

PLAT NO. S/D 76-38 MAP NO. 6045

NAME FOURTH ADDITION TO CHERRY CREEK HILLS

LOCATION: West of Webb Road in an area south of Harry

ENGINEER *Baughman Company*  
Oblinger-Smith Corp. (Gary Wiley)

OWNER Leslie W. Griffith, et al

APPLICATION FILED 5-3-76

SKETCH PLAT FILED 5-3-76

PRELIMINARY FILED 6-21-76

S/D ACTION 7-1-76 *approved*

FINAL FILED 5-9-77

S/D ACTION 5-19-77 *Approve*

MAPC ACTION 5-26-77 *Approved*

BCC ACTION 4-25-78 *Approved*

RECORDED May 23, 1978

REMARKS 2-1859

S/D 76-38 - Cherry Creek Hills  
4th Addition - West of Webb Road  
in an area south of Harry, by  
Oblinger-Smith Corp. (Gary Wiley)

*Lost  
5-4-76*

ACTION

	DATE
S/D COMMITTEE (Prelim) approved	7-1-76
S/D (final) approved	5-19-77
M.A.P.C. Approved	5-26-77
B.C.C./B.C.C. Approved	4-25-78

Map No. 6045  
Sec. No. 32  
Twp. No. 27S  
Range 2E

Subdivision Report and Progress

S/D No.: 76-38

Name: FOURTH ADDITION TO CHERRY CREEK HILLS ADD

General Location: west of Webb Road in an area south of Harry

Owner: Leslie Griffith, et al  
Address: P.O. Box 18147, Wichita 67218 Phone: 685-8760  
Subdivider: Leslie W. Griffith  
Address: P.O. Box 18147, Wichita 67218 Phone: 685-8760  
Engineer/Surveyor: Oblinger-Smith Corp. (Gary Wiley)  
Address: 625 First Nat'l. Bank Bldg. 67202 Phone: 262-0451

Application Received 5-3-76  
Conf. with Applicant \_\_\_\_\_  
Sketch Plat Received 5-3-76  
Present Zoning "AA" & "R-1"  
Proposed Zoning \_\_\_\_\_  
Letter of Intent \_\_\_\_\_

PREL. PLAT RECEIVED \_\_\_\_\_  
S/D Comm. Action 7-1-76 - approved

Dept. Report on Prel. \_\_\_\_\_

TRACING PROGRESS:  
Received 3-9-78  
Released 3-14-78 to Koster  
Received \_\_\_\_\_  
Released \_\_\_\_\_

FINAL PLAT RECEIVED 5-9-77  
S/D Comm. Action 5-19-77 approve

Dept. Report on Final \_\_\_\_\_  
M.A.P.C. ACTION 5-26-77 Approved  
Dept. Report on Final \_\_\_\_\_  
Letter on Irons Received N/A  
Title/Taxac Rec'd & Reviewed 3-9-78  
Final Review 4-17-78  
Referral to B.C.C. 4-17-78

B.C.C. ACTION 4-25-78 Approved

Recorded May 23, 1978

Comments:

5-3-76 Sketch plat sent to McKinley Mitchell, Sellers  
Comments re generated by 5-7-76

REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS

CHERRY CREEK HILLS FOURTH ADDITION was

filed for record on May 23, 1978

Register of Deeds

Return to: Wichita-Sedgwick County  
Metropolitan Area Planning Department  
(Inter-Office Mail)

T9-302 (2)

T9-328

LOGAN ON - RECORDER, TX U.S.A.

May 31, 1978

Donald C. Gisick, City Clerk  
Jack H. Galbraith, Chief Planner

Z-1859 - Zone change from "AA" to "A" & "R-6"; and  
✓ S/D 76-38 - - FOURTH ADDITION TO CHERRY CREEK HILLS.

At the regular meeting of the Board of City Commissioners on November 23, 1976, the above captioned request for zone change was considered and approved, and the City Clerk was instructed to withhold publication of the ordinance effectuating the zone change until such time as the plat had been recorded. The associated plat was approved by the Board of City Commissioners on April 25, 1978.

This is to advise you that the final plat of Fourth Addition to Cherry Creek Hills was recorded with the Register of Deeds on May 23, 1978 and, therefore, the ordinance effectuating the zone change may now be published.

Jack H. Galbraith  
Chief Planner

JHG:el

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 76-38 Name Fourth Addition to Cherry Creek Hills  
Application & Sketch Filed: 5-3-76  
Preliminary Plat Filed: 6-21-76 Approved by S/D: 7-1-76  
Final Plat Filed: 5-9-77 Approved by S/D: 5-19-77  
Approved by Metropolitan Area Planning Commission: 5-26-77

DESCRIPTION

General Location:

West of Webb Road and on the south side of Harry

Surveyor or Engineer: Baughman Company

Owner: Leslie Griffith, et al.

Address: Box 18147, Wichita, Kansas 67218

1. Gross Acreage of Plat 8800 E. Harry 42.0
2. Number of Lots: 58
- Residential 58
- Commercial
- Industrial
- Other
- Total Number of Lots: 58
3. Minimum Lot Area: 0.19 Acres
4. Existing Zoning AA
5. Special Problems Discussed NOTE: 81.6% paving petition and 63.7% sewer petition - Notices have been sent to effected property owners
6. Access Control
- St. Harry No. Openings 1
- St. No. Openings
- St. No. Openings
7. Req'd Improvements
- St. Paving reqd Water reqd
- Sidewalk reqd Drainage not reqd
- Sewer reqd Other none

Valid petitions have been submitted guaranteeing the paving of all streets except Harry, extension of sanitary sewer to serve all lots and valid petitions have been submitted to the Water Department for water services to each lot. A certificate has been submitted certifying the petitions and a sidewalk acknowledgment has been submitted for sidewalks on all streets except Harry.

Planning Commission Recommendation:

That this plat be approved subject to:

- A. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- B. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Bayouth moved, Bell seconded and it carried unanimously. Greider, Hennessy absent.

NOTE: Associated zone case Z-1859, AA to A & R-6 and Residential Community Unit Plan DR-79 have been approved by the Board of City Commissioners subject to platting.

ACTION:

Approve the petitions and instruct the Director of Law to prepare the necessary resolutions and instruct the City Clerk to file the certificate of sidewalk acknowledgment, avigational easement and restrictive covenant with the Register of Deeds the publication and filing costs of which shall be billed to the applicant; and approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

CERTIFICATE

City of Wichita)  
Sedgwick County) ss  
State of Kansas)

I, Leslie W. Griffith, owner of  
(give name of proposed plat, if appropriate) \_\_\_\_\_  
Fourth Addition to Cherry Creek Hills

do hereby certify that petitions for the following improvements  
have been submitted to the Board of Commissioners of the City of  
Wichita, Kansas:

1. Streets, CYPRESS, SKINNER, BLUESTEM, GRIFFITH, LONGFORD, FUNSTON  
FUNSTON CTS.
2. Sewer
3. Water
- 4.
- 5.
- 6.
- 7.

As a result of the above-mentioned petitions for  
improvements, lots or portions thereof within Fourth Addition  
to Cherry Creek Hills Addition may be subject to special  
assessments assessed thereto for the cost of constructing the  
above-described improvements.

Signed this 10th day of MARCH, 1978.

Leslie W. Griffith  
Leslie W. Griffith

City of Wichita)  
Sedgwick County) ss  
State of Kansas)

Be it remembered that on this 10th day of MARCH,  
1978, before me, a notary public in and for said County and State,  
came Leslie W. Griffith, to me personally  
known to be the same person who executed the foregoing instrument  
of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and  
affixed my notarial seal the day and year above written.

Mark A. Groat  
Notary Public

My Commission Expires:  
9/19/80

T9-207





RESTRICTIVE COVENANT

RESTRICTIVE COVENANT AFFECTING Fourth Cherry Creek Hills ADDITION

THIS DECLARATION made this \_\_\_\_\_ day of \_\_\_\_\_ by \_\_\_\_\_, hereinafter called the Grantor.

WITNESSETH

WHEREAS, Grantor is owner of Fourth Cherry Creek Hills Addition to Wichita, which property is located near McConnell A.F.B. and is accordingly subject to considerable noise from the operation of aircraft, and

WHEREAS, the City of Wichita in connection with approval of the plat of said addition considers it to be in the public interest to require any buildings constructed on said addition to be designed and constructed giving proper consideration to noise pollution in the area:

NOW THEREFORE, Grantor, hereby declares that Fourth Cherry Creek Hills Addition, shall be and the same is subjected to the following restrictive covenant, to-wit:

Any building constructed on the premises shall be so designed and constructed as to minimize noise pollution in any such structure, giving due consideration to the use for which such structure is designed and built. This covenant is for the benefit of said property and shall run with the land and shall inure to the benefit of and pass with said property and shall apply to and bind the successors in interest and any owner thereof.

EXECUTED the day and year first above written.

Leslie W. Griffith  
Leslie W. Griffith

STATE OF KANSAS)  
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the County and State aforesaid Leslie W. Griffith

to me personally known to be the same person \_\_\_\_\_ who executed the foregoing instrument of writing and said person \_\_\_\_\_ duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this 6th day of MARCH, 1978.

Mark A. Savoy  
Notary Public

(My Commission expires 9/19/80)



ACKNOWLEDGEMENT

City of Wichita)  
Sedgwick County) ss  
State of Kansas)

I, Leslie W. Griffith, owner of  
(give name of proposed plat, if appropriate) \_\_\_\_\_  
Fourth Addition to Cherry Creek Hills

do hereby acknowledge that in accordance with the sidewalk policy of the City of Wichita, construction of sidewalks is required on the following streets within the addition:

1. Cypress
2. Skinner
3. Bluestem
4. Longford
5. Funston
6. Funston Courts
7. Griffith

This is to place on notice all owners of lots and subsequent owners thereof within said addition that as a result of the above cited policy, said owners and subsequent owners thereof are responsible for seeing that sidewalks are installed or guaranteed by cash or other acceptable financial means as a precondition of the issuance of a building permit for all development occurring on lots or portions there of within Fourth Addition to

Cherry Creek Hills Addition.

Signed this 10th day of MARCH, 1978.

Leslie W. Griffith  
Leslie W. Griffith

City of Wichita)  
Sedgwick County) ss  
State of Kansas)

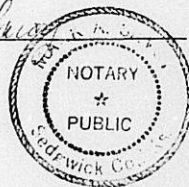
Be it remembered that on this 10th day of MARCH, 1978, before me, a notary public in and for said County and State, came Leslie W. Griffith, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

My Commission Expires:

9/14/80

Mark A. Lewis  
Notary Public



**THE CITY OF WICHITA**

OFFICE OF WATER DEPARTMENT

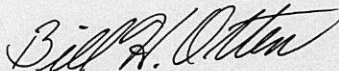
DATE March 10, 1978

**TO** Jack H. Galbraith, Chief Planner

**FROM** Bill H. Otten, Chief Engineer-Water Engineering

**SUBJECT** Cherry Creek Hills Fourth  
Addition

The plattors of Cherry Creek Hills Fourth Addition have submitted a valid petition for a water benefit district to serve this plat. Therefore, our requirements for water service to this area have been fulfilled. The petition and resolution will be placed on the City Commission Agenda for approval at your discretion.



Bill H. Otten  
Chief Engineer-Water Engineering

BHO:ak

November 7, 1977

E. H. Denton, City Manager

Jack H. Galbraith, Chief Planner

Z-1859, "AA" to "A" and "R-6" and associated plat S/D 76-38  
Fourth Addition to Cherry Creek Hills Request for Extension  
of Platting Time Requirement

We are in receipt of a copy of a letter to you from Leslie W. Griffith, requesting six (6) months extension of the one year platting time limit of the above referred to zone change.

Our files indicate that this is a first request for platting time extension and that the associated final plat, Fourth Addition to Cherry Creek Hills has been approved by the Planning Commission subject to several conditions. We would, therefore, concur in the requested six (6) month extension with the new platting time limit deadline to be May 23, 1978. In accordance with the Metropolitan Area Planning Commission Policy Statement No. 5 the requested extension may be granted without formal action by the City Commission. If you have any questions concerning this matter please call.

-----  
Jack H. Galbraith  
Chief Planner

-----  
Robert A. Lakin  
Director of Planning

cc: Leslie W. Griffith, P. O. Box 18147, Wichita, Kansas 67218

November 7, 1977

E. H. Denton, City Manager

Jack H. Galbraith, Chief Planner

Z-1859, "AA" to "A" and "R-6" and associated plat S/D 76-38  
Fourth Addition to Cherry Creek Hills Request for Extension  
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-----  
Jack H. Galbraith  
Chief Planner

-----  
Robert A. Lakin  
Director of Planning

cc: Leslie W. Griffith, P. O. Box 18147, Wichita, Kansas 67218

29

E.H. Denton  
City Manager  
455 N. Main St.  
Wichita, Kansas

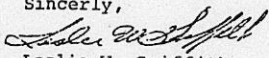
RE: Zoning change Z-1859 and  
Fourth Addition to Cherry  
Creek Hills

Dear Mr. Denton:

I would like to request a 6 month time extension on  
the above referenced zone change to give time to com-  
plete the final plat.

The plat is waiting for the engineering department to  
complete the street and sanitary sewer petitions and  
the water department to complete the water petitions.

Sincerely,

  
Leslie W. Griffith  
P.O. Box 18147

cc: Jack Galbraith  
Metropolitan Area Planning Dept.

Baugman Company  
330 Laura



October 27, 1977

Mr. Leslie W. Griffith  
P. O. Box 18147  
Wichita, Kansas 67218

Re: Z-1859 - "AA" to "A" and "R-6"  
for property located at the  
Southwest corner of Harry and  
Cypress

Dear Mr. Griffith:

As you will recall, the above referenced zone change was approved by the Board of City Commissioners on November 23, 1976, subject to platting within one year or the case be considered denied and closed. The final plat of Fourth Addition to Cherry Creek Hills was approved by the Metropolitan Area Planning Commission on May 26, 1977, but cannot be forwarded to the City Commission for final approval until all items set forth in our letters of May 23 and May 26 and been satisfactorily completed.

If it will not be possible to complete these conditions of approval before November 9, 1977, (the final date for submitting items for the November 22, City Commission agenda), you may request an extension of the platting time. The City Manager may grant an extension of time up to six months. Please address your request to E. H. Denton, City Manager, and send a copy to Jack Galbraith of this office. Your request should describe the reason why the extension of time is needed and why the proceedings have not been completed within the one year time period.

If we can be of assistance to you in this matter, please call.

Sincerely,

Louise Olivarez  
Junior Planner

LO:et

cc:

Baughman Company, 330 Laura, Wichita, Kansas 67211  
S/D 76-38 file

**THE CITY OF WICHITA**

**OFFICE OF** Ass't. Supt. of Public  
Works Maint.

**DATE**

8/10/76



*Newby*

**TO** Jack Galbraith, Chief Planner, MAPD

**FROM** M. S. Mitchell

**SUBJECT** - 4th Addn. to Cherry Creek Hills Addn.  
S/D 76-38

Reference is made to my request before the Subdivision Committee for a Lot Grading Plan for subject plat. Please be advised a Drainage Plan was submitted to this office on August 2nd which states: "Note: Lot 1 to be drained by surface drainage to the north and into Exist. 66" storm sewer by an underground system. Rear part of Lot 1 shall drain to Cypress"; this plan is satisfactory and is approved.

I trust this information is sufficient to permit final processing of the plat; however, if further information or discussion is desired, please advise.

M. S. Mitchell,  
Ass't. Superintendent of  
Public Works Maintenance

MSM/glm

cc: G. H. Wilton  
Central Insp./John Riddel w/ exh.  
4th Addn. to Cherry Creek Hills Addn. Plat File

May 26, 1977

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Re: S/D 76-38 - Final plat  
of FOURTH ADDITION TO  
CHERRY CREEK HILLS

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 26, 1977, the above-captioned plat was considered. The action of the Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of May 23, 1977, except Condition A was changed to read as follows:

- A. The plat shall reflect "access control not to exceed one opening" adjacent to Harry.

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

1. Compliance with the requirements of the Metropolitan Area Planning Department.
- 4-3-78  
~~3-9-78~~ 2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 3-9-78 3. Submission of a title report by an abstract or title insurance company, or an attorney's opinion that fee title is vested in the platlor.
- 3-9-78 4. Certification that all taxes due and payable for 1976 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

JHG:bh  
cc: Leslie Griffith, et al, P.O.Box 18147,  
67218

Jack H. Galbraith  
Chief Planner

Baughman Company  
330 Laura  
May 26, 1977  
Page 2

cc: Unified School District #259, 1400 Geo. Washington Blvd., 67211  
Dean Sellers, Assistant City Engineer

May 23, 1977

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Re: S/D 76-38 - Final plat of  
FOURTH ADDITION TO CHERRY  
CREEK HILLS

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 19, 1977, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

*not necessary as there is only one opening to Harry under*  
Ten feet of additional right-of-way on Harry shall be dedicated for an accel-decel lane and the applicant shall guarantee the construction of this accel-decel lane, as was agreed to on the C.U.P.

*see memo from Mitch. in file*  
The applicant shall submit a lot grading plan on Lot 1, Block 1, to M. S. Mitchell of the Maintenance-Flood Control Office. A letter from Mr. Mitchell approving said plan shall be submitted to the Planning Department.

3-9-78 *OK* The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.

3-9-79 D. *need petition returned*  
The applicant shall guarantee the paving of Cypress, Skinner, Bluestem, Griffith, Longford, Funston, and both Funston Courts.

3-16-78 *OK* *need petition returned*  
The applicant shall guarantee the construction of sidewalks on the south side of Harry, the west side of Cypress, and both sides of all other streets being platted.

3-9-76 F. *need petition returned from city*  
The applicant shall guarantee the extension of sanitary sewer to serve all lots.

*Need petition certificate*

~~39780~~ ~~and plat~~  
The applicant shall guarantee the extension of city water to serve all lots.

~~H.~~ The applicant shall make satisfactory arrangements with the Water Department to have fire hydrants installed and operational at the time of development.

~~I.~~ The applicant shall be advised that the soil in this area has severe wind and water erosion problems and that there are severe limitations for roads and dwellings. The applicant shall refer to the report provided by the Soil Conservation Service relative to precautions to be taken during development.

~~J.~~ With the exception of Lot 1, Block 1, all corner lots shall reflect a 25-foot front yard and a 15-foot side yard setback.

*assessmt is needed and is shown on plat*  
~~K.~~ The applicant's surveyor shall contact Dean Sellers of the Engineering Division relative to the 30-foot drainage easement shown on the west side of Lot 1, Block 1. It may be possible to delete this easement.

~~L.~~ The applicant's surveyor shall contact M. S. Mitchell of Maintenance-Flood Control relative to the alignment of Longford as it adjoins the Hedgecliff plat.

~~M.~~ Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 26, 1977, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme  
Encl.

cc: Leslie Griffith, et al, P. O. Box 18147, 67218  
Unified School District #259, 1400 George Washington Blvd., 67211  
Dean Sellers, Assistant City Engineer

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 76-38 Name FOURTH ADDITION TO CHERRY CREEK HILLS  
Date Application Rec'd. 5-3-76 Preliminary Approval 7-1-76  
Scheduled S/D Meeting 5-19-77

DESCRIPTION

General Location South of Harry in an area west of Cypress

Owner Leslie W. Griffith  
Surveyor/Engineer Baughman Company  
Address 330 Laura Phone 262-7271

- |   |                                  |
|---|----------------------------------|
| 1. Gross Acreage of Plat <u>42.0</u>  | 7. Lineal Feet of New Streets:   |
| 2. Number of Lots:  | a. <u>35</u> R/W <u>1970</u> ft. |
| Residential <u>58</u>   | b. <u>64</u> R/W <u>2100</u> ft. |
| Commercial _____  | c. <u>70</u> R/W <u>140</u> ft.  |
| Industrial _____  | d. _____ R/W _____ ft.           |
| Other _____   | e. _____ R/W _____ ft.           |
| Total Number of Lots <u>58</u>  | TOTAL <u>4210</u> ft.            |
| 3. Minimum Lot Frontage <u>60*</u> ft.                                      | 8. Sidewalk adjacent to all      |
| 4. Minimum Lot Area <u>8,050 sq.</u> ft.                                    | streets? <u>X</u> yes _____ no   |
| 5. Existing Zoning <u>AA</u>  |                                  |
| 6. Proposed Zoning <u>R-6, A &amp; AA</u>                                   | *at building line                |
| 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>City of Wichita</u> |                                  |
| 11. Health Department Approval (where applicable) _____ (Yes-No)            |                                  |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____                        |                                  |

STAFF COMMENTS:

Note: This final plat includes only a portion of the area included in the preliminary plat. Lot 1, Block 1 has been approved for the "R-6" zoning district and has an approved Community Unit Plan which provides for a maximum of 400 dwelling units. The balance of Block 1 and all of Block 2 have been approved for the "A" zoning district.

- A. Ten feet of additional right-of-way on Harry shall be dedicated for an accel-decel lane and the applicant shall guarantee the construction of this accel-decel lane, as was agreed to on the C.U.P.
- B. The applicant shall submit a lot grading plan on Lot 1, Block 1, to M. S. Mitchell of the Maintenance-Flood Control Office. A letter from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- C. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- D. The applicant shall guarantee the paving of Cypress, Skinner, Bluestem, Griffith, Longford, Funston, and both Funston Courts.
- E. The applicant shall guarantee the construction of sidewalks on the south side of Harry, the west side of Cypress, and both sides of all other streets being platted.
- F. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- G. The applicant shall guarantee the extension of city water to serve all lots.

(OVER)

Map No.: 6045  
Section No.: 32  
Twp. No.: 27-S  
Range: 2-E

S/D No. \_\_\_\_\_

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Fourth Addition to Cherry Creek Hills

General Location: S.W. Corner Harry and Cypress

*South of Harry in an area west of Cypress*

Name of Property Owner: Leslie W. Griffith

Address: 8800 E. Harry 07 Phone: 685-8760

Name of Subdivider: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Name of Agent/Surveyor: Baughman Company

Address: 330 Laura Phone: 262-7271

Date of Application: May 9, 1977

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 42.0
2. Number of Lots:
  - Residential 58
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_Total Number of Lots 58
3. Minimum Lot Frontage 60 \* ft.
4. Minimum Lot Area 8050 ft.
5. Existing Zoning AA
6. Proposed Zoning R-6, A & AA (Z-1259) \* at building line
7. Lineal Feet of New Streets:
  - a. 35 R/W 1970 ft.
  - b. 64 R/W 2100 ft.
  - c. 70 R/W 140 ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.TOTAL 4210 ft.
8. Sidewalk adjacent to all streets?  yes \_\_\_\_\_ no
9. Public Water Supply Yes (Yes-No), Name \_\_\_\_\_ City \_\_\_\_\_
10. Public Sanitary Sewers Yes (Yes-No), Name \_\_\_\_\_ City \_\_\_\_\_
11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)
12. City of Wichita  Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: \_\_\_\_\_  
*see previous application*

Wichita-Sedgwick County Metropolitan Area  
Planning Commission, 10th Floor, City Hall,  
455 North Main, Wichita, Kansas 67202.

Received by L.O.  
Date 5-9-77  
Fee Submitted fee paid  
on file

WICHITA-SEDGWICK COUNTY

DATE  
September 22, 1976

METROPOLITAN AREA PLANNING DEPARTMENT

Dick Linn, City Engineer  
Paul B. Graves, Traffic Engineer  
TO /M.S.Mitchell, Maintenance-Flood Control

FROM Jack H. Galbraith, Chief Planner

SUBJECT DP-79 - CHERRY CREEK HILLS C.U.P. -  
Generally located at the southwest corner of  
Harry and Cypress

Attached for your information and review is a Residential  
Community Plan at the above indicated location. This pro-  
poses a development for townhouse and garden apartments  
at 20 dwelling units per acre. We would appreciate your  
advising us on any problems relating to drainage, access  
points to Harry, and et cetera.

Would appreciate your remarks by Tuesday, September 28.

  
Jack H. Galbraith  
Chief Planner

JHG:el

Attachment

Present drainage system crosses CUP  
from East to West. CUP makes no  
provision for this drainage.  
Noh 10-7-76

Received

SEP 23 1976

SOCD-Cons-5 (11/75)

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

Property Name Cherry Creek Hills 4th Add.

MAILED TO:

Location West of Webb Rd in an area South  
of Harry

Gary Wiley  
Name

Date 7-6-76

Oblinger-Smith Corp  
Firm

262-0451  
Phone

Prepared by Larry L. Henry, District Conservationist  
USDA-Soil Conservation Service,  
4100 Maple, Wichita, Kansas 67209  
Phone: 943 9471

Requested by: Wichita-Sedgwick County Metropolitan  
Area Planning Commission

\*\*\*\*\*  
A. SOIL TYPE: 40% Irwin silty clay loam 1 to 3 %      Class III  
35% Tabler silty clay loam 0 to 1%      Class II  
20% Cline silty clay 3 to 6 %      Class IV  
5% Rosehill silty clay 1 to 3%      Class III

B. SITUATION: This plot has severe wind and water erosion problems. Cover must be maintained at all times. There is also severe limitations for roads and dwellings so special precautions must be taken to prevent erosion problems.

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Conservation Starts When Construction Starts. A Ground Plan Outdoors Is As Important As A Floor Plan Inside.

C. EROSION CONTROL RECOMMENDATIONS: (The recommendations which apply to the above named property will be indicated by a checkmark.)

1. Disturb only the area needed for construction.
2. Remove only those trees, shrubs, and grasses that must be removed for construction; protect the rest to preserve their esthetic and erosion-control values.
3. Stockpile topsoil and protect it with anchored straw mulch or jute mat material.
4. Disturbing as small an area as possible, install streets, curbs, water mains, electric and telephone cables, storm drains, and sewers in advance of home or other building construction.
5. Install erosion and sediment control practices according to the Sedgwick County Conservation District standards and specifications.

\* CONTINUED \*

- ✓ 6. Temporarily stabilize each segment of graded or otherwise disturbed land, including the sediment-control devices not otherwise stabilized, by seeding and mulching or by mulching alone. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to the Sedgwick County Conservation District standards and specifications.

The following are adapted perennial grasses and should be seeded at the following rates:

STANDARD RATES:

Native bluestem mix, 3 pounds per 1,000 square feet  
Tall fescue, 3 pounds per 1,000 square feet  
Bromegrass, 3 pounds per 1,000 square feet

SPECIAL RATES: \_\_\_\_\_

Apply nitrogen fertilizer at the rates listed below or have the soil tested and apply fertilizer accordingly.

STANDARD RATES:

Tall fescue, 2 pounds per 1,000 square feet  
Bromegrass, 2 pounds per 1,000 square feet

SPECIAL RATES: \_\_\_\_\_

Adapted perennial grasses for sodding are fescue, zoysia, and bluegrass.

- ✓ 7. Loose-pile material that is excavated for building construction purposes. Keep it loose-piled until it is used for foundation backfill or until the lot is ready for final grading and permanent vegetation.
- ✓ 8. Stabilize each lot within 60 days after work starts on home or other building construction.
- ✓ 9. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
- \_\_\_ 10. Discharge water from outlet structures at non-erosive velocities.
- ✓ 11. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: 316-943-9471.
- \_\_\_ 12. Divert foreign runoff water around area during construction.
- ✓ 13. Remove all debris such as tree stumps, scrap lumber, mortar or concrete, and rocks. Do not bury them; wood will eventually rot and cause settling; rocks, mortar and concrete can cause real difficulties in lawn maintenance and later construction.
- \_\_\_ 14. OTHER \_\_\_\_\_

DISTRIBUTION: Original to Developer and/or Owner  
Copy to Metropolitan Area Planning Dept. Staff  
File Copy: Sedgwick County Conservation District

July 6, 1976

Oblinger-Smith Corp.  
c/o Gary Wiley  
625 First National Bank Building  
Wichita, Kansas 67202

Re: S/D 76-38 - Preliminary plat  
of CHERRY CREEK HILLS 4TH  
ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 1, 1976, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

DP-79

- A. The applicant's agent shall contact M. S. Mitchell of the Flood Control Office concerning several drainage problems in the southwest portion of this plat and the proposed plat immediately adjacent to the south. The solution to these problems will probably require a redesign of a portion of the proposed plat to the south and therefore will also affect this plat.
- B. The applicant shall consider filing for approval of a residential community unit plan on the 20-acre proposed multi-family lot in addition to filing for zone changes for the multi-family and two-family areas.
- C. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be utilized to minimize effects of noise pollution within any structures to be built on the site.
- D. The applicant shall guarantee the paving of all interior streets, including Cypress and shall try to obtain a valid petition for paving Funston.
- E. The applicant's agent shall contact the City and the County Public Works Department about the names of Cypress and Beech Streets to determine if these names are the results of approved street name changes. The plat of Hampton Acres designates these streets as Malcolm Avenue (Cypress) and McCarty Avenue (Beech).

S/D 76-38  
July 6, 1976  
Page 2

- P. The applicant shall guarantee construction of sidewalks on both sides of all interior streets and on the south side of Harry, the west side of Cypress, and the south side of Funston.
- G. The applicant shall by separate instrument dedicate the balance of the right-of-way for the east-west street adjacent to Blocks 4, 5 and 6 since a half street cannot be opened, improved or maintained.
- H. Easements as shown on the marked "engineer's copy" of the preliminary plat shall be indicated on the final plat.
- I. Adequate precautions shall be taken during development to protect subject property from wind and water erosion.
- J. The applicant shall make satisfactory arrangements with the Water Department to have fire hydrants installed and operational at the time of development.
- K. Lot 16, Block 4 and Lot 24, Block 7 should be deleted from the plat as the access to said lots would be from unopenable segments of street rights-of-way.
- L. The right-of-way for the south half of Funston shall be increased to 32 feet.
- M. 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.
- N. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme  
Encl.

cc: Leslie Griffith, P. O. Box 18147, 67218  
Unified School District #259, 1400 George Washington Blvd., 67211  
Dean Sellers, Assistant City Engineer

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 76-38 Name CHERRY CREEK HILLS FOURTH ADDITION  
Date Application Rec'd. 6-21-76 Preliminary Approval  
Scheduled S/D Meeting 7-1-76

DESCRIPTION

General Location West of Webb Road in an area south of Harry

Owner Leslie Griffith, et. al.  
Surveyor/Engineer Oblinger-Smith Corp.  
Address 625 1st National Bank Building Phone 262-0451

1. Gross Acreage of Plat 68.19  
2. Number of Lots: Residential 105  
Commercial \_\_\_\_\_  
Industrial \_\_\_\_\_  
Other 1  
Total Number of Lots 106  
3. Minimum Lot Frontage 65 ft.  
4. Minimum Lot Area 8,050 sq. ft.  
5. Existing Zoning AA  
6. Proposed Zoning R-6, A & AA  
7. Lineal Feet of New Streets:  
a. 70 R/W 660 ft.  
b. 64 R/W 6,200 ft.  
c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
TOTAL 6,860 ft.  
8. Sidewalk adjacent to all streets? yes X no  
9. Public Water Supply Yes (Yes-No), Name City of Wichita  
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita  
11. Health Department Approval (where applicable) N/A (Yes-No)  
12. City of Wichita X: Three-Mile Area \_\_\_\_\_

STAFF COMMENTS:

- A. The applicant's agent shall contact M. S. Mitchell of the Flood Control Office concerning several drainage problems in the southwest portion of this plat and the proposed plat immediately adjacent to the south. The solution to these problems will probably require a redesign of a portion of the proposed plat to the south and therefore will also affect this plat.
- B. The applicant shall consider filing for approval of a residential community unity plan on the 20-acre proposed multi-family lot in addition to filing for zone changes for the multi-family and two-family areas.
- C. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be utilized to minimize effects of noise pollution within any structures to be built on the site.
- D. The applicant shall guarantee the paving of all interior streets, including Cypress and shall try to obtain a valid petition for paving Funston.
- E. The applicant's agent shall contact the City and the County Public Works Department about the names of Cypress and Beech Streets to determine if these names are the results of approved street name changes. The plat of Hampton Acres designates these streets as Malcolm Avenue (Cypress) and McCarty Avenue (Beech).
- F. The applicant shall guarantee construction of sidewalks on both sides of all interior streets and on the south side of Harry, the west side of Cypress, and the south side of Funston.
- G. The applicant shall by separate instrument dedicate the balance of the right-of-way for the east-west street adjacent to Blocks 4, 5 and 6 since a half street cannot be opened, improved or maintained.

FORM 021

**PAYMENT NOTICE**

City of Wichita

**PAY AT TREASURER'S OFFICE - FIRST FLOOR**

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer	<u>365.00</u>	

DESCRIPTION	AMOUNT
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<i>Cherry Creek Hills 4th Add.</i>	
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Name

Address

Type	Due Date
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Comments:

Date	By
6 21 76	

Map No.: 6045  
Section No.: 32  
Twp. No.: 27-S  
Range: 2-E

S/D No. 76-38

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: CHERRY CREEK HILLS 4TH ADDITION

General Location: BETWEEN HARRY AND MT. VERNON, WEST OF WEBB ROAD

Name of Property Owner: \*SEE BELOW

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Name of Subdivider: LESLIE W. GRIFFITH

Address: P. O. BOX 18147 Phone: 685-8760

Name of Agent/Surveyor: OBLINGER - SMITH CORPORATION (GARY WILEY)

Address: 625 FIRST NATIONAL BANK BLDG. Phone: 262-0451

Date of Application: JUNE 21, 1976

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 68.19
2. Number of Lots:
  - Residential 105
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other 1 SCHOOL SITE
  - Total Number of Lots 106
3. Minimum Lot Frontage 65 ft.
4. Minimum Lot Area 8,050 SQ. ft.
5. Existing Zoning AA
6. Proposed Zoning R-6, A & AA
7. Lineal Feet of New Streets:
  - a. 70 R/W 660 ft.
  - b. 64 R/W 6,200 ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 6,860 ft.
8. Sidewalk adjacent to all streets?  yes  no
9. Public Water Supply \_\_\_\_\_ (Yes-No), Name CITY OF WICHITA
10. Public Sanitary Sewers \_\_\_\_\_ (Yes-No), Name CITY OF WICHITA
11. Health Department Approval (where applicable) N/A (Yes-No)
12. City of Wichita Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Leslie W. Griffith

Wichita-Sedgwick County Metropolitan Area  
Planning Commission, Room 402, City Building  
Annex, 104 South Main Street, Wichita, Kansas

Received by [Signature]  
Date 6/21/76  
Fee Submitted 0665.00

T9-301B  
(2-71)

- \* 1. LESLIE W. GRIFFITH - P.O. BOX 18147 - PHONE: 685-8760
2. UNIFIED SCHOOL DISTRICT NO. 259  
1400 GEORGE WASHINGTON BOULEVARD - PHONE: 268-7701

June 21, 1976

Oblinger-Smith Corporation  
c/o Gary Wiley  
625 First National Bank Building  
Wichita, Kansas 67202

Re: S/D 76-38 - Sketch plat for  
Griffith/Levitt Property,  
located in an area south of  
Harry and west of Webb Road.

Dear Gary:

We have reviewed the sketch plat of Griffith-Levitt property and from said review, we authorize the preparation of and submission of a preliminary plat subject to the following conditions and comments:

- A. M. S. Mitchell of the Maintenance-Flood Control shall be contacted, prior to submission of the preliminary plat, concerning several drainage problems that will require redesign of the lot and street pattern in the southwest corner of the subject property. Adjustments need to be made in the Floodway alignment and there is a problem of being able to drain several of the proposed lots along the west side of the plat.
- B. The applicant should consider filing for approval of a residential community unit plan on the large proposed "multi-family lot" in addition to filing for the appropriate zone changes as suggested on the sketch plat.
- C. "Complete access control" shall be indicated on all lots adjacent to Webb Road. Access control to Harry on the multi-family lot shall be discussed at the Subdivision consideration of the preliminary plat.
- D. The applicant shall submit a letter from the school district stating that they are purchasing the proposed school site and the transfer of title shall occur prior to the recording of the plat.

Mr. Gary Wiley  
June 21, 1976  
Page 2

- E. Guarantees for street paving, drainage improvements, sidewalks adjacent to both sides of all streets, and sanitary sewer and City water, will be requirements of the plat approval.
- F. The applicant shall request the annexation of the south 40 acres more or less of subject property.
- G. The underground installation of both telephone and electric service will be required.
- H. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be utilized to minimize effects of noise pollution within any structures to be built on the site.
- I. Requirements for a preliminary plat of the MAPC Subdivision Regulations.

These are all the comments we have concerning this matter, and if you have any questions, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme

cc: Leslie Griffith, P. O. Box 18147, 67218  
M. S. Mitchell, Maintenance-Flood Control

WICHITA-SEDGWICK COUNTY

DATE 5-3-76

**METROPOLITAN AREA PLANNING DEPARTMENT**

TO Bill McKinley, Assistant Traffic Engineer  
M. S. Mitchell, Maintenance-Flood Control  
✓ Dean Sellers, Assistant City Engineer  
FROM Louise Olivarez, Planning Analyst

SUBJECT Sketch plat of S/D 76-38 *Shipfild First Property*

The above referenced sketch plat was recently submitted to our office. I would appreciate your review of this plat with any comments you may have returned to me no later than *Friday, May 7, 1976.*

*Louise Olivarez*  
Louise Olivarez  
Planning Analyst

LO:rme  
Attachment

*The south 40 acres is still in the county and is zoned "R-1". The remainder is zoned "AA", one-family dwelling.*



*Louise*

*Poor design of plat resulting in 2 very small blocks and a school site with perimeter st. all the way around it. Will result in high assessments. Should consider a design with lots backing into at least 2 sides of the school site and eliminating the small blocks which result in high side street costs. Dean*

Map No.: 6045  
Section No.: 32  
Twp. No.: 27-S  
Range: 2-E

S/D No. 76-38

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: GRIFFITH/LEVITT PROPERTY

General Location: BETWEEN HARRY AND MT. VERNON, WEST OF WEBB ROAD, in an area south of Harry

Name of Property Owner: \* SEE BELOW

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Name of Subdivider: LESLIE GRIFFITH

Address: P.O. BOX 18147 67218 Phone: 685-8760

Name of Agent/Surveyor: OBLINGER - SMITH CORPORATION (GARY WILEY)

Address: 625 FIRST NATIONAL BANK BUILDING 67202 Phone: 262-0451

Date of Application: APRIL 20, 1976

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 108.5
2. Number of Lots:
  - Residential 232
  - Commercial 0
  - Industrial 0
  - Other 1 - PUBLIC SCHOOL
3. Minimum Lot Frontage 65 ft.
4. Minimum Lot Area 8,050 SQ. ft.
5. Existing Zoning AA & R-1
6. Proposed Zoning R-6, A & AA
7. Lineal Feet of New Streets:
  - a. 70 R/W 5,380 ft.
  - b. 64 R/W 10,310 ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 15,690 ft.
8. Sidewalk adjacent to all streets?  yes  no
9. Public Water Supply \_\_\_\_\_ (Yes-No), Name CITY OF WICHITA
10. Public Sanitary Sewers \_\_\_\_\_ (Yes-No), Name CITY OF WICHITA
11. Health Department Approval (where applicable) N/A (Yes-No)
12. City of Wichita Three-Mile Area

(LEVITT PROPERTY TO BE ANNEXED LATER)

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: \_\_\_\_\_

Wichita-Sedgwick County Metropolitan Area  
Planning Commission, Room 402, City Building  
Annex, 104 South Main Street, Wichita, Kansas

Received by Carol Hawley  
Date 5/3/76  
Fee Submitted none

T9-301B  
(2-71)

- \*1. LESLIE W. GRIFFITH - P.O. BOX 18147 <sup>67218</sup> PHONE 685-8760
2. WILLIAM LEVITT - 7930 E. HARRY <sup>67202</sup> - PHONE 686-6693
3. UNIFIED SCHOOL DISTRICT NO. 259 - 1400 GEORGE WASHINGTON BLVD. <sup>67211</sup> 268-7701