

- J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, 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 a method similar to special assessments.
- K. On the final plat tracing the building setbacks for lots 23 thru 26, Block 1 shall be more clearly labeled. The 25 foot BSL label in Lot 23 is particularly misleading.
- L. On the final plat tracing additional dimensions from lot corners shall be provided for the easement crossing the rear of Lots 11, 12 and 13, Block 1.
- M. On the final plat tracing the areas of Reserve C shall be more clearly indicated, particularly as it surrounds Lot 1.
- 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. 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.
- P. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- Q. The final plat shall indicate the utility easements requested by K.G. & E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- R. The final plat tracing shall indicate a utility easement to cover the KPL lines located in the area of St. Andrews.
- S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- T. Recording of the plat within 30 days after approval by the City Council.
- U. As requested by County Engineering, the applicant shall submit a sanitary sewer layout plan for review. The final plat tracing shall indicate sufficient utility easements (sanitary sewer and/or drainage) as determined necessary by County Engineering.

December 19, 1991

STAFF REPORT

(Final Plat Approved 12/12/91,
Preliminary Plat Approved 11/14/91)

CASE NUMBER:

S/D 91-53 - PINNACLE AT CRESTVIEW ADDITION

OWNER/APPLICANT:

Ritchie Associates, 8100 E. 22nd St. N., Bldg.
1000, Wichita, KS 67226

ENGINEER/SURVEYOR:

Professional Engineering Consultants, 303
South Topeka, Wichita, KS 67202; Bill G. Yung
Design, 4912 E. 29th St. N., Suite 1, Wichita,
KS 67220

LOCATION:

North of Central and west of 143rd St. East

SITE SIZE:

41 Acres

NUMBER OF LOTS

Residential:

56

Office:

Commercial:

Industrial:

Total:

56

MINIMUM LOT AREA:

16,000 sq. ft.

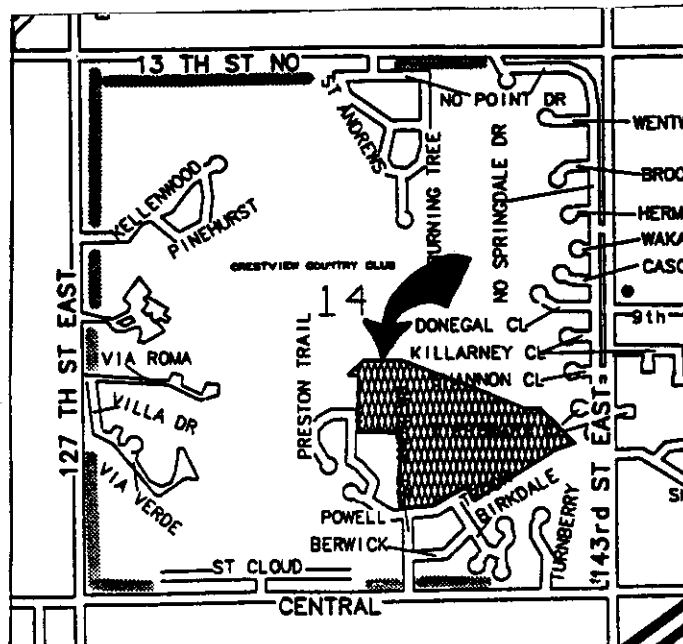
CURRENT ZONING:

"R-1" Suburban Residential

PROPOSED ZONING:

"AA" One Family Dwelling (SCZ-0635)

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. Since this property will utilize a City of Wichita water supply line, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- D. The applicant shall guarantee the paving of the interior residential streets to the urban paving standard. Since Troon will be a dead-end street due to the plat not connecting Pinnacle Drive to Troon, a turnaround for Troon shall be included in this guarantee.

If this turnaround is to be integrated with the emergency access easement in Reserve C, this guarantee may also provide for installation of the improvements required for this emergency access.

- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. To provide for emergency access into this site the applicant shall provide an emergency access easement from Troon and which crosses the eastern portion of Reserve C to Pinnacle Drive. An all weather hard surface drive shall be provided. The granting and purpose of this easement shall be noted in the plat's text on the final plat tracing. It shall also be indicated in the covenant concerning the ownership and maintenance of the Reserves that the homeowner's association will be responsible for the installation and maintenance of the required improvements for this emergency access easement.
- I. 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.



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4661

December 20, 1991

Gary Wiley
Professional Engineering Consultants
303 South Topeka
Wichita, KS 67202

Re: S/D 91-53 (Final Plat) Pinnacle at Crestview Addition

Dear Gary:

At the regular meeting of the Metropolitan Area Planning Commission on December 19, 1991, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of December 13, 1991.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

cc: Ritchie Associates, 8100 E. 22nd St. N. Blvd. 1000, Wichita,
KS 67226
Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita,
KS 67220
Mike Lindebak, City Engineer

FILE COPY

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THE PINNACLE AT CRESTVIEW

SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 12/12/91 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 12/13/91

FINAL PLAT

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, CHARLES S. BROWN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 12/12/91 DAY OF DECEMBER, 1992, I HAVE CAUSED TO BE SURVEYED AND PLATTED THE PINNACLE AT CRESTVIEW TO SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS, AND RESERVES, THE SAME BEING:

A TRACT OF LAND IN THE S 1/2 OF SECTION 14, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M. DESCRIBED AS FOLLOWS:
BEGINNING AT THE N.E. CORNER OF LOT 1, BLOCK A, FOUNTAIN HILLS ADDITION TO SEDGWICK COUNTY, KANSAS; THENCE BEARING S 88°13'03" W ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 209.94 FEET; THENCE BEARING N 74°38'08" W A DISTANCE OF 126.59 FEET TO A POINT IN THE EAST LINE OF RESERVE B IN SAID FOUNTAIN HILLS ADDITION; THENCE ALONG SAID EAST LINE BEARING N 0°08'34" W A DISTANCE OF 653.77 FEET TO THE N.E. CORNER OF LOT 1, BLOCK D IN SAID FOUNTAIN HILLS ADDITION; THENCE BEARING S 89°11'52" W A DISTANCE OF 90.07 FEET TO THE N.W. CORNER OF SAID LOT 1; THENCE BEARING N 17°59'44" E A DISTANCE OF 227.12 FEET; THENCE BEARING N 37°32'12" E A DISTANCE OF 25.00 FEET; THENCE BEARING S 50°19'57" E A DISTANCE OF 289.65 FEET; TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 202.29 FEET AND A CHORD OF 25.05 FEET BEARING N 35°52'51" E; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7°06'03" AN ARC DISTANCE OF 25.07 FEET; THENCE BEARING N 50°19'57" W A DISTANCE OF 195.00 FEET; THENCE BEARING N 15°53'36" W A DISTANCE OF 116.86 FEET; THENCE BEARING N 37°32'12" E A DISTANCE OF 20.00 FEET; THENCE BEARING S 83°28'16" E A DISTANCE OF 175.00 FEET; THENCE BEARING N 81°24'51" E A DISTANCE OF 220.77 FEET; THENCE BEARING S 68°12'58" E A DISTANCE OF 1098.98 FEET; THENCE BEARING N 69°46'20" E A DISTANCE OF 140.60 FEET; THENCE BEARING S 52°44'53" E A DISTANCE OF 143.34 FEET; THENCE BEARING S 40°39'16" E A DISTANCE OF 271.18 FEET; THENCE BEARING S 57°10'04" E A DISTANCE OF 100.82 FEET; THENCE BEARING S 71°50'20" E A DISTANCE OF 19.71 FEET; THENCE BEARING S 59°14'28" W A DISTANCE OF 298.13 FEET; THENCE BEARING S 50°54'51" W A DISTANCE OF 679.86 FEET; THENCE BEARING S 46°11'03" W A DISTANCE OF 185.00 FEET TO A POINT ON THE EAST LINE OF LOT 24, BLOCK 2, IN CRESTVIEW COUNTY CLUB ESTATES SOUTHCREST ADDITION TO SEDGWICK COUNTY, KANSAS; THENCE BEARING N 26°23'57" W ALONG THE EAST LINE OF LOT 24 IN SAID BLOCK 2 A DISTANCE OF 226.51 FEET TO A POINT IN THE NORTH LINE OF TROON DRIVE AS DEDICATED IN FILM 548, PAGE 722; THENCE BEARING S 46°00'59" W ALONG SAID NORTH LINE A DISTANCE OF 272.02 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 101.34 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°29'49" AN ARC DISTANCE OF 75.46 FEET; THENCE BEARING S 88°30'48" W A DISTANCE OF 218.79 FEET TO A POINT IN THE WEST LINE OF ST. ANDREWS DRIVE AS PER FILM 1077, PAGE 1424 AND 1426 AND TRACT AS PER FILM 1076, PAGE 142 A DISTANCE OF 429.89 FEET TO THE N.W. CORNER OF TRACT AS PER FILM 1078, PAGE 166; THENCE BEARING S 88°23'51" W A DISTANCE OF 156.98 FEET TO THE POINT OF BEGINNING.

CHARLES S. BROWN, P.E. LIC. NO. 7581 R.L.S. NO. 991
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS, AND RESERVES. THE SAME TO BE KNOWN AS THE PINNACLE AT CRESTVIEW, SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, AND DRAINAGE ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

RESERVES "A", "B", "C", AND "E" ARE HEREBY PLATTED FOR DRAINAGE, LANDSCAPING, WALKS, SIGNS, IRRIGATION SYSTEMS, ENTRY MONUMENTS, AND UTILITIES CONFINED TO EASEMENTS. RESERVE "B" SHALL ALSO PERMIT ACCESS ABUTTING LOTS ON WEST. RESERVE "D" IS HEREBY PLATTED FOR DETENTION POOLS, WATER FEATURES, DRAINAGE STRUCTURES, LANDSCAPING, WALKS, GAZEBOS, DRAINAGE, AND UTILITIES CONFINED TO EASEMENTS. RESERVES "A" THROUGH "E" SHALL BE SUBJECT TO RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS ASSOCIATION AGREEMENTS AND SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITH IN THE PINNACLE AT CRESTVIEW, SEDGWICK COUNTY, KANSAS. THOSE PORTIONS OF ST. ANDREWS DRIVE AS PER FILM 565, PAGE 140, AND TROON DRIVE AS PER FILM 565, PAGE 141, AND UTILITY EASEMENT AS PER FILM 1173, PAGE 49, WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

MINIMUM PAD ELEVATIONS (LOWEST OPENING) AS FOLLOWS:

BLOCK 1	M.S.L.	CITY DATUM
LOTS 12 THROUGH 20	1330	142.60
LOTS 21 THROUGH 28	1319	131.60
BLOCK 2		
ALL LOTS	1331	143.60

OWNERS:

CRESTVIEW DEVELOPMENT COMPANY II, A KANSAS GENERAL PARTNERSHIP BY STANLEY J. KRAUS, JAMES F. HAUGEN AND DONALD D. HOLLAR GENERAL PARTNERS.

STANLEY J. KRAUS, JAMES F. HAUGEN

DONALD D. HOLLAR

CRESTVIEW DEVELOPMENT CORPORATION

JAMES F. HAUGEN, PRESIDENT

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED ON THIS 12/12/91 DAY OF DECEMBER, 1992, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME STANLEY J. KRAUS, JAMES F. HAUGEN AND DONALD D. HOLLAR GENERAL PARTNERS OF CRESTVIEW DEVELOPMENT COMPANY II A KANSAS GENERAL PARTNERSHIP; JAMES F. HAUGEN ALSO PRESIDENT OF CRESTVIEW DEVELOPMENT CORPORATION, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID PARTNERSHIP AND CORPORATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS THIS 12/12/91 DAY OF DECEMBER, 1992.

BILLY Q. MCCRAY, CHAIRMAN

BETSY GWIN, CHAIRMAN PRO TEM

PAUL W. HANCOCK, COMMISSIONER

BERNARD A. HENTZEN, COMMISSIONER

MARK F. SHROEDER, COMMISSIONER

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS 12/12/91 DAY OF DECEMBER, 1992.

CHRISTOPHER J. GOEBEL, CHAIRMAN

MARVIN S. KROUT, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, DATED THIS 12/12/91 DAY OF DECEMBER, 1992.

BOB KNIGHT, MAYOR

PAT BURNETT, DEPUTY CITY CLERK

ENTERED ON TRANSFER RECORD THIS 12/12/91 DAY OF DECEMBER, 1992.

DON WRIGHT, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT WICHITA M., ON THIS 12/12/91 DAY OF DECEMBER, 1992.

PAT KETTLER, REGISTER OF DEEDS

ED RESA, DEPUTY

THE PINNACLE AT CRESTVIEW

SEDGWICK COUNTY, KANSAS

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DO NOT REMOVE

FINAL PLAT

