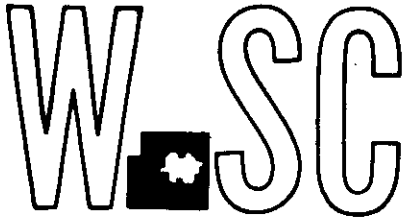
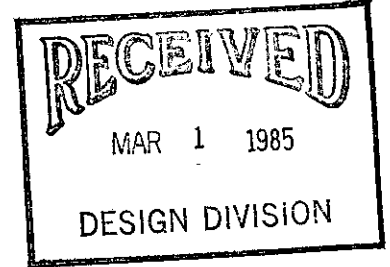


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



February 28, 1985

Reiss & Goodness Engineers
2160 West 21st Street
Wichita, KS 67203-2181

Re: S/D 85-17 - Final plat of Southcrest Second Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 28, 1985, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- C
O
P
Y
- A. Since the 25-foot building setbacks platted from Birkdale Circle on Lots 2 and 9, Block 2, Southcrest Addition, are being reduced to 15 feet by this replat, the engineer's text on the final plat tracing shall be amended to reference the vacation of building setbacks, as well as utility easements, by virtue of K.S.A. 12-512(b).
 - B. The applicant shall submit a restrictive covenant which requires four off-street parking spaces per dwelling unit constructed on each of the following lots:
 - Lots 5 through 9, Block 1
 - Lots 2 through 14, Block 2
 - C. When the original Southcrest Addition was platted in 1982, "Declarations of Covenants and Restrictions" were filed which provided for formation of the Homeowners' Association and for perpetual ownership and maintenance of the Reserves by the Homeowners' Association. Since this plat constitutes a replat of a portion of Southcrest Addition, revised "Declarations of Covenants and Restrictions" will need to be filed with this replat. Such revised covenants shall provide for the formation of the Association and for ownership and maintenance of the Reserves.
 - D. The applicant shall submit, to the Planning Department, a new outside-the-city water service application for this property, and a map to City Engineering which locates existing water meters with the notation as to which meters will be used and which meters are to be abandoned. Satisfactory arrangements shall be made with City Engineering for the abandonment of unused meters.

Reiss & Goodness Engineers

Re: S/D 85-17 - Final Plat of Southcrest Second Addition

February 28, 1985

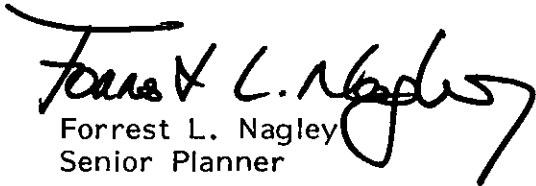
Page 2

- E. Since the Crestview Country Club Sewer System does not have capacity for the six additional lots being created by this replat, the applicant shall submit a restrictive covenant for recording with this plat which prohibits development of six other lots served by the Crestview System. This covenant shall be drafted and submitted to the County Engineer's Office for review and approval.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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, March 7, 1985. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:mlh

cc: Crestview Development Company, Inc., 1355 St. Andrews Drive,
Wichita, KS 67230
✓ Mike Lindebak, City Engineer
David Spears, Acting County Engineer

S/D No.: 85-17 Name: SOUTHCREST SECOND ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 2/28/85

DESCRIPTION

General Location: North of Central between 127th Street East and 143rd Street East.
Owner: Crestview Development Company I, c/o John Sheaks, 1355 St. Andrews Drive, Wichita, KS 67230
Surveyor/Engineer: Reiss & Goodness Engineers

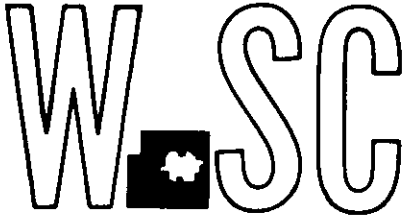
1. Gross Acreage of Plat: 8.42 Acres
 2. Number of Lots:
 - Residential: 23
 - Office:
 - Commercial:
 - Industrial:
 - Total: 23
 3. Minimum Lot Area: 6,500 Sq. Ft.
 4. Existing Zoning: AA
 5. Proposed Zoning: AA
-

STAFF COMMENTS:

- NOTE: This plat represents a replat of Block 1 and part of Block 2, Crestview Country Club Estates Southcrest Addition. The purpose of the replat is to create 23 lots from the 17 lots which were originally platted.
- A. Since the 25-foot building setbacks platted from Birkdale Circle on Lots 2 and 9, Block 2, Southcrest Addition, are being reduced to 15 feet by this replat, the engineer's text on the final plat tracing shall be amended to reference the vacation of building setbacks, as well as utility easements, by virtue of K.S.A. 12-512(b).
 - B. The applicant shall submit a restrictive covenant which requires four off-street parking spaces per dwelling unit constructed on each of the following lots:
 - Lots 5 through 9, Block 1
 - Lots 2 through 14, Block 2
 - C. The applicant shall submit a new outside-the-city water service application for this property. The City Engineer's representative and/or the Water Department representative should be prepared to comment on the acceptability of the existing water petitions on file to serve this property.
 - D. When the original Southcrest Addition was platted in 1982, "Declarations of Covenants and Restrictions" were filed which provided for formation of the Homeowners' Association and for perpetual ownership and maintenance of the Reserves by the Homeowners' Association. Since this plat constitutes a replat of a portion of Southcrest Addition, revised "Declarations of Covenants and Restrictions" will need to be filed with this replat. Such revised covenants shall provide for the formation of the Association and for ownership and maintenance of the Reserves.
 - E. Closure computations shall be submitted with the final plat tracing.
 - F. Recording of the plat within 30 days after approval by the Board of City Commissioners.
 - G. The representative from the County Engineer's Office should be prepared to state what affect this replat has on existing street paving and sewer lateral extension petitions. Also, is there sewer capacity in the Crestview Sewer Treatment System to handle the additional lots being platted?
 - H. The representatives from the utility companies should be prepared to state if any side lot line utility easements are needed by this replat.

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

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

March 7, 1985

Reiss & Goodness Engineers
2160 West 21st Street
Wichita, KS 67203-2181

Re.: S/D 85-17 - Final plat of Southcrest Second Addition

C
Gentlemen:

O
At the regular meeting of the Metropolitan Area Planning Commission on March 7, 1985, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 28, 1985.

P
In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

- Y
1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
 2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
 3. Certification that all real estate taxes for 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

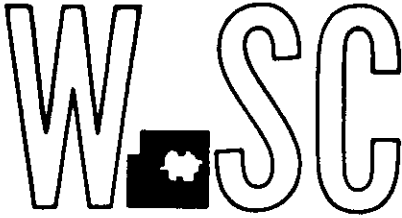
Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

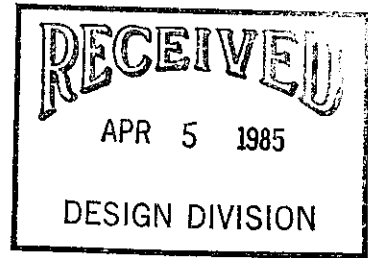
cc: Crestview Development Co., Inc. 1355 St. Andrews Dr., Wichita, KS 67230
Mike Lindebak, City Engineer
David Spears, Acting County Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



April 4, 1985

C
O
P
Y

Reiss & Goodness Engineers
2160 West 21st Street
Wichita, KS 67203-2181

Re: S/D 85-17 - Planning Commission reapproval of Crestview
Country Club Estates - Southcrest 2nd Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 4, 1985, the above-captioned plat was reconsidered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee except for Item "E" stated in our February 28, 1985 letter. The Planning Commission voted to delete the requirement for the covenant which would have prohibited development of six lots.

In addition to complying with the remaining conditions listed in our February 28, 1985 letter, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for 1984 (both first and second halves) and prior years have been paid.

Reiss & Goodness Engineers

Re: S/D 85-17 - Planning Commission reapproval of Crestview
Country Club Estates - Southcrest 2nd Addition

April 4, 1985

Page 2

Please call if you have any questions.

Very truly yours,



Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Crestview Development Co., Inc., 1355 St. Andrews Dr., Wichita, KS 67230
*Mike Lindebak City Engineer
David Spears, County Engineer
