



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA
WICHITA, KANSAS 67213

PHONE 268-7901

file
MEJ

DATE: December 22, 1980
TO: Louise Olivarez, M.A.P.D.
FROM: A. J. Harkness *AJH*
SUBJECT: Sketch Plat, Lakecrest Estates

This office has reviewed the above referenced sketch and offer the following comments:

1. It would appear a private street is contemplated to serve the interior lots. The private street concept we feel is more properly a decision of the planning agency. From the standpoint of a Public Works agency we would advise against the use of private streets to serve mutiple urban residential lots.

If the private street is to be allowed, we would be receptive provided that: 1) the street construction is to public standards, 2) adequate reserve widths provided (equal to the required public right-of-way, 3) adequate maintenance covenants provided, 4) a guarantee provided for the construction of said streets.

It would appear that the "Reserve A" is of sufficient width for a public right-of-way.

2. We would recommend complete access control be shown for all lots abutting Lincoln Street, if Lincoln is to remain in its present one half street right-of-way.
3. Some conflicts might occur by two seperate home owners associations for the lake at the east side of the plat. We would recommend some sort of correlation or agreements with the Timber Lakes Estates Second Home Owners Association which abutts the east side of the lake, and shares a common boundary with the east line of this plat.
4. We can see possible some alignment difficulties with access from the proposed street to Lot 6.

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Louise Olivarez, M.A.P.D.
Sketch Plat, Lakecrest Estates

December 22, 1980

5. We would need a field verification of the manhole of the interceptor line at the southeast corner of Lot 5 before final plat. The sketch plat indicates the same is quite close to the east line of the lot and the field verification needs to confirm how close it actually is. If the manhole encroaches the lot, some additional easement would be required.

cc: Joe Freeman, Acting County Engineer
Mike Lindebak, City of Wichita Engineering
Plat File

S/D NO. 80-99 Name Lakecrest Estates
 Date Application Rec'd. 12-11-80 Preliminary Approval _____
 Scheduled S/D Meeting 3-5-81

DESCRIPTION

General Location Southeast corner of Lincoln and 143rd Street East.

Owner Daniel M. Carney
 Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)
 Address 355 Ellis, 67211 Phone 263-1107

- | | | |
|--|---------------------------|---|
| 1. Gross Acreage of Plat | <u>20.0</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | | a. _____ R/W _____ ft. |
| Residential | <u>8</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>8</u> | TOTAL <u>0</u> New _____ ft. |
| 3. Minimum Lot Frontage | <u>100</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area | <u>50,000</u> square feet | |
| 5. Existing Zoning | <u>R-1</u> | |
| 6. Proposed Zoning | <u>R-1</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>Springdale-Timberlakes</u> | | |
| 11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No) | | |
| 12. City of Wichita _____: Three-Mile Area <u>X</u> | | |

STAFF COMMENTS:

- A. The applicant is proposing a private street to serve 8 lots. Right-of-way for the street is 100 feet, but proposed improvement width is only 25 feet. The applicant's agent has stated the desire to have a suburban type street with roadside ditches rather than curb and gutter. If a private street is approved, it is recommended that it be improved to public street standards and that covenants be submitted which provide for the perpetual ownership and maintenance of the street. There should be included a provision in the covenants authorizing the appropriate governing body to maintain the road and charge the cost thereof to the benefited land in the event of failure by the owners to maintain the road.
- B. The interior road shall be labeled on the final plat as Spring Valley.
- C. Since the south half of Lincoln Street is not being dedicated by this plat, it should be vacated as a public street but retained as a private street. Almost all other streets in Springdale Country Club Estates are already private streets. The vacation application, signed by this plat as well as all lot owners abutting the north side of Lincoln, shall be submitted prior to or at the same time as submission of the final plat.
- D. In 1976, when Car-Ree Enterprises platted Timber Lakes Estates Second Addition and did not dedicate right-of-way for the south half of Lincoln, they were required to vacate the existing Lincoln right-of-way between Lakeshore Drive and Fairland Road. This was vacated, as to use, by the City, but title has never been vacated by the County. Since Reserve B of proposed Lakecrest Estates abuts this segment of Lincoln, the vacation by the County of this segment of Lincoln will be a requirement of final plat approval.
- E. The applicant shall make satisfactory arrangements with the County for extension of sanitary sewer to serve each lot. According to the resolution adopted by the County in 1977, this property is part of the expanded Timberlakes-Springdale Joint Sewer District. To obtain sanitary sewer

service, \$7,039.80 must be paid into the bond and interest fund at the time of platting. \$10,000.00 for the sewer plant expansion fund will be required at the time lateral sewer line construction is requested. \$600.00 per dwelling unit shall be paid into the plant expansion fund when building permits are issued. It should be understood that if full capacity of the existing treatment plant is reached before the expansion plant is constructed, additional housing construction and occupancy will be halted until the expansion is completed.

- F. The applicant shall petition to the City of Wichita for water service to each lot. This will require an outside-the-City water service agreement.
- G. Ownership and maintenance of Reserve B must be provided in the same manner as for Reserve A. Since the existing lake in Reserve B is divided into ownership between the two adjacent subdivisions, careful coordination between the two ownerships with regard to the use and maintenance of the lake will be required. It is recommended that a joint homeowners' association be formed to own and maintain the lake.
- H. All utilities shall be installed underground.
- I. 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.
- J. Requirements for a final plat (see pages 20-25 Part 4, Article 5 of the MAPC Subdivision Regulations).

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 80-99 Name Lakecrest Estates
 Date Application Rec'd. 12-11-80 Preliminary Approval 3-5-81
 Scheduled S/D Meeting 6-11-81

DESCRIPTION

General Location Southeast corner of Lincoln and 143rd Street East

Owner Daniel M. Carney
 Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)
 Address 1440 E. English Zip Code 67211 Phone 263-1107

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>20.0</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u> </u> R/W <u> </u> ft. |
| Residential <u> 8</u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u> 8</u> | TOTAL <u> 0</u> -New <u> </u> ft. |
| 3. Minimum Lot Frontage <u> 100</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u> 50,000</u> sq. ft. | streets <u> </u> yes <u> </u> x <u> </u> no |
| 5. Existing Zoning <u> R-1</u> | |
| 6. Proposed Zoning <u> R-1</u> | |
| 9. Is public water available <u> X</u> Yes <u> </u> No, Name <u> City of Wichita</u> | |
| 10. Is sanitary sewer available <u> X</u> Yes <u> </u> No, Name <u> Springdale-Timberlakes</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u> </u> Yes <u> </u> No | |
| 12. City of Wichita <u> </u> 3-Mile Area <u> x</u> Outside of 3-Mile Area <u> </u> | |

STAFF COMMENTS:

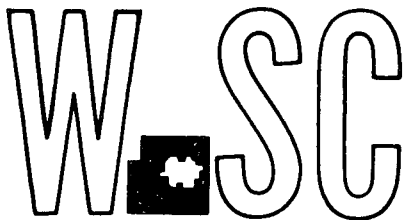
NOTE: An associated vacation case V-1077 requesting the vacation of the half-street right-of-way for Lincoln Street adjacent to the north line of the plat has been filed.

- A. The representative from County Public Works should be prepared to comment on the status of the applicant's final drainage plan.
- B. The private street within Reserve A shall be improved with a minimum paving width of 25 feet from back-of-curb to back-of-curb and a paving thickness which meets County specifications for public streets. Drainage shall be handled in underground pipes. Covenants shall be submitted which provide for the perpetual ownership and maintenance of the street. There should be included a provision in the covenants authorizing the appropriate governing body to maintain the road and charge the cost thereof to the benefited land in the event of failure by the owners to maintain the road. A guarantee for the street and drainage improvements shall be submitted.
- C. In 1976, when Car-Ree Enterprises platted Timberlakes Estates Second Addition, and did not dedicate right-of-way for the south half of Lincoln, they were required to vacate the existing Lincoln right-of-way between Lakeshore Drive and Fairland Road. This was vacated, as to use, by the City, but title has never been vacated by the County. Since Reserve B of the proposed Lakecrest Estates abuts this segment of Lincoln, the vacation by the County of this segment of Lincoln shall be a requirement of final plat approval.
- D. The applicant shall guarantee extension of sanitary sewer to serve each lot. According to the resolution adopted by the County in 1977, this property is part of the expanded Timberlakes-Springdale Joint Sewer District. To obtain sanitary sewer service, \$7,039.80 must be paid into the bond and interest fund at the time of platting. \$10,000.00 for the sewer plant expansion fund will be required at the time lateral sewer line construction is requested. \$600.00 per dwelling unit shall be paid into the plant expansion fund when building permits are issued. It should be understood

that if full capacity of the existing treatment plant is reached before the expansion plant is constructed, additional housing construction and occupancy will be halted until the expansion is completed.

- E. The applicant shall petition to the City of Wichita for water service to each lot. This will require an outside-the-City water service application.
- F. Ownership and maintenance of Reserve B must be provided in the same manner as for Reserve A. Since the existing lake in Reserve B is divided into ownership between the two adjacent subdivisions, careful coordination between the two ownerships with regard to the use and maintenance of the lake will be required. It is recommended that a joint homeowners' association be formed to own and maintain the lake.
- G. The plat's text shall state how Reserves A and B are to be owned and maintained and for what purpose they are designated. Wording about the reserves being "hereby granted" shall be deleted.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. In accordance with Article 5-101(c) of the Subdivision Regulations, closure computations shall be submitted with the final plat tracing.
- J. Approval of this final plat shall be subject to approval of vacation case V-1077 requesting the vacation of public right-of-way for Lincoln Street adjacent to this plat.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

June 12, 1981

Professional Engineering Consultants, P.A.

Gary Wiley
1440 E. English
Wichita, Kansas 67211

Re: S/D 80-99 - Final plat of Lakecrest Estates

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on June 11, 1981, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The private street within Reserve A shall be improved with a minimum paving width of 25 feet from back-of-curb to back-of-curb and a paving thickness which meets County specifications for public streets. Drainage shall be handled in underground pipes. Covenants shall be submitted which provide for the perpetual ownership and maintenance of the street. There should be included a provision in the covenants authorizing the appropriate governing body to maintain the road and charge the cost thereof to the benefited land in the event of failure by the owners to maintain the road. A guarantee for the street and drainage improvements shall be submitted.
- B. The applicant shall guarantee extension of sanitary sewer to serve each lot. According to the resolution adopted by the County in 1977, this property is part of the expanded Timberlakes-Springdale Joint Sewer District. To obtain sanitary sewer service, \$7,039.80 must be paid into the bond and interest fund at the time of platting. \$10,000.00 for the sewer plant expansion fund will be required at the time lateral sewer line construction is requested. \$600.00 per dwelling unit shall be paid into the plant expansion fund when building permits are issued. It should be understood that if full capacity of the existing treatment plant is reached before the expansion plant is constructed, additional housing construction and occupancy will be halted until the expansion is completed.

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Dept. Of Engineering

Gary Wiley, P.E.C., P.A.
June 12, 1981
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- C. The applicant shall petition to the City of Wichita for water service to each lot. This will require an outside-the-City water service application.
- D. Ownership and maintenance of Reserve B must be provided in the same manner as for Reserve A. Since the existing lake in Reserve B is divided into ownership between the two adjacent subdivisions, careful coordination between the two ownerships with regard to the use and maintenance of the lake will be required. It is recommended that a joint homeowners' association be formed to own and maintain the lake.
- E. The plat's text shall state how Reserves A and B are to be owned and maintained and for what purpose they are designated. Wording about the reserves being "hereby granted" shall be deleted.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The final plat tracing shall indicate a minimum building pad of 1303 mean sea level for Lots 3 through 6 on the face of the plat as well as in the plat's text.
- H. In accordance with Article 5-101(c) of the Subdivision Regulations, closure computations shall be submitted with the final plat tracing.
- I. Approval of this final plat shall be subject to approval of vacation case V-1077 requesting the vacation of public right-of-way for Lincoln Street adjacent to this plat.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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, June 18, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

FLN:bh

cc Daniel M. Carney, P.O. Box 18422,
67218

XMike Lindebak, City Engineering
Andy Harkness Co. Dept of Public Works