excessively long Cross Creek Circle cul-de-sac. The preliminary plat staff report advised that this cul-de-sac was approximately 1,700 feet long and that Section 7-201(R) of the Subdivision Regulations states that cul-de-sac streets are not to exceed a maximum of 600 feet in length.

Specific problems associated with long culs-de-sac are as follows:

1. Circulation layouts are confusing and driving distances and times will be increased for traffic entering and existing the subdivision.
2. Traffic is forced to double back. This is especially inefficient for delivery people, emergency equipment and service vehicles.
3. The common advantages of platting a cul-de-sac are diminished. A long cul-de-sac encourages increased traffic speeds, traffic volumes and mid-block turning to reverse direction. Mid-block turning is frequently done in private driveways.
4. The first fire equipment arriving at a fire may block equipment arriving later or interfere with the maneuvering of equipment.
5. Access to interior lots will be shut off if the cul-de-sac's intersection with a connecting street is blocked. Any multiple apparatus response by the Fire Department, to an emergency located on the "spine" of a long cul-de-sac, will isolate the dwelling units located on the remainder of the cul-de-sac.

The platting of cul-de-sac streets, which exceed the 600-foot standard, have been permitted where either man-made or natural topographical limitations (e.g. golf courses, lakes and floodways) so dictated. Also, long cul-de-sac streets have been permitted when the configuration of the subdivider's ownership has prevented the development of alternate circulation routes. Given the applicant's revised plans to convey property to the north of this plat, to Wichita Collegiate School, it appears now not possible to avoid the long Cross Creek circle cul-de-sac.

CROSS CREEK 2ND ADDITION

April 22, 1988

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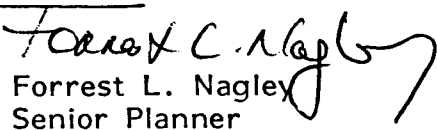
- L. Since this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- M. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- N. 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.
- O. 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.
- P. 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.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 28, 1988, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:blw
Enclosure

cc: Lakepoint Company, ATTN: Jack D. Ritchie, 8100 E. 22nd St. N.,
Bldg. 500, Wichita, KS. 67226
Mike Lindebak, City Engineer

APRIL 21, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 10/8/87)

CASE NUMBER: S/D 88-35 - CROSS CREEK 2ND ADDITION

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

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

LOCATION: In an area west of Webb Road and south of 13th Street
North.

SITE SIZE: 12.2 Acres

NUMBER OF LOTS:

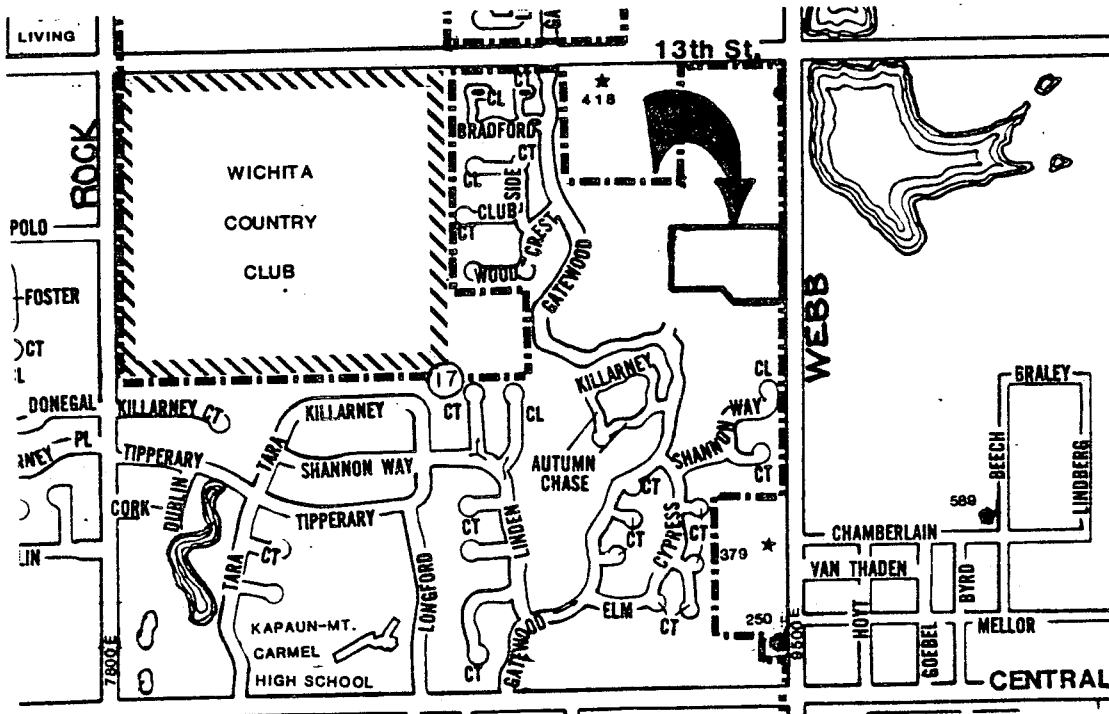
Residential:	17
Office:	
Commercial:	
Industrial:	
Total:	17

MINIMUM LOT AREA: 16,200 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA"

VICINITY MAP:



STAFF COMMENTS:

NOTE: This final plat represents the fourth final plat of an overall preliminary plat (Country Walk Addition) approved on October 8, 1987.

- 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 paving of the proposed interior streets.
- D. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- 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.
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- L. When the overall preliminary plat for this area was considered, staff called attention to the excessively long Cross Creek Circle cul-de-sac. The preliminary plat staff report advised that this cul-de-sac was approximately 1,700 feet long and that Section 7-201(R) of the Subdivision Regulations states that cul-de-sac streets are not to exceed a maximum of 600 feet in length.

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- Q. 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.

- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- S. Recording of the plat within 30 days after approval by the City Council.
- T. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, what drainage guarantees are required?