

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 79-112 Name Crestview Country Club Estates, Overbrook Second Addition
Date Application Rec'd. 8-30-79 Preliminary Approval 9-20-79
Scheduled S/D Meeting 11-29-79

DESCRIPTION

General Location 1/4 mile north of Central on the east side of 143rd.

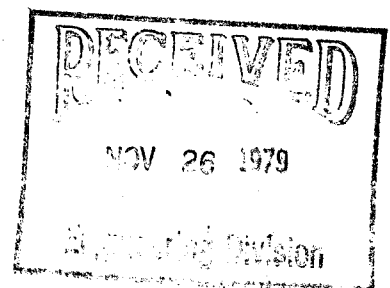
Owner Tomlinson Oil Company
Surveyor/Engineer Reiss and Goodness Engineers
Address 2160 W. 21st St., 67201 Phone 832-0213

- | | |
|---|-----------------------------------|
| 1. Gross Acreage of Plat <u>10.79</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>58'</u> R/W <u>1700</u> ft. |
| Residential <u>35</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>35</u> | TOTAL <u>1700</u> ft. |
| 3. Minimum Lot Frontage <u>60</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>6,500</u> ft. | streets? <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>AA w/cond. use for multi-family</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>Crestview Improvement Dist.</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 extension of City water to serve all lots.
- B. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- C. The applicant shall guarantee the paving of all interior streets, including storm sewers.
- D. The applicant shall submit a covenant to be recorded with the plat which states that 4 off-street parking spaces will be provided for each dwelling unit.
- E. In accordance with the new sidewalk ordinance, no sidewalks are required in this subdivision.
- F. Approval of this plat shall be subject to approval of SCZ-0447, "R-1" to "AA".
- G. Since a portion of Reserve A of the first Overbrook Addition (which is owned by the Overbrook First Addition Homeowners' Association) is being platted as part of individual lots in this addition, it will be necessary for the members of that association to give their approval. A letter from that association releasing this property from their control shall be submitted to the Planning Department.
- H. If any recreational structures, including pools, are to be built within Reserve A, a conditional use permit will be required.
- I. A 25-foot building setback from the north and 15-foot setbacks from the east and west shall be added to the final plat tracing on Reserve A.

- J. Since the property is now being platted into lots for single-family use, the approved conditional use permit for multi-family development is no longer applicable. The applicant shall request in writing that this conditional use permit be made null and void.
- K. The applicant shall submit a homeowners' association agreement which provides for the continued maintenance of the reserve.
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.



SUBDIVISION REPORT

S/D NO. 79-112 Name Crestview Country Club Estates, Overbrook Second Additi
Date Application Rec'd. 8-30-79 Preliminary Approval _____
Scheduled S/D Meeting 9-20-79

DESCRIPTION

General Location 1/4 mile north of Central on the East side of 143rd.

Owner Tomlinson Oil Company
Surveyor/Engineer Reiss and Goodness Engineers
Address 2160 W. 21st St., 67203 Phone 832-0213

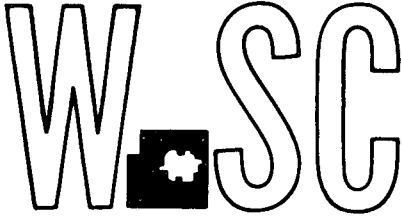
- 1. Gross Acreage of Plat 10.79 acres
- 2. Number of Lots:
 - Residential 36
 - Commercial _____
 - Industrial _____
 - Other _____
- 3. Minimum Lot Frontage 60 ft.
- 4. Minimum Lot Area 6,500 ft.
- 5. Existing Zoning AA w/cond. use for multi-family
- 6. Proposed Zoning AA
- 7. Lineal Feet of New Streets:
 - a. 58' R/W 1700 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 1700 ft.
- 8. Sidewalk adjacent to all streets? yes no
- 9. Public Water Supply yes (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers yes (Yes-No), Name Crestview Improvement District
- 11. Health Department Approval (where applicable) Yes (Yes-No)
- 12. City of Wichita _____: Three-Mile Area

STAFF COMMENTS:

- A. The applicant shall submit a drainage plan to the City Engineer's office for review and approval. Written approval of the drainage plan shall be provided to the Planning Department prior to the scheduling of a final plat before the Subdivision Committee. An approved copy of the drainage plan shall be provided to the County Department of Public Works.
- B. The applicant shall guarantee the extension of City water to serve all lots.
- C. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- D. The applicant shall guarantee the paving of all interior streets.
- E. The City Department of Public Works should be prepared to comment on the acceptability of the proposed parking spaces within the public right-of-way of Traci Street as shown on the preliminary site sketch.
- F. The applicant shall submit a covenant which provides for four (4) off-street parking spaces for each dwelling unit which adjoins a 58-foot street.
- G. The representative of the City Department of Public Works should be prepared to comment on the acceptability of the proposed street names.
- H. The applicant's engineer and the representative from the Flood Control Office should be prepared to comment on the proposed sanitary sewer line that is located within the floodway as platted in the First Overbrook Addition.

- I. Since a portion of Reserve A, as platted in the First Overbrook Addition, is now proposed for development as a part of Lots 9, 10, 11, 12, 13 and 14, Block 1, the applicant's engineer should be prepared to discuss with the Subdivision Committee and Utility Advisory Board the potential need for a letter from the Overbrook Addition Homeowners' Association stating that they do not object to the reduction of the reserve. The first Overbrook Addition established the boundaries of Reserve A and declared ownership of this reserve to be vested with the Homeowners' Association.
- J. The Subdivision Regulations presently require, for this plat, the guaranteeing of sidewalks on both sides of all streets. Sidewalks shall be guaranteed in accordance with the regulations in effect at the time this plat goes to the City Commission.
- 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).

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 24, 1979

**Reiss and Goodness Engineers
2160 W. 21st Street
Wichita, Ks. 67203**

**Re: S/D 79-112 - Crestview Country Club Estates, Overbrook
Second Addition**

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 20, 1979, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat subject to the following:

- A. The applicant shall submit a drainage plan to the City Engineer's office for review and approval. Written approval of the drainage plan shall be provided to the Planning Department prior to the scheduling of a final plat before the Subdivision Committee. An approved copy of the drainage plan shall be provided to the County Department of Public Works.
- B. The applicant shall guarantee the extension of City water to serve all lots.
- C. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- D. The applicant shall guarantee the paving of all interior streets.
- E. The intersection of Tipperary with 143rd Street East shall be straightened and the parking reserve near this intersection shall be eliminated.
- F. The parking area within Traci Street right-of-way shall be labeled as a "reserve" and shall be maintained by the homeowners' association.

- G. Traci and Traci Court shall be renamed Killarney and Killarney Court and Tipperary Circle shall be renamed Tipperary Court.
- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces for each dwelling unit which adjoins a 58-foot street.
- I. A 20-foot utility easement shall be shown on the east and south sides of the plat. Ten feet may be on the lots and 10 feet within the floodway.
- J. The Flood Control Office requests that the 20-foot drainage easements be relabeled as "storm sewer and drainage easements."
- K. The front yard setbacks shall not be designated as drainage easements.
- L. The Subdivision Committee recommends that the requirement for sidewalks be waived.
- M. Since a portion of the existing Reserve A, which is zoned "R-1", is being included in this replat for smaller lots, a zone change to "AA" will be required. Also some type of zone change or conditional use permit will be required for the lot being proposed for a clubhouse. The applicant or his agent shall contact the Planning Department regarding this matter prior to filing a final plat.
- N. Since a portion of Reserve A, which is owned by the First Overbrook Homeowners' Association, is being platted as part of individual lots in this addition, it will be necessary for the members of that association to give their approval.
- O. Easements requested by K.G. and E., and shown on the "marked copy" of the preliminary plat shall be added to the final plat.
- P. 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.
- Q. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Reiss and Goodness Engineers

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9-24-79

Sincerely,

L.O.

Louise Olivarez
Senior Planner

LO:bh

Encl.

cc: Tomlinson Oil Co., 200 W. Douglas, Suite 1080, 67202
Architect: John G. York and Assoc. , 1523 Farmington,
Norman, Okla. 73069
✓ Dean Sellers, Assistant City Engineer

Flood Control and Landfill
Division

Nov. 6, 1979

Louise Olivarez, Jr. Planner, MAPD

Paul Johnston

- Crestview Country Club Estates
Overbrook 2nd Addition

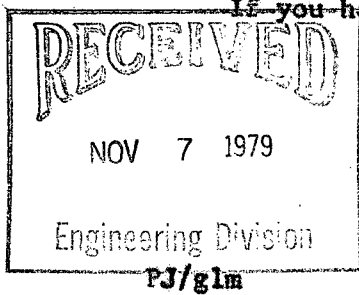
Reference is made to the Preliminary Grading Plan of subject plat submitted to this office on October 22, 1979 for review and comment. Please be advised I have reviewed the plan and submit the following comments:

- 1) A letter should be on file from the Overbrook Homeowners Association releasing the portion of Reserve A being platted within Overbrook 2nd Addition.
- 2) The minimum pad elevations shall be shown on the face of the plat as follows:

<u>Block</u>	<u>Lot</u>	<u>Minimum Pad</u>
1	9 - 11	1330.0
1	12	1329.0
1	13	1328.0
1	14	1327.0
1	15, 16 & 19	1326.0
1	20	1325.0
1	21 & 23	1324.0
1	24	1323.0
1	25	1322.0

- 3) Provide a utility easement within the property boundary facing the floodway and removal of sanitary sewer from the Floodway.
- 4) Reserve A is to be designated as a Floodway with proper wording pertaining to restrictions.
- 5) A portion of the "Notes" section should be changed such that the front yard setbacks are not considered as drainage easements.

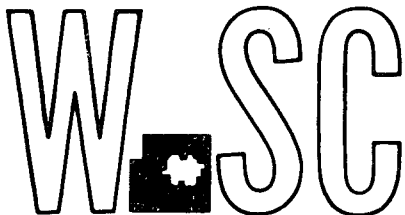
If you have any further questions, please advise.



Paul Johnston,
Flood Control Engineer
Flood Control and Landfill Division

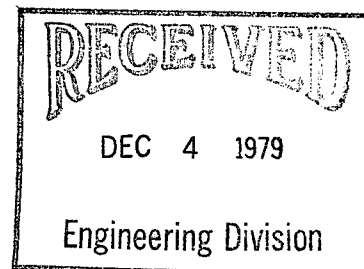
cc: Kenny Hill/Reiss & Goodness
Yash Desai-City Engineering
Phil Dietrich - Sedgwick County
Overbrook 2nd Addn/Crestview Country Club Estates

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



November 30, 1979

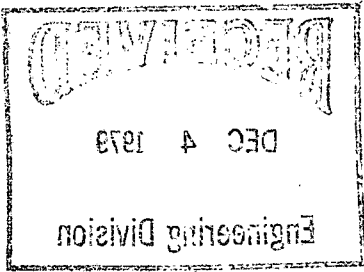
Reiss and Goodness Engineers
2160 W. 21st Street
Wichita, Kansas 67203

**Re: S/D 79-112 - Final plat of Crestview Country Club
Estates, Overbrook 2nd Addition**

Gentlemen:

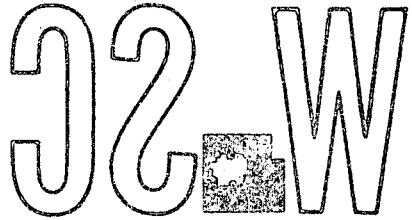
At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 29, 1979, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of City water to serve all lots.
- B. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- C. The applicant shall guarantee the paving of all interior streets, including storm sewers.
- D. The applicant shall submit a covenant to be recorded with the plat which states that 4 off-street parking spaces will be provided for each dwelling unit.
- E. In accordance with the new sidewalk ordinance, no sidewalks are required in this subdivision.
- F. Approval of this plat shall be subject to approval of SCZ-0447, "R-1" to "AA".
- G. Since a portion of Reserve A of the first Overbrook Addition (which is owned by the Overbrook First Addition Homeowners' Association) is being platted as part of individual lots in this addition, it will be necessary for the members of that association to give their approval. A letter from that association releasing this property from their control shall be submitted to the Planning Department.
- H. If any recreational structures, including pools, are to be built within Reserve A, a conditional use permit will be required.



November 30, 1979

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT CITY HALL - TENTH FLOOR 452 NORTH MAIN STREET WICHITA, KANSAS 67202 (316) 268-4561

Re: 210 N. 21st Street
Wichita, Kansas 67203

Re: 210 N. 21st Street - Final plat of Grassview Country Club
Sanctuary, Overbrook and Addition

Enclosure:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 29, 1979, 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 all lots.
- B. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- C. The applicant shall guarantee the paving of all interior streets, including storm sewers.
- D. The applicant shall submit a covenant to be recorded with the plat which states that 4 off-street parking spaces will be provided for each dwelling unit.
- E. In accordance with the new sidewalk ordinance, no sidewalks are required in this subdivision.
- F. Approval of this plat shall be subject to approval of SCS-0447, "R-1" to "RA".
- G. Since a portion of Reserve A of the First Overbrook Addition (which is owned by the Overbrook First Addition Homeowners' Association) is being platted as part of individual lots in this addition, it will be necessary for the members of that association to give their approval. A letter from that association releasing this property from their control shall be submitted to the Planning Department.
- H. If any recreational structures, including pools, are to be built within Reserve A, a conditional use permit will be required.

Reiss and Goodness Engineers
11-30-79
Page 2


- I. A 25-foot building setback from the north and 15-foot setbacks from the east and west shall be added to the final plat tracing on Reserve A.
- J. Since the property is now being platted into lots for single-family use, the approved conditional use permit for multi-family development is no longer applicable. The applicant shall request in writing that this conditional use permit be made null and void.
- K. The applicant shall submit a homeowners' association agreement which provides for the continued maintenance of the reserve(s).
- L. 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. 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, December 6, 1979, at 1:30 p.m. If you have any questions regarding this matter, please call.

Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: Tomlinson Oil Co., 200 W. Douglas, Suite 1030, 67202
Architect: John G. York and Associates, 1523 Farmington,
Norman, Okla. 73069
Phil Dietrich, County Department of Public Works
✓ Dean Sellers, Assistant City Engineer

S/D NO. 81-8 Name Crestview Country Club Estates-Overbrook Second Addition
 Date Application Rec'd. Jan 23, 1981 Preliminary Approval _____
 Scheduled S/D Meeting 2-5-81

DESCRIPTION

General Location East of 143rd St. East in an area south of 13th

Owner Tomlinson Oil Co., Inc.
 Surveyor/Engineer Bill G. Yung Design
 Address 1355 N. Waco, 67203 Phone 264-0646

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>178.2+</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>70'</u> R/W <u>1600</u> ft. |
| Residential <u>256</u> | b. <u>64'</u> R/W <u>6750</u> ft. |
| Commercial _____ | c. <u>58'</u> R/W <u>7600</u> ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other <u>School - 1</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>257</u> | TOTAL <u>15,950</u> ft. |
| 3. Minimum Lot Frontage <u>100</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>12,000 Sq. Ft.</u> | |
| 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 _____ (Yes-No), Name _____ | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita _____: Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

NOTE: The original preliminary plat for the entire W 1/2 of Section 13 was approved by the Subdivision Committee 5-5-77. Subsequently, the first Overbrook plat was finalized for the SW portion of this W 1/2 of Section 13 in 1978. In 1979, a replat of the large multi-family lot (Lot 19, Block 3, Crestview Country Club Estates-Overbrook Addition) was submitted under the name of Crestview Country Club Estates-Overbrook Second Addition. This is still an open file with several associated zoning cases (SCZ-0447 and CU-229). We have been advised that this previous Second addition file will be closed. The limits of the current Second addition plat are outlined by the smaller black lines except that Lot 19, Block 3, Crestview Country Club Estates-Overbrook Addition is NOT included in the current plat.

- A. To be consistent with existing plat names, the final plat of this area should include the words "Crestview Country Club Estates" before the words "Overbrook Second Addition."
- B. Prior to submission of a final plat, the applicant shall file a zone change request from "R-1" to "AA" county zoning.
- C. The applicant shall be prepared to discuss with the Committee the proposed school site and state whether it is already owned by a school district. Building setback lines should be shown on this school lot.
- D. The applicant and the County Engineer's representative shall be prepared to discuss the method of providing sewer service to all the lots being platted. No final plat shall be submitted until appropriate assurances can be given that sewer service can be provided.
- E. The applicant shall guarantee the extension of City water to serve all lots and shall submit an outside-the-City water application.
- F. The applicant shall guarantee the paving of all streets to urban standards, including storm sewers.

(Over)

- G. In accordance with the current sidewalk regulations, sidewalks will be required on both sides of Ninth Street, a collector Street.
- H. The applicant shall submit a parking covenant providing for four off-street parking spaces per dwelling unit on lots located on 58-foot streets.
- I. The plat will automatically become a part of the Overbrook Homeowners Association since that association was originally established to encompass the entire W 1/2 of this section of land north and west of the turnpike (except for Lot 1, Block 4 and Lot 19, Block 3 of Crestview Country Club Estates-Overbrook Addition). However, if the new property owner wishes to form a new association and file new covenants, he should contact the Planning Department about the necessary procedures.
- J. Because of the pattern of ownerships in the E 1/2 of Section 13, this plat should provide three points of access across its east line for a future street connection to each ownership. Temporary turn-arounds will probably be needed at the east end of each street.
- K. The following street name changes are recommended and should be shown on the final plat:
- (a) The Bayhill Courts adjacent to Lots 31-37, Block 5 and Lots 3-7, Block 3, shall be changed to Brookline Circle.
 - (b) The Bayhill Court adjacent to Lots 20-27, Block 5 shall be changed to Brookline Circle Court.
 - (c) That portion of street between Wakanda Ct. and Sandalwood Ct. shall be labeled as Wakanda.
 - (d) The Sagebrush Ct. adjacent to Lots 17-29, Block 1, shall be labeled Eight Street Circle or Tipperary Circle.
 - (e) Ninth Ct. shall be labeled Ninth Street Ct.
 - (f) The "Courts" on the north side of Ninth can be part of Ninth Street.
- 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).

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 81-8 Name Crestview Country Club Estates-Overbrook Second Addition
 Date Application Rec'd. 1-23-81 Preliminary Approval 2-5-81
 Scheduled S/D Meeting 2-19-81

DESCRIPTION

General Location East of 143rd St. East in an area south of 13th

Owner Tomlinson Oil Co., Inc.

Surveyor/Engineer Van Doren-Hazard-Stallings

Address 260 N. Rock Rd., Suite 250

Phone 686-7303

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>43.4</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>70'</u> R/W <u>1498</u> ft. |
| Residential <u>93</u> | b. <u>64'</u> R/W <u>2140</u> ft. |
| Commercial _____ | c. <u>58'</u> R/W <u>1990</u> ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>93</u> | TOTAL <u>5628</u> ft. |
| 3. Minimum Lot Frontage <u>46.84</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> X <u>no</u> |
| 4. Minimum Lot Area <u>10,800 sq. ft.</u> | |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>AA (SCZ-0476)</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>Crestview Improvement District</u> | |
| 11. Health Department Approval (where applicable) <u>N.A.</u> (Yes-No) | |
| 12. City of Wichita _____: Three-Mile Area <u>X</u> | |

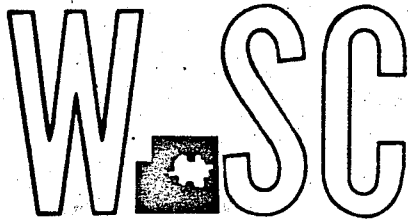
STAFF COMMENTS:

NOTE: The applicant has filed an associated County zone case requesting "R-1" to "AA" (SCZ-0476).

- A. The representative from County Public Works should be prepared to discuss the status of the applicant's final drainage plan.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property.
- C. To be consistent with existing plat names, the final plat tracing shall include the words "Crestview Country Club Estates" before the words "Overbrook Second Addition."
- D. The applicant shall petition to the Crestview Improvement District for sanitary sewer service to all the lots being platted.
- E. The applicant shall guarantee the extension of City water to serve all lots and shall submit an outside-the-City water application.
- F. The applicant shall guarantee the paving of all streets to urban standards, including storm sewers.
- G. In accordance with the current sidewalk regulations, the applicant shall guarantee sidewalks on both sides of Ninth Street (collector street).
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. The applicant shall submit a parking covenant providing for four off-street parking spaces per dwelling unit on lots located on 58-foot streets.
- J. Approval of this final plat shall be subject to approval of the applicant's associated zone case requesting "AA" County zoning.

- K. The plat will automatically become a part of the Overbrook Home-owners' Association since that association was originally established to encompass the entire W 1/2 of this Section of land north and west of the turnpike (except for Lot 1, Block 4 and Lot 19, Block 3 of the Crestview Country Club Estates-Overbrook Addition). However, if the new property owner wishes to form a new association and file new covenants, he should contact the Planning Department about the necessary procedures.
- L. 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
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

February 23, 1981

Van Doren-Hazard-Stallings
260 N. Rock Road
Wichita, Ks. 67206

Re: S/D 81-8 - Final plat of Crestview Country Club Estates -
Overbrook Second Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on February 19, 1981, 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 all drainage improvements required by the platting of this property.
- B. To be consistent with existing plat names, the final plat tracing shall include the words "Crestview Country Club Estates" before the words "Overbrook Second Addition."
- C. The applicant shall petition to the Crestview Improvement District for sanitary sewer service to all the lots being platted.
- D. The applicant shall guarantee the extension of City water to serve all lots and shall submit an outside-the-City water application.
- E. The applicant shall guarantee the paving of all streets to urban standards, including storm sewers.
- F. In accordance with the current sidewalk regulations, the applicant shall guarantee sidewalks on both sides of Ninth Street (collector street).
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall submit a parking covenant providing for four off-street parking spaces per dwelling unit on lots located on 58-foot streets.

Van Doren-Hazard-Stallings
February 23, 1981
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- I. Approval of this final plat shall be subject to approval of the applicant's associated zone case requesting "AA" County zoning.
- J. The plat will automatically become a part of the Overbrook Home-owners Association since that association was originally established to encompass the entire W 1/2 of this Section of land north and west of the turnpike (except for Lot 1, Block 4 and Lot 19, Block 3 of the Crestview Country Club Estates-Overbrook Addition). However, if the new property owner wishes to form a new association and file new covenants, he should contact the Planning Department about the necessary procedures.
- K. The final plat shall indicate a minimum building pad of 1333 for Lots 1 and 2, Block 4. Reference shall be made in the plat's text as well as on the face of the drawing.
- L. 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, February 26, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagle
Forrest L. Nagle
Junior Planner

FLN:bh

cc: Tomlinson Oil Co., Inc., Suite 1030, 200 W. Douglas, 67202
Landmark, 2471 Hathway Circle, 67226
Mike Lindebak City Engineering
Andy Harkness, County Department of Public Works

