

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/NO. 78-116 Name Bridgewood Addition to Crestview Country Club Estates
Date Application Rec'd. 10-24-78 Preliminary Approval _____
Scheduled S/D Meeting 3-22-79

DESCRIPTION

General Location Northwest corner 13th and 127th Street East.

Owner H-C Properties

Surveyor/Engineer Reiss and Goodness Engineers

Address 2160 W. 21st St., 67203 Phone 832-0213

- 1. Gross Acreage of Plat 80.81
- 2. Number of Lots:
 - Residential 82
 - Commercial _____
 - Industrial _____
 - Other 1 Multi-family
 - Total Number of Lots 83
- 3. Minimum Lot Frontage 125 ft.
- 4. Minimum Lot Area 20,000 sq. ft.
- 5. Existing Zoning R-1
- 6. Proposed Zoning R-1 and AA with Conditional use
- 7. Lineal Feet of New Streets:
 - a. 64' R/W 7000 ft.
 - b. 100 R/W 500 ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 7500 ft.
- 8. Sidewalk adjacent to all streets? yes no
- 9. Public Water Supply Yes (~~Yes-No~~), Name Butler Co. Rural Water District
- 10. Public Sanitary Sewers Yes (~~Yes-No~~), Name County Sewer District
- 11. Health Department Approval (where applicable) _____ (~~Yes-No~~)
- 12. City of Wichita _____: Three-Mile Area X

STAFF COMMENTS:

- A. This property is located within the urban growth area and, although lot sizes are to be 20,000+ square feet, the applicant proposes to have paved streets and municipal-type sewers and water.
- B. Since the applicant proposes to obtain water from Butler County Rural Water District #5, permission from the water district should be obtained prior to proceeding with a final plat. If the applicant is unable to obtain this or some other public source of water, a minimum lot size of 40,000 square feet will be required for the use of individual water wells.
- C. The applicant proposes to build a non-discharging lagoon for the treatment of sewage from this subdivision. A Phase One study for Four Mile Creek is nearing completion. Our understanding of the study is that alternatives other than proposed by this plat are preferred and recommended. Additional waste stabilization ponds are not indicated. However, if the Subdivision Committee concurs as to the solution, a special permit from the Board of County Commissioners will be required, as well as a permit from the Sedgwick County Health Department and the State Board of Health. Approval of said applications for these permits shall be obtained prior to filing a final plat.
- D. The Utility Advisory Committee shall be prepared to comment on the appropriateness of the street names. The Planning staff recommends that the street names of Willow and Ramblewood be changed. There is a Willow north of 13th and west of Woodlawn and there is a Bramblewood north of 21st and east of Woodlawn.
- E. The applicant shall guarantee the construction of the streets to City of Wichita specifications.

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F. According to the Subdivision Regulations, sidewalks are required on both sides of all interior streets. The applicant

(Over)

shall guarantee to the County the construction of these sidewalks.

- G. A zone change to "AA" and a conditional use permit will be required for the proposed multi-family development on Lot 1, Block 7. Approval of these by the Board of County Commissioners shall be obtained prior to submission of a final plat.
- H. The applicant shall submit a drainage plan to the County and City Public Works Departments for review and approval prior to the submission of a final plat. Any drainage improvements required shall be guaranteed by the applicant.
- I. It appears that the floodway is not to be part of adjacent lots. Therefore, a Homeowners' Association will be needed to provide for the maintenance of the floodway.
- J. The buildings located in proposed street right-of-way shall be removed prior to the recording of the final plat.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).