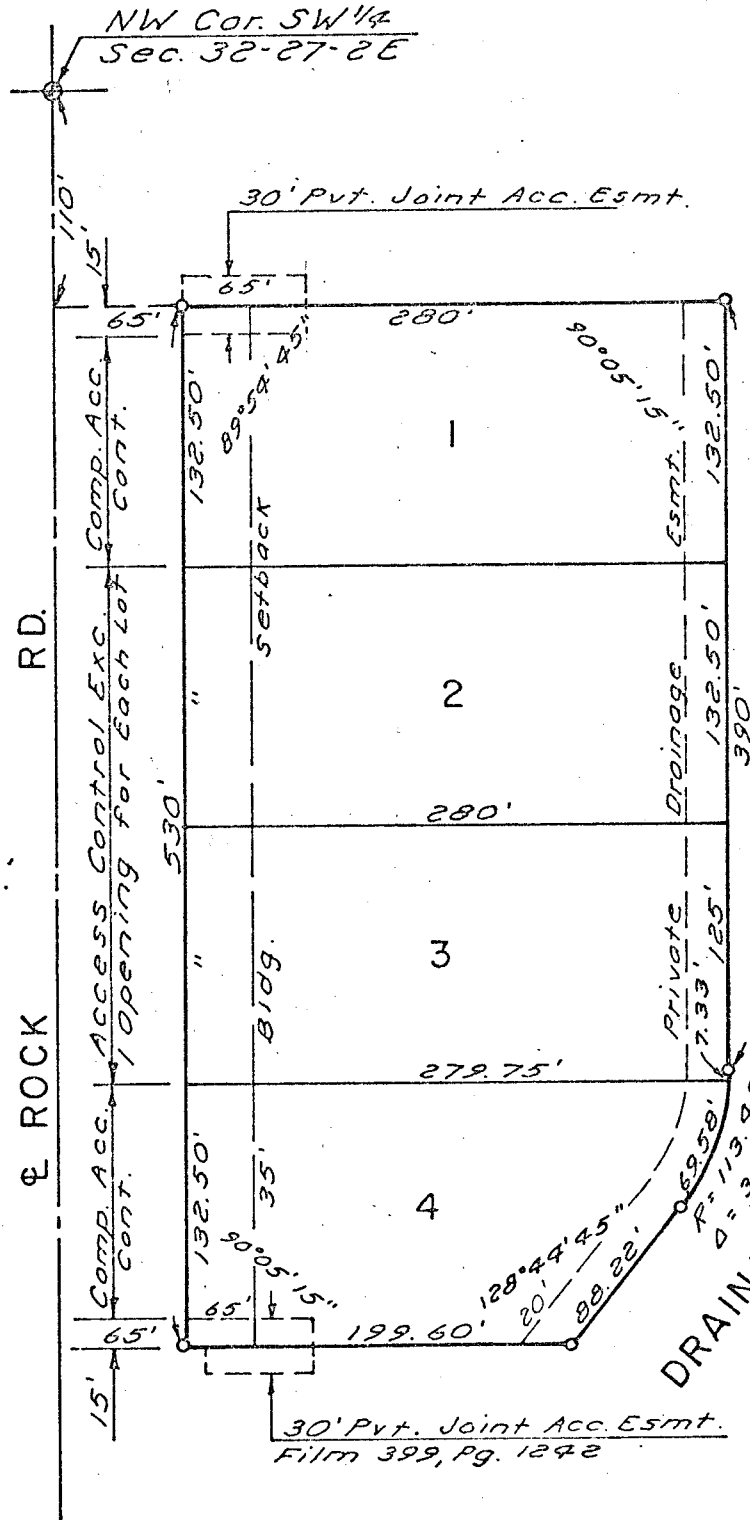




# SIXTH ADDITION CHERRY CREEK HILLS



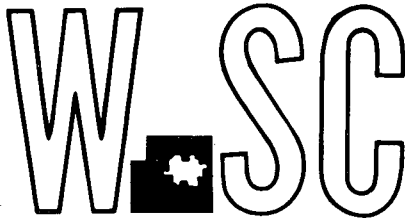
Scale : 1" = 100'

o Iron

DEDICATION

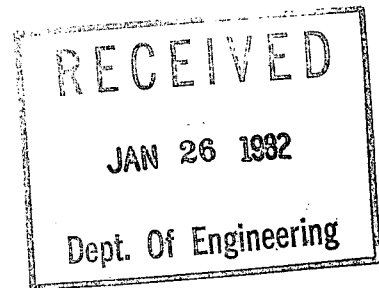
State of Kansas }  
Sedgwick County } S.S. We, Baughman Company,  
is a licensed surveyor and state do

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4561



January 26, 1982

Baughman Company, P.A.  
330 Laura  
Wichita, Ks. 67211

Re: S/D 82-3 - Final plat of Sixth Addition to Cherry Creek Hills

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on January 21, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The drainage easement shall be re-labeled as a private drainage easement. It shall be granted by separate instrument, recorded, and the recording data shown on the final plat tracing.
- B. The applicant shall guarantee construction of the storm sewer pipe into the drainage channel from the lots as well as the grading of the private easement so that it will function properly as a private drainage easement.
- C. The applicant shall guarantee the construction of a temporary decel lane for Rock Road adjacent to this site. In addition, the applicant shall petition for a permanent decel lane so this improvement may be constructed at the time Rock Road is improved.
- D. When the lots are developed, the owners will be required to pay sanitary sewer connection fees.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. 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.

Baughman Co., P.A.

1-26-82

Page 2

- G. Since the only access to Rock Road from Lot 1 is a shared driveway with the property to the north, a joint access easement shall be executed, recorded, and the recording data shown on the final plat tracing.
- H. 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. The certificate will be required if petitions are submitted. 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 January 28, 1982, at 1:30 p.m. If you have any questions concerning this matter please call.

Sincerely,

  
Louise Olivarez  
Senior Planner

LO:bh

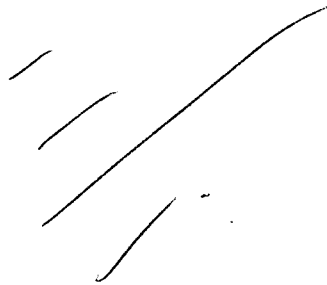
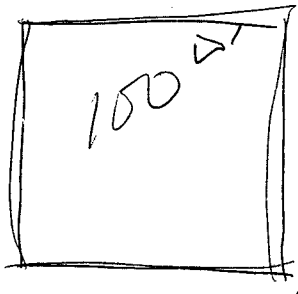
cc: Leslie W. Griffith, 1645 S. Cypress, 67207  
+ Mike Lindebak, City Engineering

Sherwood Acres Mobile Home park

Write a memo to Forrest

- 1 Drainage plan is approved
- 2 Need 20' x 20' drainage easement to be shown at SE corner of final tracing.

1/59



S/D No. 82-3 Name Sixth Addition to Cherry Creek Hills  
Date Application Rec'd. 1-8-82 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 1-21-82

DESCRIPTION

General Location East side of Rock Road in an area north of Pawnee

Owner Leslie W. Griffith  
Surveyor/Engineer Baughman Company  
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>3.3 acres</u>   | 7. Lineal Feet of New Street                               |
| 2. Number of Lots :   | a. _____ R/W _____ ft.                                     |
| Residential _____   | b. _____ R/W _____ ft.                                     |
| Commercial <u>4</u>   | c. _____ R/W _____ ft.                                     |
| Industrial _____  | d. _____ R/W _____ ft.                                     |
| Other _____   | e. _____ R/W _____ ft.                                     |
| Total Number of Lots <u>4</u>   | TOTAL _____ ft.  |
| 3. Minimum Lot Frontage <u>132.5 ft.</u>  | 8. Sidewalk adjacent to all streets <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area <u>32,578 sq. ft.</u>   |  |
| 5. Existing Zoning <u>BB</u>  |  |
| 6. Proposed Zoning <u>LC</u>  |  |
| 9. Is public water available <u>x</u> Yes _____ No, Name <u>City of Wichita</u>     |  |
| 10. Is sanitary sewer available <u>x</u> Yes _____ No, Name <u>City of Wichita</u>  |  |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>No</u> |  |
| 12. City of Wichita <u>x</u> 3-Mile Area _____ Outside of 3-Mile Area _____         |  |

STAFF COMMENTS:

Note: The applicant's associated zone case (Z-2345) requesting "BB" to "LC" has been approved subject to replatting.

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's lot grading plan and state if any drainage improvements need to be guaranteed with this plat.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the construction of a temporary decel lane for Rock Road adjacent to this site. In addition, the applicant shall petition for a permanent decel lane so this improvement may be constructed at the time Rock Road is improved.
- D. The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. 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.
- G. Since the only access to Rock Road from Lot 1 is a shared driveway with the property to the north, a joint access easement shall be executed, recorded, and the recording data shown on the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

# SIXTH ADDITION TO CHERRY CREEK HILLS

## Drainage

$$D.A. = 3.3 \text{ Ac.}$$

$$TC = 15 \text{ Min.}$$

$$I_5 = 5.21 \text{ in/hr}$$

$$I_{100} = 8.98 \text{ in/hr}$$

$$C = 0.8$$

$$Q_5 = 0.8 \times 5.21 \times 3.3 = 13.8 \text{ c.f.s.}$$

$$Q_{100} = 0.8 \times 8.98 \times 3.3 = 23.7 \text{ c.f.s.}$$

Use 18" Pipe @ 2.0%  
or 21" @ 1.0%

Use 24" @ 1.5%