

THE CITY OF WICHITA
OFFICE OF MAPD-DESIGN

DATE December 12, 1985

TO Metropolitan Area Planning Commission
FROM Mike Lindebak, City Engineer/Acting Director of Planning

SUBJECT Sewer Service Associated with
Request for Lot Split of Lot 1,
Block 4, Second Addition to
Cedar Ridge, Wichita, Kansas
(L/S-0659)

In response to a question raised by Commissioner Peters at the November 25, 1985, meeting of the Metropolitan Area Planning Commission, the following information is provided:

Labor cost for the installation of either system should be very close to the same.

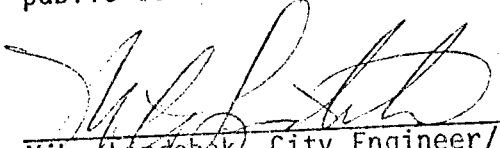
Material cost is \$0.75/ft. for 4 inch PVC pipe and \$2.00/ft. for 8 inch PVC pipe. The 8 inch line proposed by staff would be approximately 105 feet in length which would result in an additional cost to the developer of \$131.25.

A clean out at the end of the public sewer will be allowed in this case. The material cost of this clean out should be approximately \$250.

Inspection and testing costs for the 8 inch public sewer would be done on an actual cost basis by the Operations & Maintenance Department.

In summation, the 8" public sewer should cost approximately \$385 more than the 4 inch service line for materials plus an inspection fee; This cost should more than be offset by maintenance responsibilities assumed by the future homeowner.

Mr. Hadijski has requested a petition to extend an 8 inch line with clean out. The petition will guarantee the extension of public sewer to both lots.


Mike Lindebak, City Engineer/
Acting Director of Planning

ML:CG:gf

0103Gpg1

INTEROFFICE MEMORANDUM

Date: 24-Oct-1989 06:36pm CDT
From: Chris Cherches
CHERCHES_C
Dept: Manager
Tel No: 268-4351

TO: Steve Lackey (LACKEY_S)

Subject: Need your help

Can yo see me on the drainage problem
Cooper Court, Cedar Ridge 4th addition...n of Mt. Vernon and east of Woodlawn

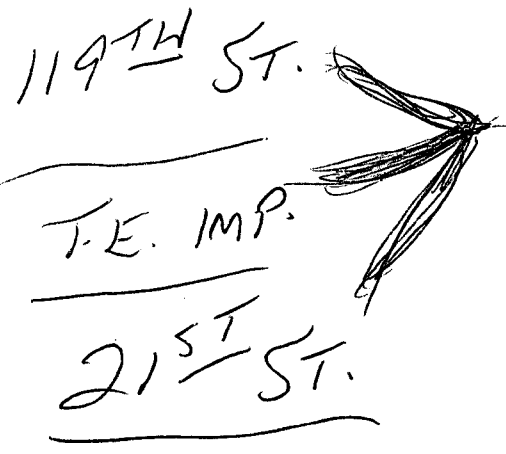
A Mr. Bob Pinkstaff

2 YR. COMPLAINT
WATER PONDING IN ST.
ENG. NOT ACCEPTING RESP.

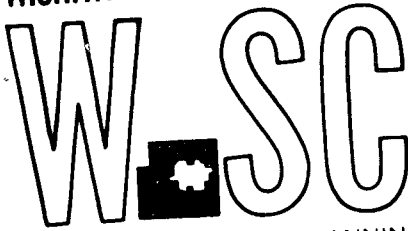
11:00 A.M.
13TH Floor

INSP. TO ENG.
ENG. TO CONS.
"OTHERS"

400' S. OF HIM.
REAR LOT EASEMENT



WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 11, 1980

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

Re: S/D 80-28 - Final plat of Second Addition to Cedar Ridge
(formerly named 6th Addition to Cherry Creek Hills)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 10, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall obtain from the adjacent property owner to the south the dedication of the balance of right-of-way for Mt. Vernon.
- B. The applicant shall guarantee the paving of all streets being platted, including Mt. Vernon but excluding Webb Road.
- C. The applicant shall guarantee construction of sidewalks along both sides of the collector streets (Cypress and Mt. Vernon/Longford).
- D. The applicant shall guarantee construction of storm sewers to drain all streets.
- E. The applicant shall guarantee construction of sanitary sewers to serve all lots.
- F. The applicant shall guarantee extension of City water to serve all lots.
- G. The applicant shall submit an avigational easement covering subject property and a restrictive covenant assuring that adequate construction methods will be utilized to reduce noise hazards within any habitable structures.

Baughman Co.
July 11, 1980
Page 2

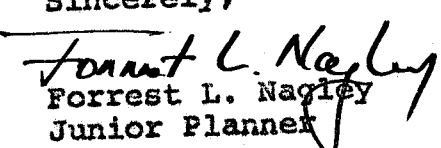
- H. To provide the logical extension of streets and utilities to this subdivision, the First Addition to Cedar Ridge (formerly Fifth Addition to Cherry Creek Hills) shall be completed prior to or at the time of completion of this plat.
- I. Reference in the surveyor's text to the Fifth Addition To Cherry Creek Hills shall be changed to First Addition to Cedar Ridge.
- J. The final plat tracing shall indicate a 20' utility easement between Lots 6 and 7, Block 3.
- K. 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.

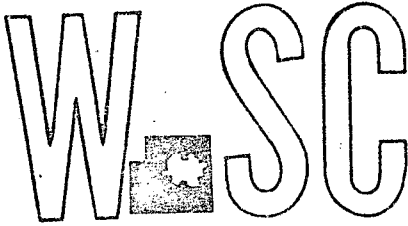
This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 17, 1980, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

cc: Cherry Creek Dev., Inc. P.O. Box 18185, SE Station, 67218
Dean Sellers, Acting City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 2, 1980

Planning Development Services, Inc.
625 First National Bank Bldg.
Wichita, Ks. 67202

Re: S/D 80-28 - Preliminary plat of 6th Addition to Cherry
Creek Hills

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 1, 1980, 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:

- A. To provide for the extension of utilities and streets to this subdivision, the 5th Addition to Cherry Creek Hills (adjacent to the north) shall be completed prior to or at the time of completion of this 6th Addition.
- B. The applicant shall guarantee the extension of City water and sanitary sewer to serve all lots.
- C. The applicant shall obtain from the adjacent property owner the dedication of the balance of right-of-way for Mt. Vernon.
- D. The applicant shall guarantee the paving of all streets being platted in this addition as well as Mt. Vernon.
- E. The applicant shall submit an avigational easement covering subject property and a construction covenant assuring that adequate construction methods will be utilized to reduce noise hazards within any habitable structure.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. "Complete access control" to Webb Road over the east lines of Lots 11-18, Block 5 shall be shown on the final plat.

Planning Development Services, Inc.

May 2, 1980

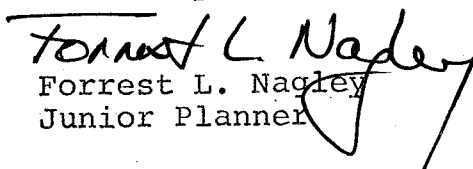
Page 2

- H. Sidewalks will be required on both sides of Cypress and Mt. Vernon/Longford (collectors).
- I. Prior to the submission of a final plat the applicant shall meet with the Planning staff to determine the appropriate alignment for Cypress so that it will connect with the existing collector street several hundred feet south of Mt. Vernon.
- J. Prior to submission of a final plat the applicant shall meet with City Engineering staff to determine the appropriate right-of-way width for Cypress Street.
- K. Additional easements as requested by K.G. and E. and shown on the engineer's "marked" copy of the preliminary plat shall be shown on the final plat.
- L. 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.
- M. 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,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Cherry Creek Dev., Inc., P.O.Box 18185, SE Station, 67218
Baughman Company, 330 Laura, 67211
X Dean Sellers, Acting City Engineer



PDS
INCORPORATED

PLANNING DEVELOPMENT SERVICES, INC.

625 First National Bank Bldg., Wichita, Kansas, 67202 / 316-262-0451, Telex 417 • 375 PDS WIC

April 8, 1980

Mr. Steve Lackey
City Engineering
7th Floor, City Hall
455 North Main
Wichita, Kansas 67202

Dear Steve:

This letter is to briefly review our discussion at the April 7 meeting concerning the preliminary plat for 6th Addition to Cherry Creek Hills.

We reviewed the limits of the proposed drainage benefit district which included the above referenced plat, as well as land to the north and south. We also reviewed a sketch locating possible storm drainage improvements within the proposed district. You indicated that due to the level of detail and study already completed to prepare the limits of the benefit district, a drainage concept plan will not be necessary as part of this preliminary plat.

The storm drainage plan located a SWS line along Cooper from Skinner to Mt. Vernon, and a SWS line along Mt. Vernon from Webb west to the improved drainage channel. The remaining public streets within the 6th Addition will surface drain south to Mt. Vernon.

If you have any additions or revisions to the above comments, feel free to give me a call.

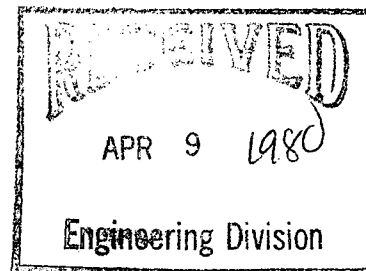
Sincerely,

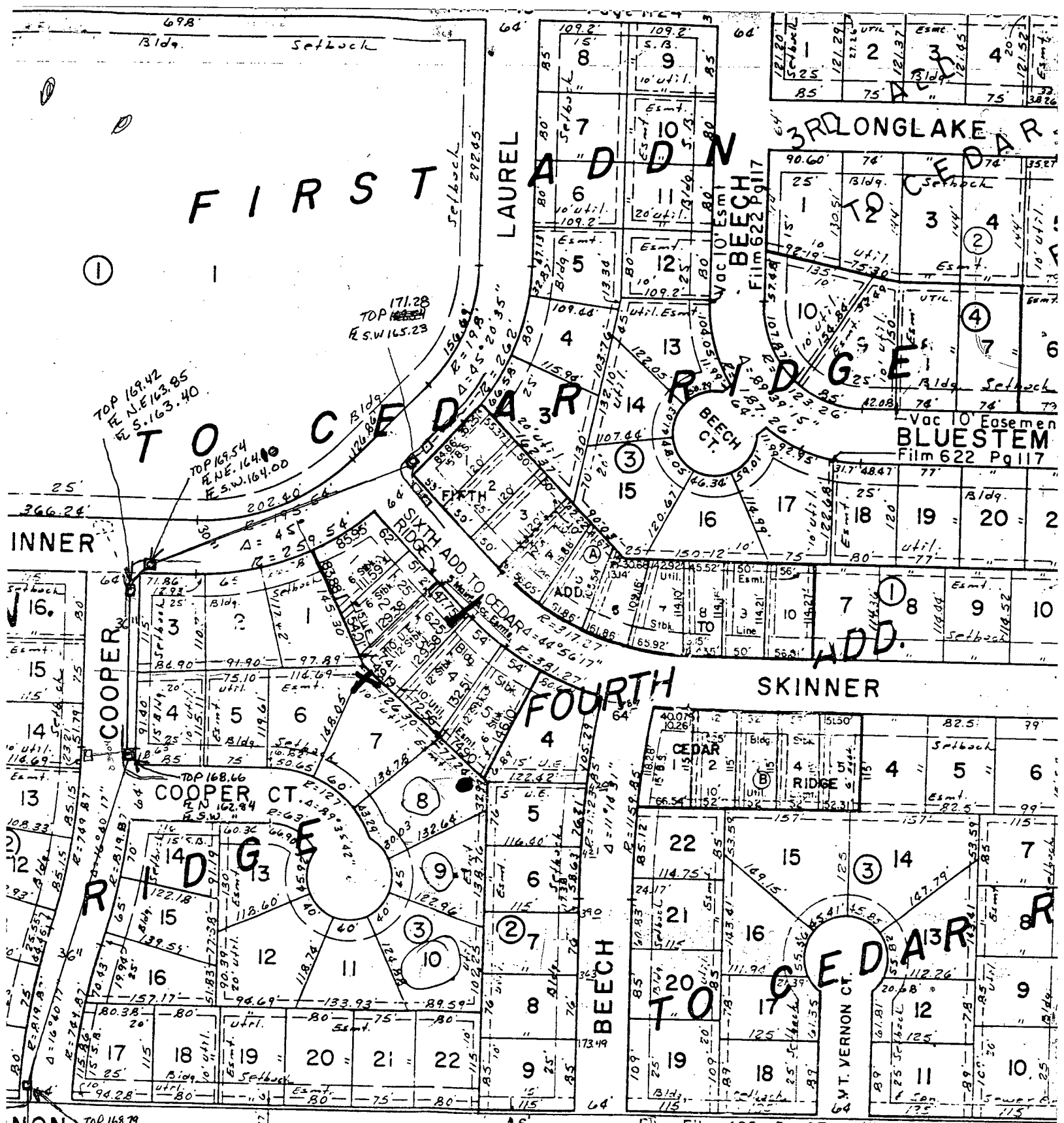
PLANNING DEVELOPMENT SERVICES, INC.

James W. Pashek

JWP:mb

cc: Cherry Creek Development Inc.
Baughman Company, P.A.
MAPD





THIS SHEET PREPARED UNDER SUPERVISION OF
 DON WRIGHT, SEDGWICK COUNTY

TOP 168.99
 E.N. 160.49 N.
 E.E. 159.57

TOP 170.78
 E.W. 161.29
 E.E. 161.98

- MAN HOLE COVER
- ✓ VACANT LOT
- X HIGH POINT (UP-HILL FROM LG)

ADDITION TO CEDAR RIDGE

WICHITA, KANSAS

$87^{\circ}03'10.3''$
 $87^{\circ}05'10.8''$
 $87^{\circ}03'10.3''$

$$\frac{5432}{36} = 150.8888$$

589333
 75
 5432
 36
 $= 150.8888$

$$\frac{117.42}{321.71} = 0.365$$

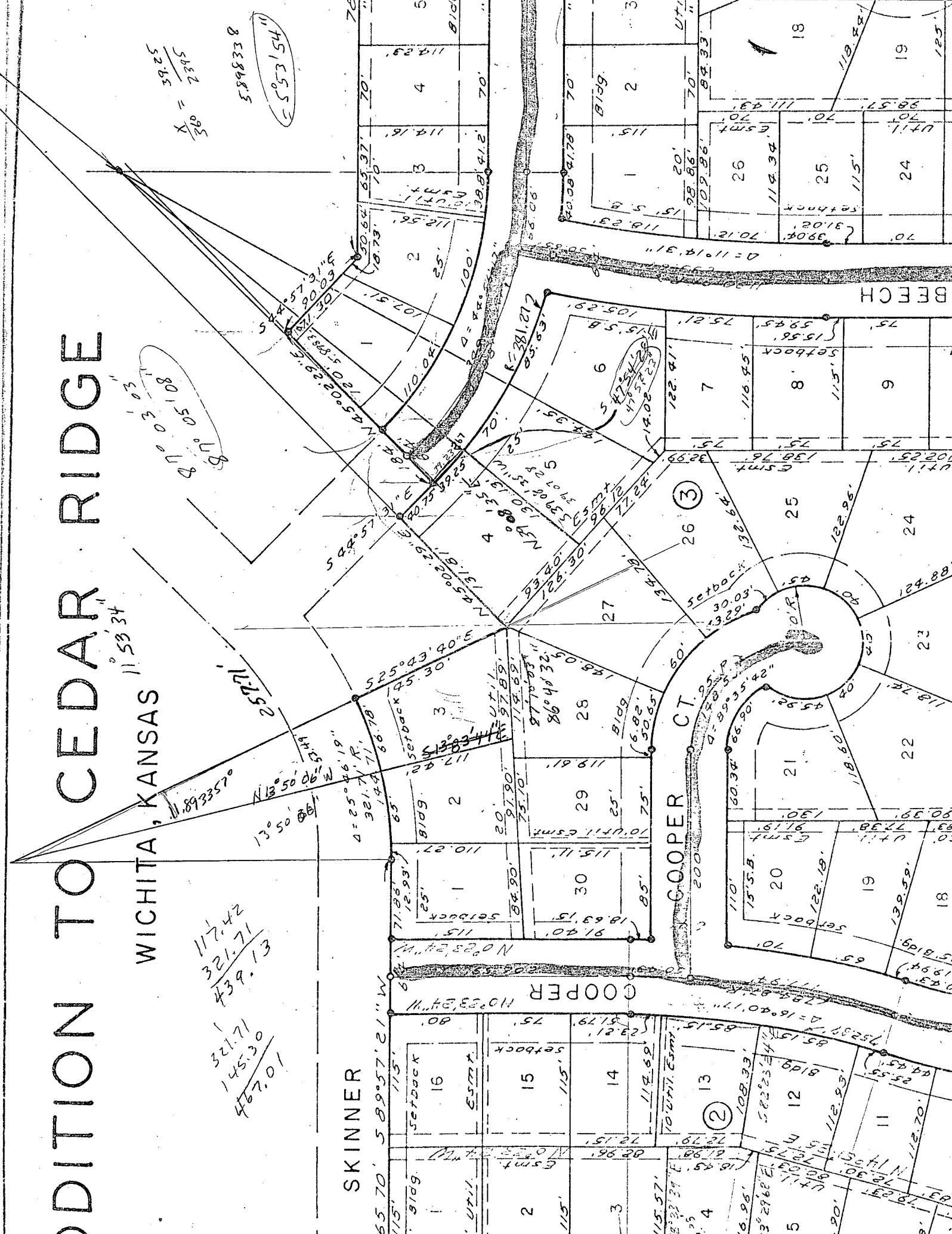
$$\frac{439.13}{145.30} = 3.02$$

$$\frac{467.01}{107.01} = 4.36$$

SKINNER

COOPER CT.

BEECH

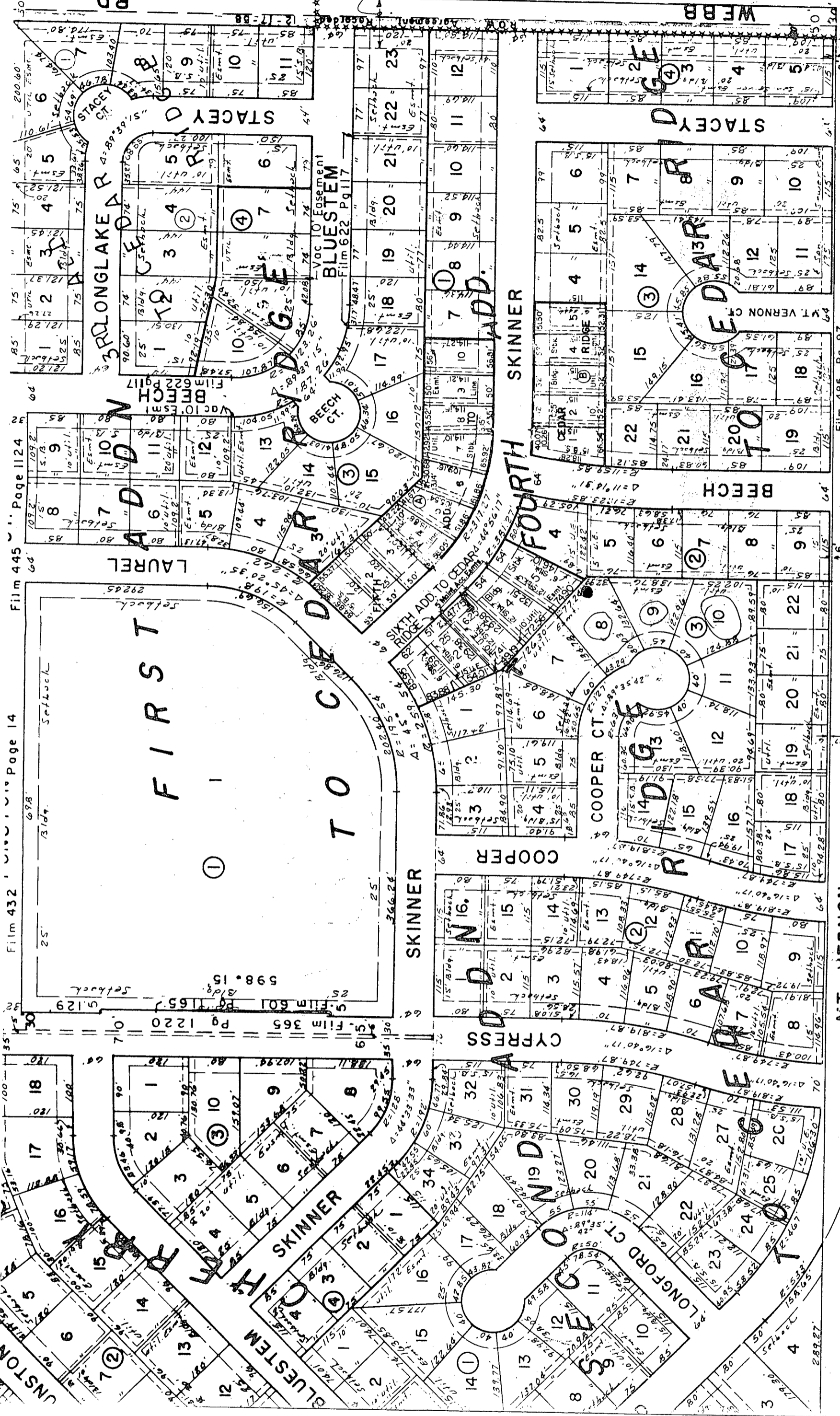


Mineral Rights
fountain grass

TERRITORY SURVEY

T.L. (name)
267-0744

83
M.S. BK. 605, Pg. 283
Utilities Service Gas Co. Easmt.



Film 432 Page 14

Film 445 Page 1124

Film 485 Page 97

M.T. VERNON

Film 485, Pg. 97

THIS SHEET PREPARED UNDER SUPERVISION OF

DON WRIGHT, SEDGWICK COUNTY CLERK

- MAN HOLE COVER
- ✓ VACANT LOT
- ✗ HIGH POINT (OR HILL FROM LOT 8)

1928 S Cooper Ct
685-4868
Bob Finkstaff

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-28 Name Second Addition to Cedar Ridge
 Date Application Rec'd. 4-17-80 (formerly Sixth Addition to Cherry Creek Hills)
 Preliminary Approval 5-1-80
 Scheduled S/D Meeting 7-10-80

DESCRIPTIONGeneral Location NW corner of Mt. Vernon and Webb RoadOwner Cherry Creek Development, Inc.Surveyor/Engineer Planning Development Services, Inc.Address 625 First National Bank Bldg., 67202Phone 262-7271

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>32.7+</u> | 7. Lineal Feet of New Streets |
| 2. Number of Lots: | a. <u>50'</u> R/W <u>664</u> ft. |
| Residential <u>128</u> | b. <u>64'</u> R/W <u>3,535</u> ft. |
| Commercial _____ | c. <u>66'</u> R/W <u>1,460</u> ft. |
| Industrial _____ | d. <u>6'</u> R/W <u>1,655</u> ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>128</u> | TOTAL <u>7,314</u> ft. |
| 3. Minimum Lot Frontage <u>60</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>8,050</u> square ft. | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA</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>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No) | |
| 12. City of Wichita _____ : Three-Mile Area _____ | |

STAFF COMMENTS:

- A. The applicant shall obtain from the adjacent property owner to the south the dedication of the balance of right-of-way for Mt. Vernon.
- B. The applicant shall guarantee the paving of all streets being platted, including Mt. Vernon but excluding Webb Road.
- C. The applicant shall guarantee construction of sidewalks along both sides of the collector streets (Cypress and Mt. Vernon/Longford).
- D. The applicant shall guarantee construction of storm sewers to drain all streets.
- E. The applicant shall guarantee construction of sanitary sewers to serve all lots.
- F. The applicant shall guarantee extension of City water to serve all lots.
- G. The applicant shall submit an avigational easement covering subject property and a restrictive covenant assuring that adequate construction methods will be utilized to reduce noise hazards within any habitable structures.
- H. To provide the logical extension of streets and utilities to this subdivision, the First Addition to Cedar Ridge (formerly Fifth Addition to Cherry Creek Hills) shall be completed prior to or at the time of completion of this plat.
- I. Reference in the surveyor's text to the Fifth Addition To Cherry Creek Hills shall be changed to First Addition to Cedar Ridge.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

D NO. 80-28 Name 6th Addition to Cherry Creek Hills
Date Application Rec'd. 4-17-80 Preliminary Approval _____
Scheduled S/D Meeting 5-1-80

DESCRIPTION

General Location NW corner of Mt. Vernon and Webb Road

Owner Cherry Creek Development, Inc.
Surveyor/Engineer Planning Development Services, Inc.
Address 625 1st Nat'l Bank Bldg., 67202 Phone 262-7271

- | | | | |
|---|--|--------------------------------------|---|
| 1. Gross Acreage of Plat | <u>37.2+</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>50' R/W</u> | <u>664</u> ft. |
| Residential | <u>128</u> | b. <u>64' R/W</u> | <u>3,535</u> ft. |
| Commercial | _____ | c. <u>66' R/W</u> | <u>1,460</u> ft. |
| Industrial | _____ | d. <u>6' R/W</u> | <u>1,655</u> ft. |
| Other | _____ | e. _____ | _____ ft. |
| Total Number of Lots | <u>128</u> | TOTAL | <u>7,314</u> ft. |
| 3. Minimum Lot Frontage | <u>60</u> ft. | 8. Sidewalk adjacent to all streets? | <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> <input type="checkbox"/> |
| 4. Minimum Lot Area | <u>8,050 square</u> ft. | | |
| 5. Existing Zoning | <u>AA</u> | | |
| 6. Proposed Zoning | <u>AA</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>City of Wichita</u> | | |
| 11. Health Department Approval (where applicable) | <u>N/A</u> (Yes-No) | | |
| 12. City of Wichita _____: Three-Mile Area _____ | | | |

STAFF COMMENTS:

NOTE: In 1979, the Subdivision Committee reviewed another plat by this same name for property located on the west side of Cypress between Harry and Funston. The Planning staff has been advised that the applicant will be requesting that the first plat filed be closed.

- A. To provide for the possible extension of utilities and streets to this subdivision, it is recommended that the 5th Addition to Cherry Creek Hills (adjacent to the north) be completed prior to or at the time of completion of this 6th Addition.
- B. The applicant shall guarantee the extension of City water and sanitary sewer to serve all lots.
- C. The applicant shall obtain from the adjacent property owner the dedication of the balance of right-of-way for Mt. Vernon.
- D. The applicant shall guarantee the paving of all streets being platted in this addition as well as Mt. Vernon.
- E. This property is northeast of McConnell Air Force Base within Compatible Use District 13 and is, therefore, subject to considerable aircraft noise. Within this district, the Air Force recommends that habitable structures be built so as to reduce interior noise by 25 decibels. The Planning Department recommends that the usual avigational easement and covenant be submitted.
- F. The City Engineer's representative shall be prepared to comment on the drainage concept for this subdivision. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. "Complete access control" to Webb Road over the east lines of Lots 11-18, Block 5 shall be shown on the final plat.

- H. Sidewalks will be required on both sides of Cypress and Mt. Vernon/Longford (collectors).
- I. Prior to submission of a final plat, the applicant shall meet with the Planning staff to determine the appropriate alignment for Cypress so that it will connect with the existing collector street several hundred feet south of Mt. Vernon.
- J. 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.
- K. Requirements for a final plat (see pages 20-25 Part 4, Article 5 of the MAPC Subdivision Regulations).

