



SEDGWICK COUNTY COURTHOUSE

Chris
@ City Engineer

COUNTY OF SEDGWICK

DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA
WICHITA, KANSAS 67213-4498

PHONE 268-7801

Claud S. Shelor, P.E.
Director of Public Works / County Engineer

April 9, 1982

Mr. Bob Previterra
Reiss & Goodness
2160 W. 21st Street
Wichita, KS

RE: Drainage Plan, Crestview Country
Club Estates, Southcrest Addition

Dear Mr. Previterra:

This office has reviewed the above referenced drainage plan, and offers the following comments:

1. Overall, hydrology and pipe sizes appear to be adequate; however, auxillary calculations used to obtain data, as shown on the plan, should be submitted to expedite review. Of particular concern is whether "roll back" or standard curb is to be utilized and how parameters of "bypass swale" was determined.
2. Extend 24" x 38" pipe between Lots 10 and 11 south to the back-slope of existing ditch of Central. Indicate erosion protection at the confluence of this extended pipe and the north ditch of Central.
3. Indicate typical section of "bypass swale" for above referenced pipe. Swale slope may have to be changed to facilitate above referenced lengthened pipe. Indicate approximate flow lines of this swale for there is some concern of clearance with pipe. It is a possibility that the pipe may have to be offset to one side of drainage easement.
4. Recommend an additional inlet be shown on the south side at Southcrest Circle and Southcrest Court (Lot 9, Block 1).
5. Provide details and calculations' as to how overflow is to be handled for the two ponds indicated in Reserve B in Blocks 1 and 2. These details should be designed in such a manner as to not allow inundation of private property in the event of an overflow situation.

April 9, 1982

Please resubmit the plan responding to the above mentioned comments for approval. If you should have any questions, please feel free to call.

Very truly yours,

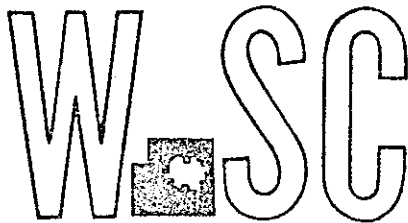
Charles M Marker

Charles M. Marker, P.E.
Deputy Director of Public Works

^{sp}
CM/PED/cl

cc: Louise Olivarez, M.A.P.D.
Chris Breitenstein, City Engineering
Plat File

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

RECEIVED

APR 30 1982

Dept. Of Engineering

April 30, 1982

Mr. Bob Previterra
Reiss and Goodness Engineers
2160 West 21st Street
Wichita, Kansas 67203

Re: S/D 81-125 - Preliminary plat - Crestview Country Club Estates-
Southcrest Addition

Dear Mr. Previterra:

At the regular meeting of the Subdivision Committee on April 29, 1982, the above-referenced preliminary plat was reviewed. After considerable discussion, the Committee recommended to defer action on this plat for two weeks. This will allow you and your client time to review the comments made at the meeting and to meet with Vera Stevens and Gary Nichols to discuss street names and the alignment of Turnberry Circle.

For your information and review, the following comments were made:

- A. A zone change to "AA" and conditional use permits for duplex and multi-family development will be required prior to submission of the plat to the governing body for final approval.
- B. The applicant shall obtain, by separate instrument from adjacent property owners, the balance of the rights-of-way for Troon Drive and for Turnberry Circle which are outside the boundaries of this plat. Troon Drive shall be dedicated for public street purposes. The balance of Turnberry Circle will have to have a reserve for access purposes with provisions made for its ownership and maintenance.
- C. The reserve designations shall be re-lettered so there is no more than one reserve with the same letter designation. The plat's text shall specify how each reserve is to be owned and maintained as well as how it is to be used. Unless Reserve A is to be for utility purposes, there will need to be a utility easement on the east side of Lots 1, 2 and 3, Block 1.
- D. Homeowner associations shall be formed to own and maintain the reserves. Maintenance covenants will need to be filed which allow the appropriate governing body authority to maintain the reserves should they not be maintained properly by the association.

Mr. Bob Previtiera

4-30-82

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- E. An easement shall be added at the northeast corner of Lot 3, Block 1 for future extension of the sanitary sewer line.
 - F. The applicant shall guarantee extension of sanitary sewer to serve all lots.
 - G. The applicant shall guarantee extension of City water to serve each lot being platted. A current outside-the-City water service agreement will also be required. The Water Department advises that the 20" water line in Central stops at St. Andrews Drive and will need to be extended east to the east line of this plat.
 - H. The applicant shall guarantee the paving of all new streets to public, urban standards, including Turnberry Circle.
 - I. A covenant providing for four off-street parking spaces per dwelling unit on all lots adjacent to 58-foot public streets shall be submitted for recording with the plat.
 - J. The applicant shall contact Vera Stevens in the County Public Works office to work out satisfactory street names.
 - K. The County Engineer has approved the drainage concept for this property. Final drainage plans shall be submitted with the final plat. A copy of the final drainage plans shall be submitted to City Engineering.
 - L. Planning staff recommends approval of the reduced rear yard setbacks as shown. A 15-foot setback on Reserve D in Block 3 is being requested by the applicant.
 - M. The applicant or his agent shall be prepared at the next meeting to discuss the proposed use and maintenance responsibilities for the 10-foot pedestrian easement between Lots 16 and 17 in Block 2.
 - N. Since water and gas lines will be outside of the 29-foot private street, it is requested that a 10-foot utility easement be platted on both sides of Turnberry Circle.
 - O. Additional easements as requested by K.G. and E. and Southwestern Bell and marked on the enclosed copy of the plat shall be shown on any revised preliminary or final plat.
 - P. K. G. and E. has requested that the sanitary sewer lines on the lots abutting the golf course be placed toward the inside of the 20-foot easement so that the electric transformer pads can go in the outer portions of the easements.
 - Q. Prior to the May 13th Subdivision Committee meeting, the applicant or his agent shall meet with Gary Nichols of the County Fire Department to discuss access into the proposed multi-family area.
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If any substantial changes in the plat design are proposed, such as a change in the alignment of Turnberry Circle, you should submit revised prints (18 copies). If we receive these prints by noon on Thursday, May 6th, they can be mailed out with our next agenda. If submitted later than noon, May 6th, they will be handed out at the May 13 meeting. If you have any questions about any of the comments listed above or any other matter concerning this plat, please call.

Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: John Sheaks, Crestview Development Company, No. 1., 1355 St.
Andrews, 67230
Mike Lindebak, City Engineering
Andy Harkness, County Department of Public Works

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 81-125 Name Crestview Country Club Estates -Southcrest Addition
Date Application Rec'd. 11-24-81 Preliminary Approval 4-29-82
Scheduled S/D Meeting 6-24-82

DESCRIPTION

General Location North of Central Avenue in an area west of 143rd St. East.

Owner Crestview Development Co. No. 1., c/o John F. Sheaks
Surveyor/Engineer Reiss and Goodness Engineers
Address 2160 W. 21st Street, Wichita Zip Code 67203 Phone 832-0213

- | | | | |
|----------------------------------------------------------------|---------------------------------------------------------------|---------------------------------------|-------------------------------|
| 1. Gross Acreage of Plat | <u>25.79 acres</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. <u>64</u> R/W <u>660</u> ft. | |
| Residential | <u>40</u> | b. <u>58</u> R/W <u>1920</u> ft. | |
| Commercial | | c. <u>29 (pvt)</u> R/W <u>850</u> ft. | |
| Industrial | | d. _____ R/W _____ ft. | |
| Other | | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>40</u> | TOTAL | <u>3430</u> ft. |
| 3. Minimum Lot Frontage | <u>80</u> feet | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>10,175 sq. ft.</u> | streets | <u>yes</u> <u>x</u> <u>no</u> |
| 5. Existing Zoning | <u>R-1</u> | | |
| 6. Proposed Zoning | <u>AA w/Conditional Use</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>Crestview Imp. District</u> | | |
| 11. Has Health Dept. approval been obtained (where applicable) | _____ Yes _____ No | | |
| 12. City of Wichita | _____ 3-Mile Area <u>x</u> _____ Outside of 3-Mile Area _____ | | |

STAFF COMMENTS:

- A. Approval of a zone change to "AA" from "R-1" as requested in SCZ-0502 will be required prior to submission of this plat to the governing body for final approval. (A conditional use request for duplexes on Block 3 and Lots 16 thru 24, Block 2, has also been filed).
- B. The Committee should note that Turnberry Circle now extends straight north from Central thus eliminating a potential problem of access for large vehicles.
- C. The dedication of the north half of Troon Drive has been submitted by separate instrument and will be forwarded to the governing body for acceptance with the final plat.
- D. Covenants shall be submitted which provide for the formation of homeowner associations to own and maintain the reserves. The covenants shall include a maintenance clause giving the appropriate governing body authority to maintain the reserves should they not be maintained properly by the associations and giving authority to assess the associations, or the lots which make up the associations, for the maintenance costs.
- E. The County Engineer's representative shall be prepared to comment on the applicant's final drainage plan and state what drainage improvements need to be guaranteed with this plat.
- F. The applicant shall guarantee extension of sanitary sewer to serve each lot being platted.
- G. The applicant shall guarantee extension of City water to serve each lot being platted. This will include extension of the 20-inch water line in Central from St. Andrews Drive to the east line of the plat. A current outside-the-City water service agreement will also be required.
- H. The applicant shall guarantee the paving of all new streets to urban standards, including Turnberry Circle.

(Over)

- I. A covenant providing for four off-street parking spaces per dwelling unit located on a street (public or private) with only 29 feet of paving width shall be submitted to the Planning Department for recording with the plat.
- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D No. 81-125 Name Crestview Country Club Estates- Southcrest Addition
Date Application Rec'd. 11-24-81 Preliminary Approval _____
Scheduled S/D Meeting 4-29-82

DESCRIPTION

General Location North of Central Avenue in an area west of 143rd St. East.

Owner Crestview Development Co. No. 1, c/o John F. Sheaks

Surveyor/Engineer Reiss and Goodness Engineers

Address 2160 W. 21st Street, Wichita Zip Code 67203 Phone 832-0213

- | | |
|-----------------------------------------------------------------------------------------------|------------------------------------------------------------|
| 1. Gross Acreage of Plat <u>25.79 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>64</u> R/W <u>660</u> ft. |
| Residential <u>40</u> | b. <u>58</u> R/W <u>1920</u> ft. |
| Commercial _____ | c. <u>29 (pvt)</u> R/W <u>850</u> ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>40</u> | TOTAL <u>3430</u> ft. |
| 3. Minimum Lot Frontage <u>80 feet</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>10,175 sq. ft.</u> | |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>AA w/Conditional Use</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>Crestview Improvement Dist</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No | |
| 12. City of Wichita _____ 3-Mile Area <u>X</u> Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. A zone change to "AA" and conditional use permits for duplex and multi-family development will be required prior to submission of the plat to the governing body for final approval.
- B. The applicant shall obtain, by separate instruments from adjacent property owners, the balance of the rights-of-way for Troon Drive and for Turnberry Circle which are outside the boundaries of this plat. Troon Drive shall be dedicated for public street purposes. The balance of Turnberry Circle will have to be a reserve for access purposes with provisions made for its ownership and maintenance.
- C. The reserve designations shall be re-lettered so there is no more than one reserve with the same letter designation. The plat's text shall specify how each reserve is to be owned and maintained as well as how it is to be used.
- D. Homeowner associations shall be formed to own and maintain the reserves. Maintenance covenants will need to be filed which allow the appropriate governing body authority to maintain the reserves should they not be maintained properly by the associations.
- E. It should be noted that the sanitary sewer layout as shown is proposed, not existing. The applicant's agent shall be prepared to state how Lots 2 and 3 in Block 1 will be sewer. If the proposed sewer in Block 1 is ever to be extended north across Troon Drive, an easement should be granted on Lot 3. The applicant shall guarantee extension of sanitary sewer to serve each lot being platted.
- F. The applicant shall guarantee extension of City water to serve each lot being platted. A current outside-the-City water service agreement will also be required.
- G. The applicant shall guarantee the paving of all new streets to public, urban standards, including Turnberry Circle.

- H. A covenant providing for four off-street parking spaces per dwelling unit on all lots adjacent to 58-foot public streets shall be submitted for recording with the plat.
- I. The "Southcrest" street names will not be acceptable because there is an existing "Crest" street with "south" addresses. The applicant shall contact Vera Stevens in County Public Works to work out satisfactory street names prior to submission of a final plat.
- J. The County Engineer's representative shall be prepared to comment on the applicant's drainage concept.
- K. It should be noted that reduced rear yard setbacks (10 feet instead of 20) are being requested on several lots which abut reserves. Planning staff recommends approval.
- L. The applicant's agent shall be prepared to comment on the proposed pedestrian easement between Lots 16 and 17 in Block 2. Is a sidewalk to be constructed here? Can it be used by golf carts? Who is to maintain it?
- M. A 25-foot front yard setback is required by the zoning resolution for all lots in Block 3.
- N. If any improvements are guaranteed by petition, a certificate confirming the petitions shall be submitted to the Planning Department for recording with the plat.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).