

- 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.

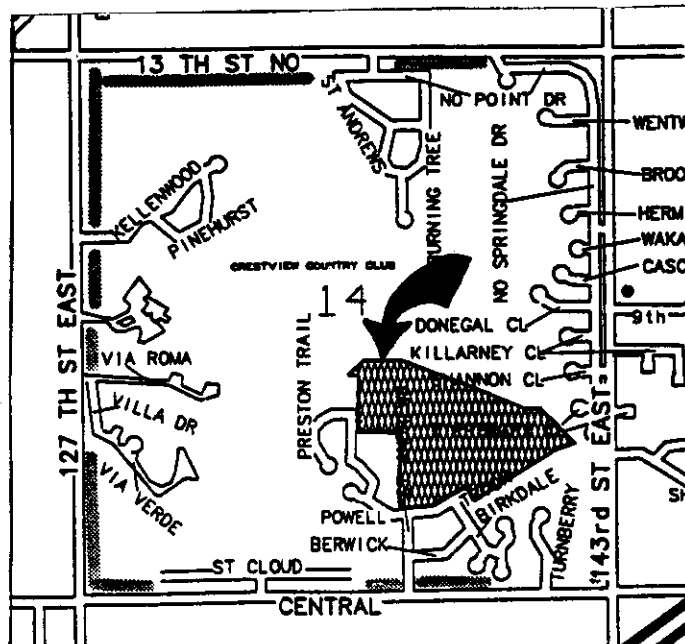
CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "AA" One Family Dwelling (SCZ-0635)

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VICINITY MAP:

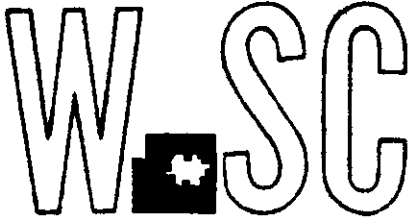


STAFF COMMENTS:

- 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  
456 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

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

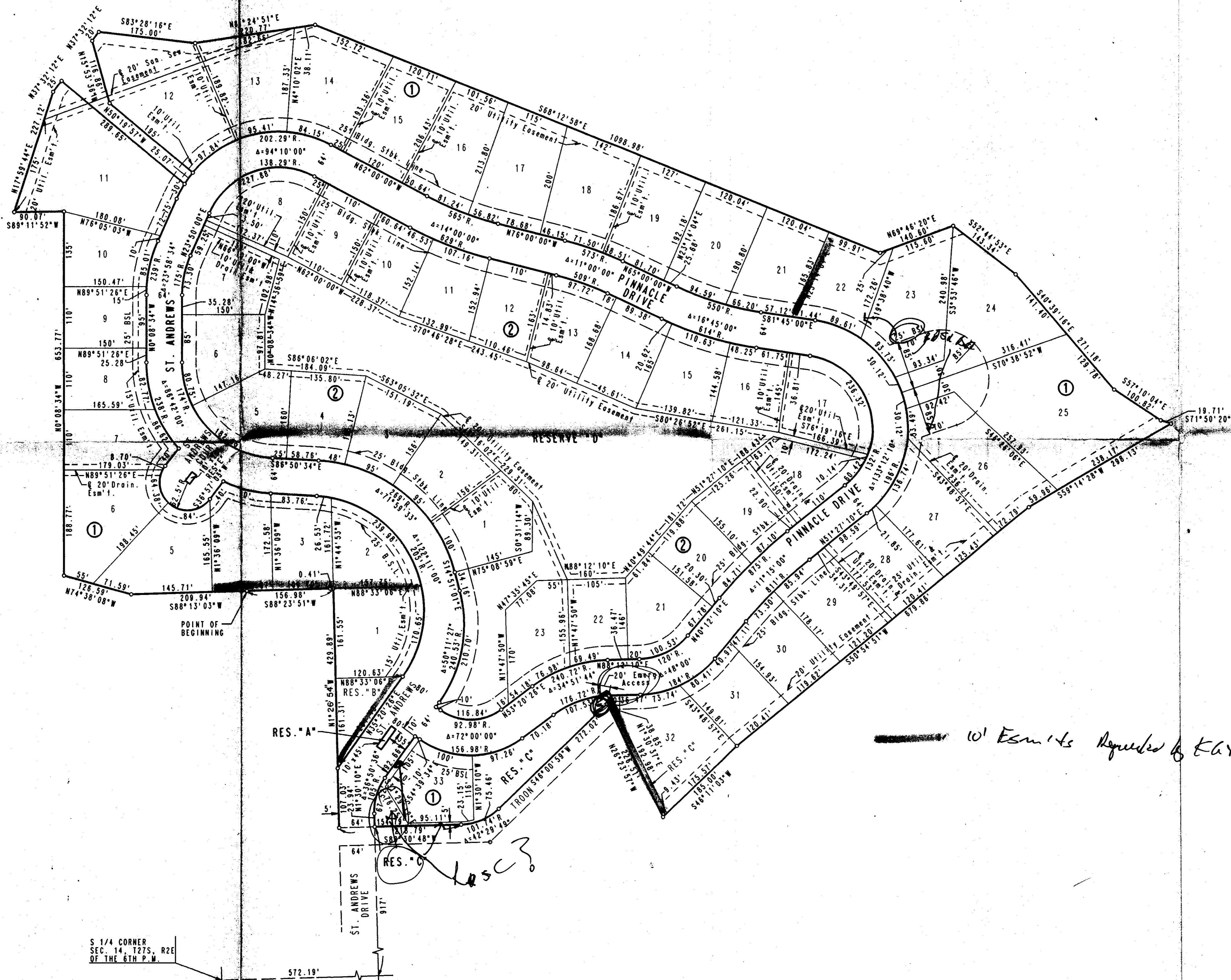


# THE PINNACLE AT CRESTVIEW

## SEDGWICK COUNTY, KANSAS

**OFFICE COPY**  
DO NOT REMOVE

**FINAL PLAT**



SCALE: 1"=100'

○ = IRON SET

B.S.L. = BUILDING SETBACK LINE

B.M. - 604 IN H.L.P. 275' WEST  
AND 40' SOUTH OF S 1/4  
CORNER SEC. 14, T27S, R2E  
OF THE 6TH P.M.  
ELEV. = 1368.72 M.S.L.

MINIMUM PAD ELEVATIONS (LOWEST OPENING) AS FOLLOWS:

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

*10' Easmts Required by E.A.T.*

S 1/4 CORNER  
SEC. 14, T27S, R2E  
OF THE 6TH P.M.

572.19'