

S/D No. 81-127 Name Crestview Country Club Estates - Overbrook 4th Addition  
Date Application Rec'd. 12-2-81 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 12-21-81

DESCRIPTION

General Location East side of 143rd Street East, in an area south of  
Ninth Street

Owner Tomlinson Oil Co., Inc.  
Surveyor/Engineer Bill G. Yung Design  
Address 8225 E. 35th St. North-Wichita Zip Code 67226 Phone 683-5567

- |  |  |
|--|--|
| 1. Gross Acreage of Plat <u>10.2 more or less</u>  | 7. Lineal Feet of New Street                               |
| 2. Number of Lots :  | a. <u>58</u> R/W <u>750</u> ft.                            |
| Residential <u>38</u>  | b. <u>58</u> R/W <u>425</u> ft.                            |
| Commercial _____   | c. _____ R/W _____ ft.                                     |
| Industrial _____   | d. _____ R/W _____ ft.                                     |
| Other _____  | e. _____ R/W _____ ft.                                     |
| Total Number of Lots <u>38</u>   | TOTAL <u>1125</u> ft.                                      |
| 3. Minimum Lot Frontage <u>60' @ setback line</u>  | 8. Sidewalk adjacent to all streets <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area <u>6000 sq. ft.</u>  |  |
| 5. Existing Zoning <u>AA</u>   |  |
| 6. Proposed Zoning <u>AA</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</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:

Note: The applicant's associated County Board of Zoning Appeals case (Co.BZA 6-81) has been approved subject to platting. This case requested a reduction of the minimum lot area requirement from 6,500 square feet to 6,000 square feet, a reduction of the front yard setback from 25 feet to 20 feet and authorization for zero side yards.

- A. The representative from County Public Works should be prepared to comment on the status of the applicant's drainage concept.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- D. The applicant shall guarantee the extension of municipal water to serve each lot. A current out-side-the-City water service agreement shall be submitted with the guarantee.
- E. The applicant shall guarantee the paving of the proposed interior streets to urban standards.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. On the final plat, Shannon Way Ct., shall be labeled Tipperary Circle. The representative from County Public Works should be prepared to discuss the proposed addressing for Killarney Street and if the name should be left as is, or if the east-west street and the eastern cul-de-sac should be labeled as "Killarney Circle."
- H. On the final plat, Reserves "B" through "G", shall be relabeled "A" through "F" respectively. This is required since Reserve "A" as shown on the preliminary plat is outside the boundaries of this plat.

- I. The final plat shall specify the purposes and ownership of the proposed reserves in the plattor's text.
- J. A Homeowners' Association Agreement which provides for the ownership and maintenance of the reserves shall be submitted to the Planning Department for review. Such agreement shall contain a provision which gives the appropriate governing body authority to maintain the reserves and charge the costs to the owner(s) in the event the owner(s) fail to maintain them.
- K. The representative from County Public Works should be prepared to comment on the acceptability of the proposed 32-foot streets and the adjacent 20-foot street, drainage and utility easements. In this regard, the applicant or his agent shall be prepared to discuss the restrictions which will be imposed on lot-owner use of the 20-foot street, drainage and utility easements as well as the proposed 5-foot maintenance easements that are required because of the proposed zero lot line development. These restrictions shall be spelled out in covenants to be filed with the plat.
- L. The street, drainage and utility easements shall be continuous around each cul-de-sac and shall be extended through the proposed reserves adjacent to Killarney and Tipperary Circle.
- M. The final plat shall indicate the proposed 5-foot maintenance easement and the 12-foot sideyard setback on each lot.
- N. 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.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No. 81-127 Name Crestview Country Club Estates-Overbrook 4th Addition  
Date Application Rec'd. 12-2-81 Preliminary Approval 12-21-81  
Scheduled S/D Meeting 2-4-82

DESCRIPTION

General Location East side of 143rd St. East, in an area south of Ninth Street

Owner Tomlinson Oil Co., Inc.  
Surveyor/Engineer Van Doren-Hazard-Stallings  
Address Suite 250, 260 N. Rock Rd., Zip Code 67206 Phone 686-7303  
Wichita

- |  |   |                                     |
|--|---|-------------------------------------|
| 1. Gross Acreage of Plat                                       | <u>10.2 more or less</u>                                      | 7. Lineal Feet of New Street        |
| 2. Number of Lots :  |   | a. _____ R/W _____ ft.              |
| Residential  | <u>38</u>   | b. _____ R/W _____ ft.              |
| Commercial   | _____   | c. _____ R/W _____ ft.              |
| Industrial   | _____   | d. <u>32</u> R/W <u>1175</u> ft.    |
| Other  | _____   | e. _____ R/W _____ ft.              |
| Total Number of Lots   | <u>38</u>   | TOTAL <u>1175</u> ft.               |
| 3. Minimum Lot Frontage  | <u>60' @ setback line</u>                                     | 8. Sidewalk adjacent to all streets |
| 4. Minimum Lot Area  | <u>6000 sq. ft.</u>   | _____ yes <u>X</u> no               |
| 5. Existing Zoning   | <u>AA</u>   |                                     |
| 6. Proposed Zoning   | <u>AA</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</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 _____ |                                     |

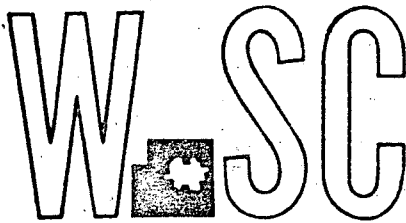
STAFF COMMENTS:

Note: County BZA case #6-81, which reduces the lot size requirement to 6,000 sq. ft., reduces the front yard setback to 20 feet, and reduces one side yard to zero feet, has been approved subject to platting.

- A. The representative of County Public Works shall be prepared to comment on the applicant's final drainage plans and state if any drainage improvements need to be guaranteed.
- B. The applicant shall guarantee any drainage improvements required for development of this property.
- C. The applicant shall guarantee extension of sanitary sewer to serve each lot (Crestview Improvement District).
- D. The applicant shall guarantee extension of Wichita water to serve each lot. A current outside-the-City water service agreement shall be submitted with the guarantee.
- E. The applicant shall guarantee the paving of the proposed interior streets to urban standards.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The proposed Homeowners' Association agreement shall be submitted to the Planning Department for review. Such agreement shall contain a provision which gives the appropriate governing body authority to maintain the reserves and charge the cost to the Homeowners' Association or, on an equal basis, to all lot owners within the subdivision, in the event the reserves are not adequately maintained.
- H. The restrictive covenants which specify the permissible and prohibited uses of the 20-foot street, drainage, and utility easements and the 5-foot maintenance easements shall be submitted to County Public Works and Planning for review and approval and for recording with the plat.

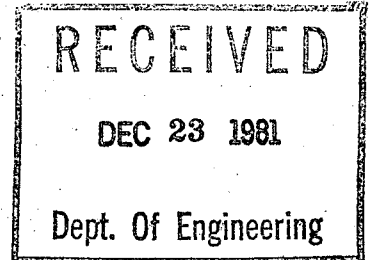
- I. The final plat tracing shall show the 5-foot maintenance easements and the 12-foot side yard setbacks on each lot.
- J. The complete access controls referenced in the plat's text shall be shown on the face of the final plat tracing.
- K. The applicant shall be prepared to state how access to Reserves B, C, and F is proposed. They abut a large reserve in the first Overbrook Addition which is under separate ownership. The portion of that reserve adjacent to proposed Reserves C and F is a floodway.
- 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



December 22, 1981

Bill G. Yung Design  
8225 E. 35th St. North  
Wichita, Ks. 67226

Re: S/D 81-127 - Preliminary plat of Crestview Country Club Estates -  
Overbrook 4th Addition

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, December 21, 1981, the above-captioned plat was considered. The action of the Committee was to approve the preliminary plat subject to the following conditions:

- A. The applicant shall submit a final drainage plan to County Public Works prior to or at the time of submitting a final plat.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- D. The applicant shall guarantee the extension of municipal water to serve each lot. A current outside-the-City water service agreement shall be submitted with the guarantee.
- E. The applicant shall guarantee the paving of the proposed interior streets to urban standards.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. On the final plat, the following street names shall be indicated:  
  
Shannon Way Court to Tipperary Circle;  
  
The east/west Killarney and the easternmost Killarney Court to Killarney Circle;
- H. On the final plat, Reserves "B" through "G", shall be relabeled "A" through "F" respectively. This is required since Reserve

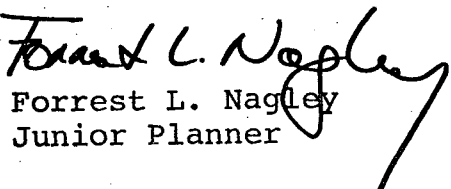
"A" as shown on the preliminary plat is outside the boundaries of this plat.

- I. The final plat shall specify the purposes and ownership of the proposed reserves in the plat's text.
- J. A Homeowners' Association Agreement which provides for the ownership and maintenance of the reserves shall be submitted to the Planning Department for review. Such agreement shall contain a provision which gives the appropriate governing body authority to maintain the reserves and charge the costs to the owner(s) in the event the owner(s) fail to maintain them.
- K. County Public Works approved the proposed 32-foot street right-of-way subject to a copy of the proposed restrictions of lot-owner use of the 20-foot street, drainage and utility easements being submitted to them prior to or at the time of submitting a final plat. These restrictions shall be spelled out in covenants to be filed with the plat. Restrictions shall apply not only to the 20-foot street, drainage and utility easement, but also to the 5-foot maintenance easement required because of zero lot line development.
- L. The final plat shall indicate the proposed 5-foot maintenance easement and the 12-foot sideyard setback on each lot.
- M. The final plat shall indicate the additional utility easements requested by County Public Works which are shown on the enclosed "marked" copy of the plat.
- N. 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.
- O. 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 have any questions concerning this matter, please call.

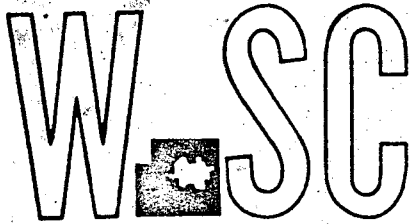
Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

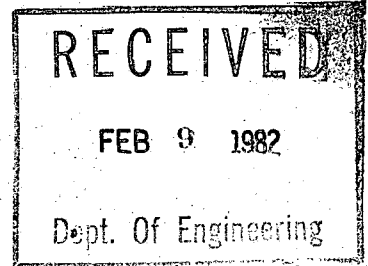
cc: Tomlinson Oil Co., Inc., 2471 Hathway and Landmark Communities,  
Inc., 2471 Hathway, 67226  
Van Doren-Hazard-Stallings, Suite 250, 260 Rock Road, 67206  
Mike Lindebak-City Engineering  
Andy Harkness, County Department of Public Works

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



February 5, 1982

Van Doren-Hazard-Stallings  
Suite 250, 260 N. Rock Rd.  
Wichita, Ks. 67206

Re: S/D 81-127 - Final plat of Crestview Country Club Estates - Overbrook  
4th Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on February 4, 1982, 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 extension of sanitary sewer to serve each lot (Crestview Improvement District).
- B. The applicant shall guarantee extension of Wichita water to serve each lot. A current outside-the-City water service agreement shall be submitted with the guarantee.
- C. The applicant shall guarantee the paying of the proposed interior streets to urban standards including associated drainage.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The proposed Homeowners' Association agreement shall be submitted to the Planning Department for review. Such agreement shall contain a provision which gives the appropriate governing body authority to maintain the reserves and charge the cost to the Homeowners' Association or, on an equal basis, to all lot owners within the subdivision, in the event the reserves are not adequately maintained.
- F. The restrictive covenants which specify the permissible and prohibited uses of the 20-foot street, drainage, and utility easements and the 5-foot maintenance easements shall be submitted to County Public Works and Planning for review and approval and for recording with the plat.

Van Doren-Hazard-Stallings

2-5-82

Page 2

- G. The final plat tracing shall show the 5-foot maintenance easements and the 12-foot side yard setbacks on each lot.
- H. The complete access controls referenced in the plattor's text shall be shown on the face of the final plat tracing.
- I. The applicant shall assure maintenance access to all reserves.
- 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 February 11, 1982, at 1:30 p.m. If you have any questions concerning this matter please call.

Sincerely,

*Forrest L. Nagley*  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Tomlinson Oil Co., Inc. 2471 Hathway & Landmark Communities, Inc.,  
2471 Hathway, 67226  
Andy Harkness, Co. Dept. of Public Works  
X Mike Lindebak, City Engineering