

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 74-135 Name HUNTCREST SECOND ADDITION
Date Application Rec'd. 10-6-75 Preliminary Approval _____
Scheduled S/D Meeting 10-16-75

DESCRIPTION

General Location Southwest corner of Harry and Cambridge Street.

Owner W. F. Barton
Surveyor/Engineer Baughman Company
Address 330 Laura Phone 262-7371

- | | |
|----------------------------------------------------------------------------------------|-----------------------------------------------------------|
| 1. Gross Acreage of Plat <u>36.5</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>3210</u> R/W <u>70</u> ft. |
| Residential <u>101</u> | b. <u>2890</u> R/W <u>64</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>101</u> | TOTAL <u>6100</u> ft. |
| 3. Minimum Lot Frontage <u>60</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>6,500</u> sq. ft. | |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name _____ | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>Park Meadow Sewer District</u> | |
| 11. Health Department Approval (where applicable) <u>Yes</u> (Yes-No) | |
| 12. City of Wichita _____: Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

- A. The associated zone case SCZ-0338 from "R-1" to "AA" has been approved by the Board of County Commissioners subject to platting.
- B. It is noted the proposed east-west streets are slightly off-set from the east-west streets being platted to the west in Red Oaks Addition. Said streets shall be redesigned to align with the streets being platted in Red Oaks Addition.
- C. The applicant shall guarantee the paving of all streets and cul-de-sacs shown on this plat.
- D. The applicant shall guarantee the installation of sidewalks adjacent to both sides of all streets and around all cul-de-sacs.
- E. Subject property lies within the designated Urban Growth Area. The applicant shall therefore guarantee the installation of sanitary sewer and municipal water supply to serve subject property.
- F. The recorded book and page number for the pipeline easement shall be labeled on the face of the drawing or the applicant shall submit a letter from the Cities Service Gas Company stating that the easement as shown on this preliminary plat is satisfactory.
- G. The applicant shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to handling of drainage for this area.
- H. The applicant shall be advised that Lots 15-92, Block 1, and Lots 1-9, Block 2, cannot be developed until the north-south collector on the west line of the plat is opened and improved to serve them.
- I. The applicant's engineer shall submit road plans and profiles for subject property to the City Engineer of the City of Wichita for approval.

(OVER)

- J. The applicant and/or his surveyor shall contact the County Zoning and Building Inspection Office relative to indicating appropriate street names on the face of the plat.
- K. The applicant's engineer shall recheck the lot frontages in order to ascertain that a minimum 60 feet is provided at the building setback line (i.e., Lot 23, Block 1).
- L. 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.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D NO. 74-135 Name HUNTCREST SECOND ADDITION
Date Application Rec'd. 10-6-75 Preliminary Approval 10-16-75
Scheduled S/D Meeting 4-8-76

DESCRIPTION

General Location Southwest corner of Harry and Cambridge Street

Owner W. F. Barton
Surveyor/Engineer Baughman Company
Address 330 Laura Phone 262-7371

- | | |
|----------------------------------------------------------------------------------------|----------------------------------|
| 1. Gross Acreage of Plat <u>36.5</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>3210</u> R/W <u>70</u> ft. |
| Residential <u>101</u> | b. <u>2890</u> R/W <u>64</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>101</u> | TOTAL <u>6100</u> ft. |
| 3. Minimum Lot Frontage <u>60</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>6,500 sq.</u> ft. | streets? <u>yes</u> <u>no</u> |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name _____ | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>Park Meadow Sewer District</u> | |
| 11. Health Department Approval (where applicable) <u>Yes</u> (Yes-No) | |
| 12. City of Wichita _____: Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

- A. The applicant shall guarantee the paving of all streets and cul-de-sacs shown on this plat. The applicant shall meet with the City and County Engineers relative to this matter.
- B. The applicant shall guarantee the installation of sidewalks adjacent to both sides of all streets and around all cul-de-sacs.
- C. Subject property lies within the designated Urban Growth Area. The applicant shall therefore guarantee the installation of sanitary sewer and municipal water supply to serve subject property.
- D. The recorded book and page number for the pipeline easement shall be labeled on the face of the drawing or the applicant shall submit a letter from the Cities Service Gas Company stating that the easement as shown on this preliminary plat is satisfactory.
- E. The applicant shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to handling of drainage for this area.
- F. The applicant shall be advised that Lots 18-92, Block 1, and Lots 1-9, Block 2, cannot be developed until the north-south collector on the west line of the plat is opened and improved to serve them.
- G. The block number designations need to be revised to indicate a more logical block number sequence. It would appear that the plat really should reflect 4 blocks.
- H. The applicant's engineer shall submit road plans and profiles for subject property to the City Engineer of the City of Wichita for approval.
- I. Additional easements as shown on the engineer's "marked" copy of the preliminary plat shall be indicated on the final plat.

(OVER)

- J. The applicant and/or his surveyor shall contact the County Zoning and Building Inspection Office relative to indicating appropriate street names on the face of the plat.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

SUBDIVISION REPORT

S/D NO. 74-135 Name Huntcrest Second Addition
Date Application Rec'd. 7-13-79 Preliminary Approval _____
Scheduled S/D Meeting 7-26-79

DESCRIPTION

General Location South of Harry approximately 1/2 mile east of Webb Road.

Owner W. Frank Barton
Surveyor/Engineer Keith Parker Associates
Address 239 Pattie Suite 2 67211 Phone 263-8261

- | | |
|-----------------------------------------------------------------------------------------|-----------------------------------------------------------|
| 1. Gross Acreage of Plat <u>36.5</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. _____ R/W _____ ft. |
| Residential <u>112</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>112</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage _____ ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area _____ ft. | |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name <u>Park Meadows Sewer District</u> | |
| 11. Health Department Approval (where applicable) <u>NA</u> (Yes-No) | |
| 12. City of Wichita _____: Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

NOTE: A county zone change to "AA" with a conditional use permit allowing duplexes on this property was approved in April, 1975. A plat was approved in final form by the MAPC in April, 1976, but was never recorded. The applicant is now proposing single family development and has revised the plat to create smaller lots.

*✓ Pipe line
East mt
see back Plat*

- A. The applicant shall request in writing that the conditional use case be closed.
- B. The applicant shall request annexation of this property. It abuts the City limits on the west and north.
- C. Petitions for water to serve this property were accepted by the City Commission in April, 1977. The water Department representatives shall be prepared to comment on whether or any additional water guarantees are needed.
- D. The applicant shall guarantee the extension of sanitary sewer to serve all lots. The County Public Works representative shall be prepared to comment on this matter.
- E. The applicant shall guarantee the paving of all streets being platted, including Cranbrook to the south line of the plat.
- F. The applicant shall guarantee the construction of any necessary drainage improvements. The Public Works representative shall be prepared to comment on the drainage plan for this area.
- G. In reviewing the previous plats, it was recommended that the street north of Countryside Circle be named "Osie Circle." The City Public Works representative shall be prepared to comment on this and other street names on this plat.

City

- H. Sidewalks shall be installed in accordance with the sidewalk policy in effect at the time this plat goes to the City Commission for approval.
- I. The easement which runs diagonally thru this property south of Funston Circle shall be labeled on the final plat and the recorded book and page number shown.
- J. The west half of Cranbrook south to a point midway between Countryside Circle and Funston Circle was dedicated on the plat of Red Oaks First Addition. The applicant shall be advised that lots south of this point cannot be developed until the full street right-of-way for Cranbrook has been dedicated.
- K. 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.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No. 74-135 Name Huntcrest 2nd Addition
Date Application Rec'd. 12-31-74
Preliminary Approval 7-26-79
Scheduled S/D Meeting 1-21-82

DESCRIPTION

General Location South of Harry in an area east of Cranbrook
(1/2 mile east of Webb Road)

Owner Keith Parker, et al
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita
Zip Code 67211 Phone 262-7271

1.	Gross Acreage of Plat	35.65	
2.	Number of Lots :		
	Residential	116	
	Commercial		
	Industrial		
	Other		
3.	Total Number of Lots	116	
	Minimum Lot Frontage	60 feet	
4.	Minimum Lot Area	6600 sq. ft.	
5.	Existing Zoning	R-1	
6.	Proposed Zoning	VA (SCZ-0338)	
9.	Is public water available	X	Yes
10.	Is sanitary sewer available	X	Yes
11.	Has Health Dept. approval been obtained (where applicable)		Yes No
12.	City of Wichita		Outside of 3-Mile Area

STAFF COMMENTS:

A. Approval of this plat as presented will require a dedication of drainage right-of-way from the property to the east. This shall be submitted by separate instrument for acceptance by the governing body and for recording. The legal description of this off-site dedication shall be approved by both City and County Engineering Departments prior to being executed. The applicant shall be prepared to discuss with the Subdivision Committee the status of his attempts to obtain this needed drainage right-of-way.

B. The west half of Cranbrook right-of-way currently exists only as far south as the south line of proposed Lot 18, Block 3. In order for Blocks 4, 5, 6 and 7 to be developed, the remaining portion of Cranbrook right-of-way must be obtained so that the street can be opened and improved. The applicant shall obtain this street dedication from the property owner and submit it along with the plat tracing for acceptance by the governing body.

C. Petitions for water to serve this property were accepted by the City Commission in April, 1977. However, some amendments to these petitions are necessary. The applicant shall contact the Water Department and make satisfactory arrangements for amended petitions. The applicant shall also submit an application for outside-the-city water service. This application contains a clause requesting annexation. Since this property currently touches the City limits, procedures to annex it will be initiated as soon as the application is accepted.

D. The applicant shall guarantee extension of sanitary sewer to serve all lots. Sewer service will be through the Park Meadows Sewer District and, therefore, petitions shall be submitted to the Board of County Commissioners.

E. The applicant shall guarantee to the City of Wichita the paving of all streets within the addition, including Osie Circle from Cranbrook to and including the cul-de-sac, and Cranbrook from the south line of the plat to the south line of the existing pavement.

- F. Since Cranbrook is a collector, a sidewalk adjacent to both sides of the street is required. The paving petition shall include a sidewalk. For those lots being platted which are adjacent to the already paved portion of Cranbrook, a separate sidewalk petition shall be submitted.
- G. The City and County Engineering Departments shall be prepared to comment on the final drainage plan for this property and state what drainage improvement guarantees are required. The applicant shall guarantee all necessary drainage improvements.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with this plat.
- I. The applicant shall submit a letter from Cities Service Gas Company (or a copy of the easement agreement) indicating approval of the easement and corresponding building setback locations as shown on the plat and indicating approval of a street and drainage dedication over the easement. Any relocation or encasing of the pipeline made necessary by the platting of this property will not be at the City or County's expense.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D No. 74-135 Name Huntcrest 2nd Addition
Date Application Rec'd. 12-31-74 Preliminary Approval 10-16-75
Scheduled S/D Meeting 6-11-81

DESCRIPTION

General Location South of Harry in an area east of Cranbrook

Owner Keith Parker
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura Zip Code 67211 Phone _____

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|---------------------------------------------------------------------------------------------|----------------------------------------------------------|
| 1. Gross Acreage of Plat <u>35.65</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>64</u> R/W <u>2660</u> ft. |
| Residential <u>116</u> | b. <u>70</u> R/W <u>720</u> ft. |
| Commercial _____ | c. <u>35</u> R/W <u>1950</u> ft. |
| Industrial _____ | d. <u>10</u> R/W <u>483</u> ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>116</u> | TOTAL <u>5813</u> ft. |
| 3. Minimum Lot Frontage <u>60</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>6600 sq. ft.</u> | |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>AA (SCZ-0338)</u> | |
| 9. Is public water available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>x</u> Yes _____ No, Name <u>Park Meadows Sewer Dist.</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>No</u> | |
| 12. City of Wichita _____ 3-Mile Area <u>x</u> Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. Petitions for water to serve this property were accepted by the City Commission in April, 1977. However, some amendments to these petitions are necessary. The applicant shall contact the Water Department and make satisfactory arrangements for amended petitions. The applicant shall also submit an application for outside-the-City water service. This application contains a clause requesting annexation. Since this property currently touches the City limits, procedures to annex it will be initiated as soon as the application is accepted.
- B. The applicant shall guarantee extension of sanitary sewer to serve all lots. Sewer service will be through the Park Meadows Sewer District and, therefore, petitions shall be submitted to the Board of County Commissioners.
- C. The following street name changes shall be shown on the final plat tracing:
N-S Harry Ct. to Todd Circle
E-W Harry Ct. to Todd Circle
Cranbrook Ct. (N. of Countryside) to Osie Circle
Cranbrook Ct. (N. of Mt. Vernon) to Skinner Circle
N-S Cranbrook Ct. to Skinner Ct.
- D. The west half of Cranbrook right-of-way currently exists only as far south as the south line of proposed Lot 18, Block 3. In order for Blocks 4, 5, 6 and 7 to be developed, the remaining portion of Cranbrook right-of-way must be obtained so that the street can be opened and improved. The applicant shall obtain this street dedication from the property owner and submit it along with the plat tracing for acceptance by the governing body.
- E. The applicant shall guarantee to the City of Wichita the paving of all streets within the addition, including Osie Circle from Cranbrook to and including the cul-de-sac, and Cranbrook from the south line of the plat to the south line of the existing pavement.

- F. Since Cranbrook is a collector, a sidewalk adjacent to both sides of the street is required. This owner shall guarantee its construction adjacent to the east side of Cranbrook where lots are being platted.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with this plat.
- H. The applicant shall submit a letter from Cities Service Gas Company (or a copy of the easement agreement) indicating approval of the easement and corresponding building setback locations as shown on the plat and indicating approval of a street and drainage dedication over the easement. Any relocation or encasing of the line made necessary by the platting of this property will not be at the City or County's expense.
- I. The City and County engineers' offices shall be prepared to comment on the final drainage plan and state what drainage improvement guarantees are necessary.
- J. Once this plat is annexed into the City, Harry Street will no longer be an FAS road. Fifty feet of 1/2 street right-of-way will be sufficient.
- K. In accordance with Article 5-101(c) of the Subdivision Regulations, closure computations shall be submitted with the final plat tracing.
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.