



REISS & GOODNESS ENGINEERS
2160 WEST 21ST STREET - WICHITA, KANSAS 67203-2181 (316) 832-0213

October 12, 2005

Mr. Scott Lindebak, P.E. & C.F.M.
7th Floor Engineering
455 North Main
Wichita, KS 67202

RE: Northcrest Estates - Drainage Concept Plan

Dear Mr. Lindebak:

Enclosed please find 3 copies of the above referenced Drainage Concept Plan.

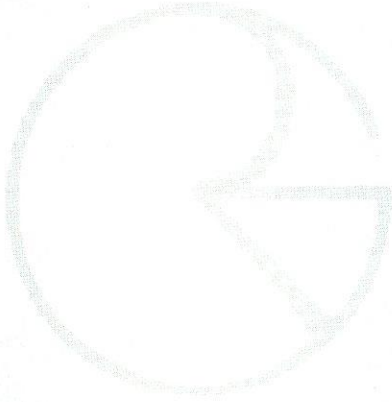
Sincerely,

REISS & GOODNESS ENGINEERS

Robert Previterra, L.A.

Enc.

RP/lt



STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2005-119 -- NORTHCREST ESTATES ADDITION

OWNER/APPLICANT: Willie Joe Batiste, 125 Prescott Court, Wichita, KS 67209; Norvell Bufford, 2811 Beacon Hill Court, Wichita, KS 67220

SURVEYOR/ENGINEER: Reiss and Goodness, Attn: Robert Previtera, 2160 W. 21st Street, Wichita, KS 67203

LOCATION: East of Meridian, South of 53rd St. North

SITE SIZE: 27.5 acres

NUMBER OF LOTS

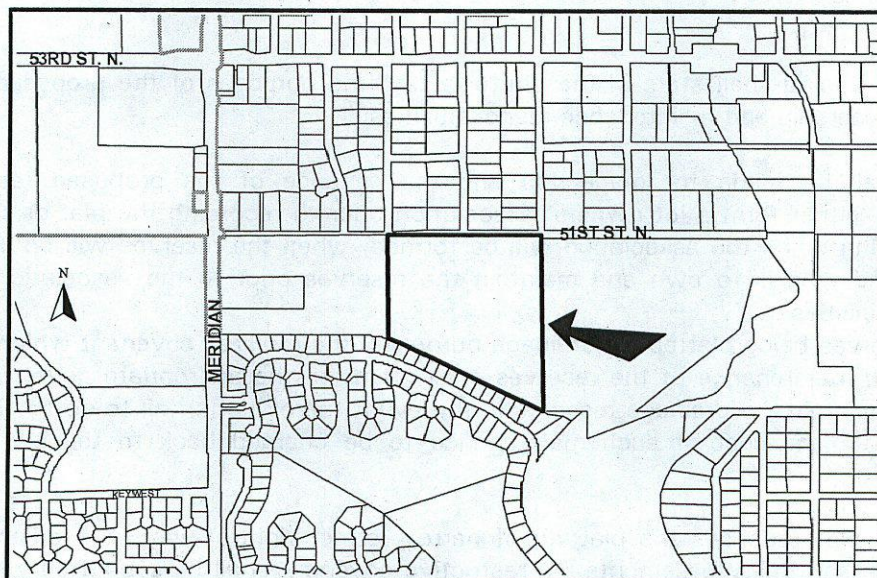
Residential:	50
Office:	
Commercial:	
Industrial:	
Total:	50

MINIMUM LOT AREA: 6,600 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This unplatted site is located in the County adjoining Wichita's city limits and annexation is required. The site is currently zoned SF-20, Single-Family Residential and will be converted to SF-5, Single-Family Residential upon annexation.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. The applicant shall check with Water and Sewer Department regarding timing of the construction of the north area sewer main.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage concept and the need for platting Reserve D as an outright dedication.
- E. The lots shall be included within one block.
- F. The Applicant shall guarantee the paving of 51st St. North.
- G. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.
- H. The parking easements shall be referenced in the plat's text specifying that the easements are granted for residential parking only and that no obstructions shall be constructed or placed within the easements.
- I. The final plat tracing shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- K. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- L. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.

- M. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-foot or 58-ft street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- N. In the title block "Addition" needs to be added.
- O. **GIS** needs to comment on the plat's street names. *The west streets should be Athenian Cir & Athenian Ct, The east streets should be Delaware Cir & Delaware Ct.*
- P. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- Q. The platting text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- R. The applicant shall install or guarantee the installation of all utilities and facilities that are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- S. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- T. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone: 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- U. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- V. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

SUB 2005-119 – Preliminary Plat of NORTHCREST ESTATES ADDITION
October 27, 2005 - Page 4

- Y. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- Z. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

Reiss and Goodness Engineers
2160 W. 21st Street
Wichita, Kansas 67203
Phone (316) 832-0213
Fax (316) 832-0216

facsimile transmittal

To: Scott Lindebak Fax: 268-4119

From: BOB PREVITERA Date: 3-08-06

Re: Northcrest Estates Pages: 7 incl. cover

CC:

Urgent For Review Please Comment Please Reply

As explained to me by Security Abstract Co.:

1. 1625, 341 : Easement taken by eminent domain
2. 1659, 1031 : Easement for same granted to County, County purchases the property
3. 1725, 1749 : County deeds off property & retains Easement/rights per # (2), above,

Confidentially Notice: The documents accompanying this telecopy transmission contain certain confidential information belonging to the sender which is privileged information. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or use of the conveyed material is strictly prohibited.

If you have received this transmittal in error please notify the sender immediately by telephone to arrange for the return of the document(s) to the sender.

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BU1625 RBE0341

87146-1996

RESOLUTION

A RESOLUTION PROVIDING FOR THE CONDEMNATION OF CERTAIN REAL PROPERTY

WHEREAS, the Board of County Commissioners of Sedgwick County, Kansas, has found it necessary to acquire permanent drainage easement for County project #17-0 through N 16 J, Meridian between the Wichita City Limits and the Valley Center City Limits, in Sedgwick County, Kansas; and

WHEREAS, Sedgwick County has attempted and failed to acquire said real property by purchase or donation.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, that:

SECTION I. In order to provide for necessary permanent drainage easement for County project #17-0 through N 16 J, Meridian between the Wichita City Limits and the Valley Center City Limits, in Sedgwick County, Kansas, it is hereby declared necessary to acquire for a public purpose, permanent easements for drainage in, over, across, and upon the real property described in Exhibit "A" attached hereto and incorporated herein by reference.

SECTION II. It is further declared necessary by said Board to acquire said real property under the right of eminent domain pursuant to K.S.A. 66-1114 for the reason that the owners thereof have refused to sell or donate the same to Sedgwick County.

Commissioners present and voting were:

BEISSY GWIN
PAUL W. HANCOCK
THOMAS G. WINTERS
MELODY C. MILLER
MARK F. SCHROEDER

[Signatures]

STATE OF KANSAS
SEDGWICK COUNTY
FILED FOR RECORD AT
8:00 AM

1542997-198

PAT KETTLER
REGISTER OF DEEDS

DATED this 7th day of July, 1986.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:

[Signature]
SHARLE CROCKETT
County Clerk



[Signature]
THOMAS G. WINTERS, Chairman

[Signature]
MELODY C. MILLER, Clerk Pro Tem

[Signature]
BEISSY GWIN, Commissioner

[Signature]
PAUL W. HANCOCK, Commissioner

[Signature]
MARK F. SCHROEDER, Commissioner

APPROVED AS REFERRED:

[Signature]
RICHARD A. BASON
Assistant County Coordinator

004 County Clerk

Easement
History
—
Eachman is
mowed & maintained
by County -
Upstream,

DW 1625 PAGE 342

EXHIBIT A

A tract of land located in the East 34.3 Acres of the Southeast Quarter of the Northeast Quarter of Section 19, Township 26 South, Range 1 East of the 5th P.M., Sedgewick County, Kansas described as follows:

Beginning at the Center of said Section 19, the Southeast corner of said tract; thence $N 87^{\circ} 33' 35''$ W a distance of 8.87 feet, along the South line of said Northeast Quarter; thence $N 63^{\circ} 30' 35''$ W a distance of 1980.1 feet; thence on a curve to the left with a radius of 302.74 feet, a distance of 189.33 feet to the West line of said tract; thence $N 8^{\circ} 2' 35''$ W a distance of 328.18 feet, along the West line of said tract; thence $S 62^{\circ} 30' 25''$ E a distance of 1277.58 feet to the East line of said Northeast Quarter; thence $S 8^{\circ} 13' 16''$ E a distance of 217.86 feet, along said East line to the point of Beginning, containing 6.749 Acres more or less.

KE-194

EASEMENT FOR DRAINAGE

817-4 thru 84, 3

THIS EASEMENT FOR DRAINAGE executed and delivered to the Board of County Commissioners of Sedgwick County, Kansas (hereinafter, "County") by Michael E. & Dawn J. Brown, 714 S. Elizabeth, Wichita, KS 67214 (hereinafter, "Owner").

WITNESSETH

That for and in consideration of Sedgwick County's Agreement to purchase certain real property owned by Owner and other good and valuable consideration, the receipt of which is hereby acknowledged, Owner hereby grants, conveys, sells and conveys to County a permanent easement in, over, across and upon the following-described premises, to wit:

A tract of land located in the East 14.5 Acres of the Southeast Quarter of the Northwest Quarter of Section 19, Township 36 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas described as follows:

Beginning at the corner of said Section 19, the Southeast Corner of said tract; thence N 89° 35' 33" W a distance of 6.87 feet, along the South line of said Northwest Quarter; thence N 63° 30' 35" W a distance of 1280.1 feet; thence on a curve to the left with a radius of 280.74 feet, a distance of 189.78 feet to the West line of said tract; thence N 0° 3' 37" W a distance of 338.25 feet, along the West line of said tract; thence S 23° 30' 33" E a distance of 1277.35 feet to the East line of said Northwest Quarter; thence S 0° 13' 18" E a distance of 217.86 feet, along said East line to the Point of Beginning containing 5.745 Acres more or less

For the purposes of making and maintaining appropriate drainage channels; and Owner, and Owner's heirs and assigns, agree that County or its duly authorized agents or representatives may at any time enter upon said premises above-described for the purpose of keeping said channel in proper condition for drainage purposes, and County agrees to perform such work at no cost to the Owner.

Furthermore, in return for said consideration, Owner hereby grants the County all rights of removal, use and ownership to any earth which shall be removed from said channel for making channel changes; and no further compensation shall be due Owner for any such removal or use of said earth by County.

Michael E. Brown
Michael E. Brown

Dawn J. Brown
Dawn J. Brown

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss:

THIS instrument was acknowledged before me on 11-17-06 by _____



Notary Public
My appointment expires: 7-25-07

ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS THIS 24th DAY OF December 2006

RECOMMENDERS:

David C. Swartz, P.E., Director,
BUREAU OF PUBLIC SERVICES/COUNTY ENGINEER

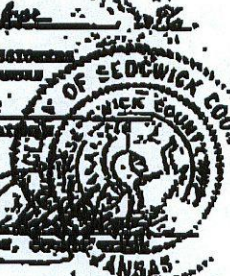
BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS
Thomas G. Swartz, Chairman

APPROVED AS TO FORM:

Richard A. Neisch, Assistant County Clerk

ATTEST:

Susan E. [Signature], County Clerk



ODH

County Clerk

RUI 659 PAGE 1032

STATE OF KANSAS
REGISTERED DEED AT
FILED FOR RECORD AT
12-30-06

1573180 HHS

PAT KETTLER
REGISTER OF DEEDS

*Ed Reed
Deputy*

Description: Sedgwick, KS Document-Book Page 1659-1031 Page: 2 of 2
Order: 624767 Comment:

009552
STATUTORY WARRANTY DEED
(Joint Tenancy)

RM 1725 PAGE 1749

FILED FOR RECORD AT
SEDCWICK COUNTY, KS
2-3-97

1634901 & 256

REGISTER OF DEEDS

GRANTOR

SEDCWICK COUNTY, KANSAS

CONVEY AND WARRANTS TO

JAMES D. NICHOLS and EVELYN A. NICHOLS,
husband and wife,

James J. Williams
Deputy

as joint tenants with the right of survivorship and not as tenants in common,
the following described premises situated in Sedgwick

County, Kansas, to-wit: c

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Grantor hereby reserves unto itself the Drainage Easement over a portion
of the subject property as established in Instrument Filed on Film 1639,
Page 1031.

By acceptance of this Deed, Grantee hereby acknowledges said easement.

for the sum of **ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS....(\$1.00) -- DOLLARS**

Subject to: **EASEMENTS OF RECORD.**

Dated this 24th day of September 19 97.

SEDCWICK COUNTY, KANSAS

Sent to
County Clerk

BY: *Thomas C. Winters*
THOMAS C. WINTERS, CHAIRMAN
Sedgwick County Commission

SEP 30 1997

For Entry on
Transfer Record

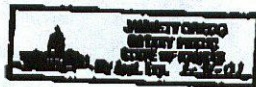
STATE OF KANSAS, SEDGWICK COUNTY, ss:

The foregoing instrument was acknowledged before me this 24th day of September,

A.D. 19 97 by, THOMAS C. WINTERS, CHAIRMAN SEDGWICK COUNTY COMMISSION
FOR AND ON BEHALF OF SEDGWICK COUNTY, KANSAS.

My appointment expires:

James J. Williams
Deputy



B.00 Mc.

1725 REC 1750

EXHIBIT "A"

LEGAL DESCRIPTION

The East 3/4 1/2 acres of the Southeast Quarter of the Northwest Quarter of Section 19, Township 32 South, Range 1 East of the Sixth Principal Meridian, Sedgewick County, Kansas, Except a tract described as: Commencing at the center of said section 19, in the Southeast corner of said tract; thence N 89 degrees 35'53" W, along the South line of said tract, a distance of 8.67 feet to the point of beginning; thence continue on said South line a distance of 1143.68 feet to the Southeast corner of said tract; thence N 8 degrees 51'38" W along the West line of said tract, a distance of 940.78 feet to a point on a curve on the South line of a Sedgewick County Drainage Easement; thence on said South line on said curve with a radius of 989.74 feet, and a beginning tangent of S 71 degrees 34'39" E, an arc distance of 189.38 feet; thence continue on said South line of said Drainage Easement with a bearing of S 63 degrees 10'55" E a distance of 1088.81 feet to the point of beginning.

STAFF REPORT
(Final Plat, Preliminary Plat Approved 10/27/06)

CASE NUMBER: SUB 2005-119 -- NORTHCREST ESTATES ADDITION

OWNER/APPLICANT: Willie Joe Batiste, 125 Prescott Court, Wichita, KS 67209; Norvell Bufford, 2811 Beacon Hill Court, Wichita, KS 67220

SURVEYOR/ENGINEER: Reiss and Goodness, Attn: Robert Previtara, 2160 W. 21st Street, Wichita, KS 67203

LOCATION: East of Meridian, South of 53rd St. North

SITE SIZE: 21.8 acres

NUMBER OF LOTS

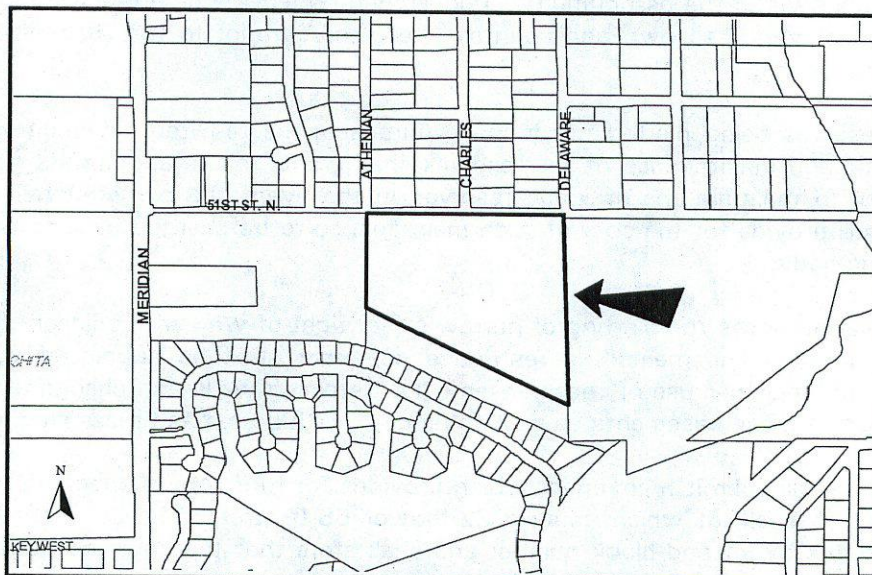
Residential:	50
Office:	0
Commercial:	0
Industrial:	0
Total:	50

MINIMUM LOT AREA: 6,600 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This unplatted site is located in the County adjoining Wichita's city limits and annexation is required. The site is currently zoned SF-20, Single-Family Residential and will be converted to SF-5, Single-Family Residential upon annexation.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.
- B. The applicant shall guarantee the extension of sanitary sewer (main and laterals) and City water to serve the lots being platted. Water and Sewer Department has advised that the construction of the north area sewer main is anticipated within the next year.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan.
- E. The Applicant shall guarantee the paving of 51st St. North adjoining the plat.
- F. The Applicant shall guarantee the paving of the proposed streets.
- G. The parking easements shall be referenced in the plat's text specifying that the easements are granted for residential parking only and that no obstructions shall be constructed or placed within the easements.
- H. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- J. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-foot or 58-ft street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- L. GIS needs to comment on the plat's street names. The street names need to include abbreviations for the suffixes. Athenian should be revised to Athenian Cir.

SUB 2005-119 -- Final Plat of NORTHCREST ESTATES ADDITION
March 9, 2006 - Page 3

- M. County Engineering has requested that the platlor's text should include language that protects the public from cost of reconstructing improvements in Reserves D and E.
- N. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- O. The platlor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- P. The applicant shall install or guarantee the installation of all utilities and facilities that are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- Q. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- R. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone: 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- S. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- T. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
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- X. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

NorthCrest Development, LLC.
2221 North Grove
Wichita, KS 67219

City of Wichita
Engineering Division
Attn: William Morris
City Hall – 7th Floor
455 North Main Street
Wichita, KS 67202-1606

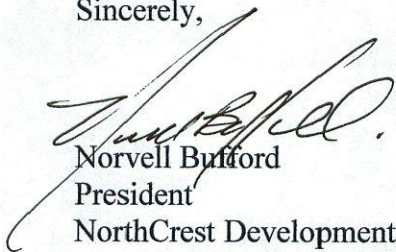
Re: Designated Engineering Firm

Dear Mr. Morris,

NorthCrest Development wishes to designate the Engineering Firm of Ruggles & Bohm P.A., 924 North Main Street, Wichita, KS 67203, as our Engineering firm of choice. Additionally this firm should be the designated firm for any future petitions and engineering specifications that will be required for the completion of NorthCrest Estates Addition development.

If you should have any questions or concerns please feel free to call me at 316-518-0768, I wish to thank your for all of your assistance in this matter.

Sincerely,



Norvell Bufford
President
NorthCrest Development, LLC.