

SUBDIVISION REPORT

S/D NO. 78-116 Name Crestview Country Club Estates-Bridgewood Addition  
Date Application Rec'd. 10-24-78 Preliminary Approval 3-22-79  
Scheduled S/D Meeting 11-29-79

DESCRIPTION

General Location Northwest corner 13th and 127th St. 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 <u>80.81</u>   | 7. Lineal Feet of New Streets:    |
| 2. Number of Lots:  | a. <u>64'</u> R/W <u>7000</u> ft. |
| Residential <u>82</u>   | b. <u>100</u> R/W <u>500</u> ft.  |
| Commercial _____  | c. _____ R/W _____ ft.            |
| Industrial _____  | d. _____ R/W _____ ft.            |
| Other <u>1 multi-family</u>   | e. _____ R/W _____ ft.            |
| Total Number of Lots <u>83</u>  | TOTAL <u>7500</u> ft.             |
| 3. Minimum Lot Frontage <u>55.86</u> ft.  | 8. Sidewalk adjacent to all       |
| 4. Minimum Lot Area <u>20,000 sq.</u> ft.   | streets? <u>yes</u> <u>no</u>     |
| 5. Existing Zoning <u>R-1 and LC</u>  |                                   |
| 6. Proposed Zoning <u>R-1 and AA with conditional use</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>County Sewer District</u> |                                   |
| 11. Health Department Approval (where applicable) _____ (Yes <del>No</del> )      |                                   |
| 12. City of Wichita _____: Three-Mile Area <u>X</u>                               |                                   |

STAFF COMMENTS:

- A. The applicant shall guarantee municipal-type sanitary sewer service to each lot. The County Commission has accepted a petition for the creation of a sewer district and has approved a resolution ordering the improvements. However, State and County Health Department approvals are required prior to installation of any improvements. It is recommended that this final plat not be forwarded to the Planning Commission for review until the necessary permits have been issued by the Health Departments.
- B. The applicant shall guarantee the paving and drainage of all interior streets to City of Wichita standards. If petitions for these improvements have already been accepted by the County Commission, the applicant shall provide the Planning Department with a copy of the resolution ordering the improvements.
- C. The applicant shall guarantee the extension of City water to serve all lots.
- D. In accordance with the new sidewalk ordinance, no sidewalks are required in this subdivision.
- E. The City and County Public Works Departments shall be prepared to comment on the applicant's drainage plan and state what drainage guarantees, if any, will be required. The applicant shall make satisfactory guarantees for any required drainage improvements.
- F. The applicant shall submit a Homeowners' Association which provides for the continued maintenance of the floodway in Reserve A. Said association agreement shall contain a provision or clause which will assure that the governing body can, upon proper notice and hearing, cause necessary maintenance to be done to said areas and the cost thereof assessed to the benefiting properties in the event the Homeowners' Association fails to do so.

- G. The buildings located in the proposed street right-of-way shall be removed prior to recording the plat. The applicant or his engineer shall submit a letter to the Planning Department when such structures have been removed.
- H. The City and County Public Works Departments shall be prepared to comment on the acceptability of the proposed street names.
- I. Approval of this plat shall be subject to approval of SCZ-0448, "LC" to "R-1."
- J. All utilities shall be installed underground.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

