

S/D 68-47

6045

CHERRY CREEK HILLS

LOCATION North side of Pawnee between Rock Rd.
and Webb Road.

ENGINEER: Baughman Company

OWNER Wm. Levitt, et al

APPLICATION FILED [REDACTED] 4-30-68 & 9-23-68

PRELIMINARY PLAT FILED [REDACTED] 4-30-68 & 9-23-68

S/D ACTION 10-17-68 *Concurred in general design*

PRELIMINARY FILED 1-27-69

S/D ACTION 2-6-69 *Approve*

FINAL FILED

S/D ACTION 12-7-72 *Approved subj to conditions*

S/D ACTION 12-14-72 *Approved as recommended*

RECO ACTION 3-20-73 *Cywna*

RECORDED 4.3.73

REMARKS

*6-6-72 BCC extend plat time to 6-23-73

5/10/68-47
- CHERRY CREEK HILLS -
north side of Pawnee between Rock
Rd and Webb Rd. Wm. Levitt, et al.
BAUGHMAN cb.

ROUTED
9-25-68
H

ACTION

S/D COMMITTEE (Sketch) ^{revised in} ^{DATE} 10-17-68
S/D (con) (Pulkin) ^{approval} 2-6-69
S/D (final) ^{approved by the committee} 12-7-72
M.A.P.C. ^{approved by the committee} 2-14-72

B.C.C. [redacted] 3-20-73

Recorded 4.3.73

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

F
4-5-73
-4

CHERRY CREEK HILLS ADDITION was

filed for record on April 3, 1973

S-3 2-20
82
vh

John Hale
Register Of Deeds

T9-328

512-73
B.

J
6/10/73

May 16, 1973

Mrs. E. S. Flynn
Levitt Jewelry Co., Inc.
Box 18185, Southeast Station
Wichita, Kansas 67218

Dear Mrs. Flynn:

This is to acknowledge your letter requesting an extension of time for platting in connection with Planning Commission Case S/D 68-47, Cherry Creek Hills Addition.

The Planning Department records indicate that a final plat of this subdivision has been filed and therefore an extension of time for platting is not applicable.

The correct procedure would be for you to submit a new or revised preliminary plat to the Planning Department for consideration by the Subdivision Committee of the Planning Commission and then to proceed to final plat approval by the Planning Commission.

It is also understood that the revision to the final plat which was previously filed includes some street alignment changes. These would also require reconsideration by the Subdivision Committee. Filing of a new or revised plat would be the simplest procedure.

Thank you for your inquiry on this matter.

Sincerely,

Ralph Wulz
Ralph Wulz
City Manager

RW:kjh

cc Jack Galbraith, Planning



May 15, 1973

Ralph Wulz, City Manager

Jack H. Galbraith, Chief Planner

S/D 68-47 - Cherry Creek Hills Addition and zone case Z-1107, "AA" to "A", "B" and "BB". Generally located at the northeast corner of Rock Road and Pawnee Avenue.

We are in receipt of a carbon copy of a letter to you from Edith Flynn, requesting an extension of time in which to complete the above referred to plat.

We have reviewed our plat case and zone case files and find that a final plat has been recorded on that portion of the original preliminary plat which was subject to a zone change approval (Z-1107) and the zone change ordinance has been published. It is therefore, our opinion that, rather than having the Board of City Commissioners approve an extension of time in which to complete the platting of the remaining portion of the overall preliminary plat, the correct procedure should be for the applicant to submit a new or revised preliminary plat for consideration by the Subdivision Committee of the Planning Commission and then to proceed with final plat approval by the Planning Commission. This would be in accordance with the MAPC Subdivision Regulations which stipulate that if a final plat is not filed within one year from the date of approval of a preliminary plat by the Subdivision Committee, a new preliminary plat shall be submitted for reapproval by the Committee. In addition, as Mrs. Flynn indicates in her letter, the remaining portion of the overall preliminary plat is being revised slightly to accommodate some new street alignments. This in itself will necessitate reconsideration by the Subdivision Committee.

If you concur in our opinion on this matter, please advise and we will in turn advise Mrs. Flynn on the procedure she should follow in order to complete the platting of the subject property.

JHG:CLN:rme

WM. LEVITT
18185 - S.E.Sta. *JG*
WICHITA, KANSAS 67218

PERSONAL OFFICE OF
WM. LEVITT
TEL. MU 6-6693
RES. MU 4-7402

May 11, 1973

Mr. Ralph Wulz
City Manager
204 South Main
Wichita, Kansas 67202

Subject: S/D 68-47
Cherry Creek Hills Addition

Dear Mr. Wulz:

Final Plat covering approximately 86 acres of above Subdivision has been approved and filed of record. The balance containing approximately 29 acres is in the process of plat revision and we request an extension of time for filing Final Plat which expires May 22, 1973. It is necessary to make some changes on the Final Plat of two street alignments to conform with plat of Cedar Lakes, an Addition to the North of Cherry Creek Hills.

Your consideration in granting this request will be appreciated.

Sincerely

LEVITT JEWELRY CO. INC.

By *[Signature]*

Sec'y-Treas.

esf

CC: Jack E. Galbraith
Senior Planner



May 2, 1973

Ralph Wulz, City Manager

Jack H. Galbraith, Chief Planner

Street Improvement Petitions
Associated With S/D 68-47 -
CHERRY CREEK HILLS ADDITION

The above referenced plat was approved by the Board of City Commissioners on March 20, 1973. One of the conditions of the approval was that the applicant guarantee the paving of all streets within the plat. Petitions for the improvement of the streets in the plat were submitted with the plat and approved by the governing body on the aforementioned date. However, a few of the platted street rights-of-way along the east and southeast perimeter of the plat were located beyond the corporate city limits. The applicant agreed in writing to petition for the improvement of those certain streets as soon as the land involved had been annexed to the City. Said land has now been annexed and the appropriate valid street paving petitions have been submitted.

The attached petitions should be placed on the agenda for approval by the Board of City Commissioners at their meeting of May 8, 1973. If you have any questions concerning this matter, please call.

JHG:CLN:ber

Attachment

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	68-47	Name	CHERRY CREEK HILLS	
Application Filed:	9-23-68	Sketch Filed:		10-17-68
Preliminary Plat Filed:	1-27-69	Approved by S/D:		2-6-69
Final Plat Filed:		Approved by S/D:		12-7-72
Approved by Metropolitan Area Planning Commission:				12-14-72

DESCRIPTION

General Location: North side of Pawnee between
Rock Road and Webb Road

Surveyor or Engineer: Baughman Company
Wm. Levitt, et al.
Owner: P. O. Box 18185, Southeast Station 67218
Address:

- | | | | |
|--------------------------|--------------|--------------------------------|------------|
| 1. Gross Acreage of Plat | 86.7 | 5. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. 100 R/W | 2,500 ft. |
| Residential | 94 | b. 70 R/W | 839 ft. |
| Commercial | | c. 65 R/W | 2,325 ft. |
| Industrial | | d. 64 R/W | 3,944 ft. |
| Other | 6 | e. 40 R/W | 1,330 ft. |
| Total Number of Lots: | 100 | TOTAL | 10,938 ft. |
| 3. Minimum Lot Frontage: | 60 ft. | 6. Existing Zoning: | |
| 4. Minimum Lot Area | 7,500 sq.ft. | | |

Valid petitions have been submitted guaranteeing the extension of sanitary sewer and water to serve subject property, the paving of streets and the installation of sidewalks adjacent to all streets. A certificate has also been submitted certifying the petitions. An avigational easement and a construction standards to reduce noise covenant have been submitted due to the subject property being in the flight noise approach zone for McConnell Air Force Base.

Planning Commission Recommendation:

That this plat be approved, subject to recording of the plat within 30 days after approval by the Board of City Commissioners. Kamen moved, Blakey seconded and it carried unanimously.

NOTE: Associated zone Case 2-1107, "AA" to "A", "B" and "BB" covering portions of subject property has 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, instruct the City Clerk to file certificate, easement and covenant with the Register of Deeds, the publication and filing costs of which shall be billed to the applicant; and approve the plat as recommended by the Metropolitan Area Planning Commission, and authorize the Mayor to sign.

WM. LEVITT
BOX ~~XXXX~~ 18165 - SE Sta.
WICHITA, KANSAS 67222 16

PERSONAL OFFICE OF
WM. LEVITT
TEL. MU 6-0893
RER. MU 4-7402

March 19, 1973

Metropolitan Area Planning Dept.
104 South Main Street
Wichita, Kansas 67202

ATTENTION: Curtis L. Newby

Subject: Cherry Creek Hills Add.

We have agreed to construct the drainage channels within the designated drainage dedication in accordance with the typical cross section plan as outlined by Mr. M. S. Mitchell of Flood Control.

Sincerely

LEVITT JEWELRY CO. INC.
By *Wm Levitt* President

esf
CC: M. S. Mitchell
Flood Control

Mitchell says ok



CERTIFICATE

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

I, LEVITT JEWELRY Co. INC., owner and plat-
tor of CHERRY CREEK HILLS Addition, do hereby
certify that petitions for the following improvements have been
submitted to the Board of Commissioners of the City of Wichita,
Kansas:

1. PAVEMENT OF STREETS.
2. SEWEIRS TO SERVE EACH LOT.
3. SIDEWALKS ADJACENT TO ALL STREETS.
4. WATER LINES TO SERVE PLAT
- 5.
- 6.
- 7.

As a result of the above-mentioned petitions for im-
provements, lots within CHERRY CREEK HILLS Addition
may be subject to special assessments assessed thereto for the
cost of constructing the above-described improvements.

Signed this 14th day of MARCH, 1973.

ATTEST
Raythe S. Flynn
SECY.

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

LEVITT JEWELRY Co. INC.

By Wm Levitt
PRESIDENT

Be it remembered that on this 14th day of MARCH,
1973, before me, a notary public in and for said County and State,
came Wm Levitt, PRES, to me personally
known to be the same person who executed the fore-going 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.

Dean J. Miller
Notary Public

My Commission Expires:
APRIL 30, 1973

E A S E M E N T

KNOW ALL MEN BY THESE PRESENTS:

That for a good and valuable consideration, the receipt of which is hereby acknowledged, Levitt Jewelry Co., Inc., a Kansas corporation, does hereby grant a permanent Avigational Easement to the public authority authorized by law to own and operate public-owned airports in Sedgwick County, Kansas, and to Cessna Aircraft Company, for the use of "Navigable Airspace" as defined by the Federal Aviation Act of 1958, over all of the following described real estate, to-wit:

CHERRY CREEK HILLS, an Addition
to Wichita, Sedgwick County,
Kansas.

This easement does not grant or convey any surface rights nor is it to be construed to grant any right to private persons or corporations, except Cessna Aircraft Company.

"Navigable Airspace" means air space above the minimum altitudes of flight prescribed by regulations issued under the Federal Aviation Act of 1958, Section 101 (24) 49 U. S. Code 1301 and shall include air space needed to insure safety in take-off and landing of aircraft.

To have and to hold said easement forever.

IN WITNESS WHEREOF, Levitt Jewelry Co., Inc., by authority of its Board of Directors, has caused this instrument to be executed by its President, and its corporate seal to be affixed, this 19th day of January, 1973.

LEVITT JEWELRY CO., INC.

By Wm. Levitt
Wm. Levitt, President

ATTEST:

Erville S. Shymer
Secretary

STATE OF KANSAS)
) ss.
SEDCWICK COUNTY)

BEFORE ME, the undersigned, a Notary Public,
within and for said County and State, on this 19th day of
January, 1973, personally appeared Wm. Levitt, President of
Levitt Jewelry Co., Inc., a Kansas corporation, who is personally
known to me to be such officer, and who is personally known to
me to be the same person who executed, as such officer, the
within instrument of writing on behalf of said corporation,
and said person duly acknowledged the execution of the same,
to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and
affixed my official seal the day and year last above written.

Margaret E. Simmons
Notary Public

MARGARET E. SIMMONS, Notary Public
My Commission Expires Sept. 15, 1974

My commission expires:

9-15-74

RESTRICTIVE COVENANT

RESTRICTIVE COVENANT AFFECTING CHERRY CREEK
HILLS, an Addition to Wichita, Sedgwick
County, Kansas

THIS DECLARATION, made this 19th day of January,
1973, by Levitt Jewelry Co., Inc., hereinafter called the
Grantor.

W I T N E S S E T H:

WHEREAS, Grantor is the owner of all of Cherry Creek
Hills, an Addition to Wichita, Sedgwick County, Kansas, which
property is located near McConnell Air Force Base and Cessna
Aircraft Company's delivery center 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, Levitt Jewelry Co., Inc. hereby
declares that Cherry Creek Hills, an Addition to Wichita,
Sedgwick County, Kansas, 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.

LEVITT JEWELRY CO., INC.

By Wm. Levitt
Wm. Levitt, President

ATTEST:

Edith S. Lyon
Secretary

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, That on this 19th day of January, 1973, before me, a Notary Public in and for said County and State, personally appeared Wm. Levitt, President of Levitt Jewelry Co., Inc., a corporation, to me personally known to be the person who executed the foregoing instrument as President of said corporation, and such person duly acknowledged the execution of the same as President, for and on behalf of, and as the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

Margaret E. Simmons
Notary Public

My commission expires:

9-15-74

MARGARET E. SIMMONS, Notary Public
My Commission Expires Sept. 15, 1974

LAW OFFICES OF
GEORGE W. BALL
635 SUTTON PLACE
WICHITA, KANSAS 67202
Telephone 265-0795
Area Code 316

January 22, 1973

Wichita-Sedgwick County Metropolitan
Area Planning Commission
City Building Annex
104 South Main
Wichita, Kansas 67202

Re: S/D 68-47 Final Plat of CHERRY CREEK
HILLS

Gentlemen:

This is to certify that I have examined the title
to the following described real estate, to-wit:

CHERRY CREEK HILLS, an Addition
to Wichita, Sedgwick County,
Wichita,

and it is my opinion that title to the above described real
estate is vested in

LEVITT JEWELRY CO., INC.

free and clear of all encumbrances.

There are no unreleased liens, mortgages or easements
of record. Taxes for the year 1972 and all prior years have
been paid.

Very truly yours,

George W. Ball
GEORGE W. BALL

GWB:ms



THE CITY OF WICHITA

OFFICE OF WICHITA WATER DEPARTMENT

DATE March 13, 1973



TO Jack H. Galbraith, Chief Planner

FROM Bill H. Otten, Design & Planning Supt.

SUBJECT Cherry Creek Hills

The plattors of Cherry Creek Hills Addition have submitted valid petitions for water benefit districts to serve parts of this plat and have made the required deposit for a main extension to serve the remainder. Therefore, our requirements for water service to this area have been fulfilled.

A handwritten signature in cursive script that reads 'Bill H. Otten'.

Bill H. Otten
Design & Planning Supt.

BHO/le

cc: John D. Wynkoop, Operations Chief Engineer

U.S. DEPARTMENT OF AGRICULTURE

DATE

12/20/72

REFERENCE SLIP

TO
Bob Lakin

- | | |
|---|---|
| <input type="checkbox"/> ACTION | <input type="checkbox"/> NOTE AND RETURN |
| <input type="checkbox"/> APPROVAL | <input type="checkbox"/> PER PHONE CALL |
| <input type="checkbox"/> AS REQUESTED | <input type="checkbox"/> RECOMMENDATION |
| <input type="checkbox"/> FOR COMMENT | <input type="checkbox"/> REPLY FOR SIGNATURE OF |
| <input checked="" type="checkbox"/> FOR INFORMATION | <input type="checkbox"/> RETURNED |
| <input type="checkbox"/> INITIALS | <input type="checkbox"/> SEE ME |
| <input type="checkbox"/> NOTE AND FILE | <input type="checkbox"/> YOUR SIGNATURE |

REMARKS:

Bill Corber hasn't contacted me as yet. When he does, this should suffice for subject part. I have a copy for Corber.



FROM

Guy Moorefield, DC, SCS

GPO 1964 O-742-059

FORM AD-514 (8-64)

CHERRY CREEK HILLS

U. S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE
4100 Maple
Wichita, Ks.
67209

INVENTORY & EVALUATION

* { INDIVIDUAL
GROUP
UNIT OF GOVERNMENT

REQUESTED BY Wichita-Sedgwick County
Metropolitan Area Planning LOCATION SW 32-27-2E
Department

ASSISTED BY Guy Moorefield, District DATE 12/19/72
Conservationist, USDA Soil Conservation Service

SITUATION: Area of 87 acres of rolling farmland for subdivision.
Most of the area is in grain sorghum. It is rolling terrain and
subject to moderate to severe erosion. The soils are moderately
heavy to heavy. The dominant property is clay. Excessive
disturbing, scalping or stripping the soil will result in
erosion and sediment washing into the natural drainageways.

SUGGESTED SOLUTION(S): Leave the sorghum stubble standing and drill
Kentucky 31 Fescue into the stubble at 25 or more pounds per
acre. Apply 100 pounds of 33 percent nitrogen fertilizer at
seeding time. Seeding can be anytime weather permits between
December 1 and May 10. During construction, disturb the minimum
amount of sod possible and leave the areas disturbed for as short
a period of time as possible. Reseed as soon as possible.
Streets and drives should be surfaced quickly. If curbing

* Circle appropriate category.

INVENTORY & EVALUATION

* { INDIVIDUAL
GROUP
UNIT OF GOVERNMENT

REQUESTED BY MAPD LOCATION SW 1/4 32-27-2E

ASSISTED BY Guy Moorefield DATE 12/19/72

Suggested Solutions Con't: SITUATION: is not planned, the street side drain
ditches should be broad and flat and seeded to Pascue as
rapidly as possible.

Critical areas that cannot be sodded immediately may need
to be mulched until seeding can proceed. Straw or hay will
make good mulch material. There should be no need for
concrete or earthen type structures for erosion or sediment
control.

SUGGESTED SOLUTION(S):

* Circle appropriate category.

December 15, 1972

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 68-47 - Final Plat of
CHERRY CREEK HILLS

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 14, 1972, 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 8, 1972.

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 Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Commission.
3. Certification by an attorney that fee title is vested in the plat.
4. Certification that all taxes due and payable for 1972 and prior years have been paid.

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Wm. Levitt, P. O. Box 18185, Southeast Station 67218
H. Marvin Bastian, Fidelity Inv. Co., 229 South Market 67202
Frank Kessler, 1905 Southwest Boulevard 67213

December 8, 1972

Baughman Company
330 Laura
Wichita, Kansas 67211

Subject: S/D 68-47 - Final Plat
of CHERRY CREEK HILLS

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, December 7, 1972, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- OK* "Complete access control" at the southeast corner of Lot 2, Block 3, shall be indicated on the final plat.
- E.* Major street right-of-way at the intersection of Pawnee and Rock Road may now be tapered to conform to the present standard.
- OK* The areas labeled as drainage right-of-way on the plat shall be changed to read as "Drainage Dedication" on the final plat.
- OK* Additional utility easements as shown on the engineer's marked copy of the plat shall be indicated on the final plat.
- OK* The applicant and/or his surveyor shall contact Bob Vinson of the Department of Public Works relative to appropriate street names to be indicated on the final plat. Particular emphasis is to be given to an appropriate street name for existing Pawnee on the south side of the plat which will require the initiating of a street name change.

Page 2 - Final Plat of CHERRY CREEK HILLS
December 8, 1972

- F.* Adequate building setbacks shall be indicated on all lots in accordance with their approved zoning classifications. Corner lots proposed for single family and two family may reduce one setback to 15 feet.
- A* All lot lines shall be dimensioned.
- A* The boundaries of the plat shall be expanded so that all lots within the plat shall have access to full street rights-of-way.
- A* The applicant shall prepare and submit to the Planning Department an avigational easement covering all of subject property, as subject property is located within the noise hazard flight approach cone to McConnell Air Force Base.
- OK* The applicant shall submit to the Planning Department a covenant which assures that adequate construction methods will be utilized so as to minimize the affects of noise pollution within all structures proposed to be built on subject property.
- A* - *petitioned* The applicant shall install or guarantee the installation of sidewalks adjacent to all streets.
- A* - *petitioned* The applicant shall install or guarantee the installation for paving of all streets except Pawnee and Rock Road.
- A* - *petitioned* The applicant shall install or guarantee the installation of sanitary sewer to serve all lots within the subdivision.
- A* - *Begin of the Water Dept aerial memo is on its way - 7.22-73*
The applicant shall contact the Water Department regarding satisfactory arrangements for the installation of City water to serve all lots within the subdivision.
- A* - *letter* The applicant shall make satisfactory arrangements with the department of Public Works for construction of the drainage channels within the designated drainage dedication indicated on the plat.
- A* The applicant shall contact Guy Moorefield of the Soil Conservation Service relative to taking adequate precautions for the prevention of soil erosion from wind and water on subject property.
- A* Recording of the plat within 30 days after approval by the Board of City Commissioners.

Page 3 - Final Plat of CHERRY CREEK HILLS
December 8, 1972

In addition to the above conditions, the applicant's surveyor shall submit 15 copies of the revised final plat to the Planning Department for distribution to members of the Utility Advisory Committee.

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, December 14, 1972, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

Enclosure

cc: William Levitt, P. O. Box 18185, Southeast Station, 67218
The Fidelity Investment Co., c/o H. Marvin Hastian
229 South Market, 67202
Frank Kessler, 1905 Southwest Boulevard, 67213

INVENTORY & EVALUATION

* {	INDIVIDUAL	4100 Maple Street
	GROUP	Wichita, Kansas 67209
	UNIT OF GOVERNMENT	

REQUESTED BY Wichita-Sedg. Co. LOCATION 25.6 ac. in
Metropolitan Planning Dept. W $\frac{1}{2}$ SW $\frac{1}{4}$ 30-26-2E
 ASSISTED BY Guy Moorefield DATE 11/29/72

SITUATION: Subdivision plat. Soils are moderate to heavy clay. An unharvested crop of grain sorghums is now standing. Field slopes gently to east and south. Exposure of the soil surface to wind and water without a protective cover will cause erosion and sediment deposition in low areas and streams. The situation is not serious and can be solved rather simply.

SUGGESTED SOLUTION(S): Leave the sorghum stubble standing until spring. In February, March or April, drill Kentucky 31 Fescue directly into the stubble at 2 pounds per 1,000 square feet or 85 pounds per acre. Apply 100 pounds of 33% nitrogen with the seed. During construction, expose the minimum area of surface to erosive elements. Surface streets, roads and drives immediately. All drainage ways should be seeded to Fescue as soon as possible.

* Circle appropriate category.

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 68-47 Name CHERRY CREEK HILLS
Date Application Rec'd. 1-27-69 Preliminary Approval 2-6-69
Scheduled S/D Meeting 12-7-72

DESCRIPTION

General Location North side of Pawnee between Rock Road and Webb Road
Owner William Levitt
Surveyor/Engineer Baughman Company Phone 262-7271
Address 330 Laura

- | | | | |
|---|----------------------------------|--------------------------------------|----------------------|
| 1. Gross Acreage of Plat | <u>86.7</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>100</u> R/W <u>2500</u> ft. | |
| Residential | <u>94</u> | b. <u>70</u> R/W <u>839</u> ft. | |
| Commercial | | c. <u>65</u> R/W <u>2325</u> ft. | |
| Industrial | | d. <u>64</u> R/W <u>3944</u> ft. | |
| Other | <u>6</u> | e. <u>40</u> R/W <u>1330</u> ft. | |
| Total Number of Lots | <u>100</u> | TOTAL | <u>10,938</u> ft. |
| 3. Minimum Lot Frontage | <u>60</u> ft. | 8. Sidewalk adjacent to all streets? | <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area | <u>7,500</u> sq. ft. | | |
| 5. Existing Zoning | | | |
| 6. Proposed Zoning | | | |
| 9. Public Water Supply | <u>Yes</u> (Yes-No), Name _____ | | |
| 10. Public Sanitary Sewers | <u>Yes</u> (Yes-No), Name _____ | | |
| 11. Health Department Approval (where applicable) | _____ (Yes-No) | | |
| 12. City of Wichita | <u>X</u> : Three-Mile Area _____ | | |

STAFF COMMENTS:

- A. Associated zone case Z-1107, "AA" to "A", "B" & "BB" involving portions of subject property has been approved by the Board of City Commissioners subject to platting.
- B. As the boundaries of the final plat are not extended such that all lots have direct access to public dedicated streets, the applicant shall furnish necessary assurance that the lots which do not have such access will not be sold for development until the streets have been dedicated. It should then be understood as well, that the next final plat adjoining to the east would provide the full street right-of-way and the necessary guarantees of paving and sidewalks on each side of the affected streets.
- C. Adequate building setbacks shall be indicated on all lots in accordance with their approved zoning classifications. Corner lots proposed for single family and two family may reduce one setback to 15 feet.
- D. All lot lines shall be dimensioned.
- E. The applicant shall install or guarantee the installation of sidewalks adjacent to all streets; the total estimated construction cost to be in the amount of \$53,910.
- F. The applicant shall install or guarantee the installation for paving of all streets except Pawnee and Rock Road.
- G. The applicant shall install or guarantee the installation of sanitary sewer to serve all lots within the subdivision.
- H. The applicant shall contact the Water Department regarding satisfactory arrangements for the installation of City water to serve all lots within the subdivision.
- I. The applicant shall make satisfactory arrangements with the Department of Public Works for construction of the drainage channels within the

(over)

Map No.: _____
Section No.: _____
Twp. No.: _____
Range: _____

Revised application

S/D No. 68-47
~~7-153~~

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Cherry Creek Hills
General Location: Pawnee and Harry
Name of Property Owner: William Levitt
Address: Box 18185 S. E. Station Phone: 686-6693
Name of Subdivider: Same Phone: _____
Address: _____
Name of Agent/Surveyor: Baughman Company
Address: 330 Laura Phone: 262-7271
Date of Application: November 27, 1972

SUBDIVISION INFORMATION:

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>86.7 Ac.</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>100</u> R/W <u>2500</u> ft. |
| Residential <u>94</u> | b. <u>70</u> R/W <u>839</u> ft. |
| Commercial _____ | c. <u>65</u> R/W <u>2325</u> ft. |
| Industrial _____ | d. <u>64</u> R/W <u>3944</u> ft. |
| Other <u>multi-family</u> <u>6</u> | e. <u>40</u> R/W <u>1330</u> ft. |
| Total Number of Lots <u>100</u> | TOTAL <u>10,938</u> ft. |
| 3. Minimum Lot Frontage <u>60</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>7500</u> ft. | |
| 5. Existing Zoning _____ | |
| 6. Proposed Zoning _____ | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name _____ | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name _____ | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <u>Three-Mile Area</u> | |

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 Carl Hardy
Date 11-27-72
Fee Submitted None reqd.

June 1, 1972

Ralph Wulz, City Manager

Jack H. Galbraith, Chief Planner

Request for extension of time for
platting - re: Z-1107 and the
associated preliminary plat -
"Cherry Creek Hills"

We are in receipt of a copy of a letter to you from E. S. Flynn, Secretary-Treasurer of Levitt Jewelry Co., Inc., said letter dated May 18, 1972. The zone case in question, Z-1107, was approved by the City Commission on June 23, 1970, subject to platting. Based on a previous memo from me to Elmer Karstenson dated May 6, 1971, you exercised an administrative approval of the applicant's earlier request for a 12 month extension, setting a new completion date of June 23, 1972.

Since this is a request for a second extension, the matter should be presented to the Board of City Commissioners for their determination in accordance with the Metropolitan Area Planning Commission Policy Statement No. 5. Although the applicant has not specifically outlined their reasons for the request, it appears a second extension could be granted till June 23, 1973 under the guidelines of the policy which refers to the market or economic conditions having made it impractical to complete the plat.

If further information is desired, please advise.

JHG:JDG:ber

April 26, 1971

Levitt Jewelry Company
P. O. Box 18185 - SE Station
Wichita, Kansas 67218

Subject: Zone case Z-1107 - "AA"
to "A", "B" and "BB", and S/D 63-47
Cherry Creek Hills.

Gentlemen:

As you will recall the above-captioned zone case was approved by the Board of City Commissioners on June 23, 1970, subject to platting within one years time. Our file indicates that a preliminary plat called Cherry Creek Hills was submitted on subject property on January 27, 1969 and approved by the Subdivision Committee on February 6, 1969, subject to several conditions. Our file further indicates that an extension of time was granted on zone case Z-1107 for the platting to May 22, 1971.

Since the expiration date for completion of the plat is near, we would appreciate your advising our office as to your intentions with regards to this matter. If completion of the plat is still sometime in the future, you should contact our office regarding the procedure for obtaining a further extension of the platting time requirement from the Board of City Commissioners.

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

Sincerely,

Curtis L. Newby
Planning Analyst

CLN:rme

cc: Baughman Company, 2522 East Kellogg, 67211

April 8, 1969

Baughman Company
2522 East Kellogg
Wichita, Kansas 67211

Subject: S/D 68-47 - CHERRY CREEK HILLS

Gentlemen:

We bring to your attention our earlier correspondence dated February 10, 1969, which explained the conditions of approval of the preliminary plat, set forth by the Subdivision Committee of the Metropolitan Area Planning Commission at its regular meeting on February 6, 1969. Item number 9 of such letter is as follows:

"The cul-de-saced street shall be labeled as Lori Court, and proper names provided for all other streets."

On Friday of last week, the Department of Public Works informed us of their concern regarding the usage of the correct street names throughout the plat. Such naming should take into account logical extensions of existing streets, but should avoid incorrect duplication or close resemblance of existing names which would lead to confusion in mail distribution, etc.

We suggest that you contact Bob Vinson of the Department of Public Works regarding this matter, so that the appropriate names can be determined and included within the submission of the final plat.

Page 2 - S/D 68-47
Baughman Company
April 7, 1969

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

Very truly yours,

John D. Gist
Planner III

JDG:vjp

cc: Levitt Jewelry Company, Inc.
P. O. Box 18185
Southeast Station
Wichita, Kansas

Bob Vinson
Department of Public Works

February 10, 1969

Baughman Company
2522 East Kellogg
Wichita, Kansas 67211

Subject: S/D 68-47 - Preliminary Plat
of CHERRY CREEK HILLS

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 6, 1969, the above captioned plat was considered. The action of the Committee was to approve the preliminary plat and authorize preparation of the final plat subject to the following:

1. As the applicant proceeds to final out portions of subject plat, it will be necessary that they request annexation accordingly to enable City facilities such as sewer and water to be extended to serve the lots being platted.
2. When those areas shown as large lots such as Blocks 1, 4, 5, and 6 are finalized out, it will be necessary to submit, and receive approval of, requests for changes in zoning which are appropriate for the lot sizes being platted.
3. If the boundaries of the final plat are not extended such that all lots have direct access to public dedicated streets, then the applicant shall furnish necessary assurance that the lots which do not have such access will not be sold for development until the streets have been dedicated. It should then be understood as well, that the next final plat adjoining to the east would provide the full street right-of-way and the necessary guarantees of paving and sidewalks on each side of the affected streets.

Street right-of-way 75 feet in width shall be indicated for the east half of Rock Road for a distance of 350 feet to the north and south of the center line of Pawnee Avenue.

The triangular shaped piece of land lying south of the intersection of "old and new" alignments of Pawnee Avenue, should be included as street right-of-way.

Page 2 - S/D 68-47
Baughman Company
February 10, 1969

has been deleted

8. The east-west street indicated between Blocks 5 and 6 shall be increased to 70 feet in width.
- df* 9. That portion of the "old" alignment of Pawnee Avenue which is shown as being reduced to 32 feet in width shall be increased to provide 40 feet for the north half of said street.
- df* 10. Prior to the preparation of the final plat, the applicant shall arrange a meeting with the Planning Department and the Department of Public Works to determine the limits of Pawnee Avenue which is to be dedicated on the first final plat.
- g* 11. The cul-de-sac street shall be labeled as Lori Court, and proper names provided for all other streets.
12. "Complete access control" shall be indicated adjacent to the individually platted residential lots along Pawnee Avenue, while limited access shall be provided to the large lots or blocks.
13. The final plat shall indicate adequate building setbacks on all lots in accordance with their proposed zoning classifications.
- df* 14. Indicating a 50-foot north-south drainage easement, 200 feet in length in the northwest corner of Block 5.
15. Indicating all utility easements as marked on the "Engineer's" copy of the preliminary plat.
16. The applicant shall install or guarantee the installation of sidewalks adjacent to all streets; the total estimated construction cost to be determined upon submission of the final plat.
17. The applicant shall install or guarantee the installation for paving of all streets except Pawnee and Rock Road.
18. The applicant shall install or guarantee the installation of sanitary sewer to serve all lots within the subdivision.
19. The applicant shall contact the Water Department regarding satisfactory arrangements for the installation of City water to serve all lots within the subdivision.
20. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Page 3 - S/D 68-47
Baughman Company
February 10, 1969

It should be pointed out that the applicant shall also be responsible for constructing the drainage channels within the designated drainage rights-of-way, as previously discussed between the applicant and M. S. Mitchell of the Department of Public Works.

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.

Very truly yours,

John D. Gist
Planner III

JDG:vjp

Enclosure

cc: Levitt Jewelry Company, Inc.
Box 18185 S.E. Station
Wichita, Kansas

FORM 7-571

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		605.00

DESCRIPTION	AMOUNT
<i>Plotting of Cherry Creek Hill</i>	
Name <i>Wm. Lewitt</i>	
Address <i>Union Natl Bldg</i>	
Type <i>R710</i>	Due Date
Comments:	
Date <i>1-27-69</i>	By <i>James Smith</i>

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

S/D No. 68-47

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: CHERRY CREEK HILLS

General Location: Pawnee & Rock Road

Name of Property Owner: Levitt Jewlery Co. Inc.

Address: Mr. Levitt Box 18185 S. E. Station Phone: MT 66693

Name of Subdivider: same

Address: _____ Phone: _____

Name of Agent/Surveyor: Baughman Co.

Address: 2522 E. Hallogr Phone: MT 37431

Date of Application: Jan. 27, 1969

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 104.8 Ac.
2. Number of Lots:
 - Residential 179
 - Commercial _____
 - Industrial _____
 - Other 7
 - Total Number of Lots 186
3. Minimum Lot Frontage 41 ft.
4. Minimum Lot Area 7526 ft.
5. Existing Zoning ~~R-14C~~
6. Proposed Zoning _____
7. Lineal Feet of New Streets:
 - a. 64 R/W 7845 ft.
 - b. 70 R/W 840 ft.
 - c. 100 R/W 2300 ft.
 - d. 150 R/W 280 ft.
 - e. _____ R/W _____ ft.
 - TOTAL 11,265 ft.
8. Sidewalk adjacent to all streets? yes X 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 City Three-Mile Area → will request annexation

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 including petitions for improvements such as streets, sewer, sidewalks, etc. with the register of deeds as well as all costs of publication of initiating resolutions approving any petition for improvements 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: Levitt Jewlery Co. Inc.
Mr. Levitt Pres.

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

Received by J. H. Dixie
Date 1-27-69
Fee Submitted \$605.



October 21, 1968

Baughman Company
2522 East Kellogg
Wichita, Kansas 67211

Subject: S/D 68-47 - Sketch Plat of
CHERRY CREEK HILLS

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 17, 1968, the above-captioned sketch plat was considered. The action of the Committee was to concur in the general layout of the plat, as well as point out the following comments which need to be taken into consideration:

- ✓ 1. As the applicants proceed to final out portions of subject plat, it will be necessary that they request annexation accordingly and concurrently, to permit city facilities such as sewer and water to be extended to serve the lots being platted.
- ✓ 2. When those areas which are proposed for large lots such as Blocks 1 and 2 are finalized out, it will be necessary to submit, and receive approval of, requests for changes in zoning which are appropriate for the lot sizes being platted.
- ✓ 3. That area shown as Reserve B shall indicate 75 feet of half street right-of-way for Pawnee and Webb Road for a distance of 350 feet back each way from their intersecting center lines.
- ✓ 4. Street right-of-way 75 feet in width shall be indicated for the east half of Rock Road for a distance of 350 feet to the north and south of the center line of Pawnee Avenue.

Page 2

Baughman Company
October 21, 1968

- ✓ 5. The triangular shaped piece of land lying south of the intersection of "old and new" alignments of Pawnee Avenue, should be included as street right-of-way.
- ~~6.~~ The start of a north-south street shall be dedicated approximately midway through Block 27, because said block exceeds the maximum length allowed (1300') and to provide public access to the $\frac{1}{4}$ section of land to the north other than Webb Road (suggest possibly in the vicinity of Lots 10 and 11).
- ✓ 7. The short segment of the old alignment of Pawnee Avenue lying east of Rock Road, can be reduced to 40 feet of half street right-of-way. Said segment of right-of-way should also be given a new street name.
- ✓ 8. "Complete access control" shall be indicated adjacent to the individually platted residential lots along the major arterials, while limited access shall be provided to the large lots or blocks.
- ✓ 9. Adequate building setbacks shall be provided on all lots.
- ~~10.~~ Further review and detailed study will be necessary upon the submission of preliminary plats to determine if the indicated widths of the proposed drainage rights-of-way are adequate. This also involves study of street geometrics and proposals for a storm water sewer system that appears to be necessary in the vicinity of the north-south half section line.
- ~~11.~~ It should be pointed out that in order for a portion of the plat to be served by sanitary sewer, it will possibly require the annexation of other properties lying west of Rock Road.
- ~~12.~~ The applicant and/or developers should be advised of their responsibility in providing any adjustments, alterations or relocations of the Cities Service gas line which may be necessary in the improvement of all street crossings or development of subject property.

Page 3

Baughman Company
October 21, 1968

13. It was pointed out by Traffic Engineering that some modifications in geometrics of streets may be necessary in those areas indicating what might be termed a half cul-de-sac, extended from the standard 64 feet of right-of-way.
14. It was also mentioned that the sketch plat would necessitate the cooperation of the different land owners involved, insofar as the swapping of ownerships on those lots which are crossed by the half section line.
15. Requirements for a preliminary plat of the MAPC Subdivision Regulations.

Taking into account those items mentioned above, it was the understanding of the Committee that the next step would be the submission of a preliminary plat on a portion of the southwest quarter as outlined by one of the applicants. It was understood that future preliminary plats would follow, precedent to which the Sketch Plat may be required to be rediscussed by the Subdivision Committee.

The enclosed marked copy of the Sketch Plat is for your information and files.

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

Very truly yours,

John D. Gist
Planner III

JDG:vjp

Enclosure

cc: Mr. William Levitt
P. O. Box 18185
Wichita, Kansas 67218

Page 4

Baughman Company
October 21, 1968

cc: Mr. Marvin Bastian
Fidelity Investment Company
229 South Market
Wichita, Kansas 67202

Mr. Frank Kessler
1905 Southwest Boulevard
Wichita, Kansas 67213

10-14-68

Comments relative to S/D 68-47, Sketch Plat of CHERRY CREEK HILLS

- 1. Are Reserves actually reserves, and if so, reserved for what purpose. Are they to be platted as lots or are they going to be exceptions to the plat?
- 2. Those areas which are proposed for large lots such as block 1 and lots 1 and 2 of block 2, will require the submission, and approval, of requests for changes in zoning which are appropriate for the lot sizes being platted.
- 3. Reserve B shall indicate 75 feet of half street right-of-way for Pawnee and Webb Road for a distance of 350 feet back each way from their intersecting center lines.
- 4. The triangular shaped piece of land lying south of the intersection of "old and new" alignments of Pawnee Avenue, should all be included as street right-of-way.
- 5. Street right-of-way 75 feet in width shall be indicated for the east half of Rock Road for a distance of 350 feet to the north and south of the center line of Pawnee Avenue.
- 6. The start of a north-south street shall be dedicated approximately midway through block 27, because said block exceeds maximum length allowed (1300') and to provide public access to the $\frac{1}{4}$ section of land to the north other than Webb Road (suggest possibly in the vicinity of lots 10 and 11).
- 7. The short segment of the old alignment of Pawnee Avenue lying east of Rock Road, can be reduced to 40 feet of half street right-of-way. Said segment of right-of-way should also be given a new street name.
- ? 8. Some consideration should possibly be given to a redesign of lots 1-6 of block 25, orienting their access from the east.
- 9. "Complete access control" shall be indicated adjacent to the individually platted residential lots along the major arterials, while limited access shall be provided to the large lots or blocks.
- 10. Adequate building setbacks shall be provided on all lots.

10/14

S/D 68-47 - Cheyenne Creek Hills

- 11. Are the indicated drainage right-of-ways properly located and adequate in width.
- 12. What additional easements are needed for drainage and/or storm water sewer purposes.
- 13. Requirements for a preliminary plat of the MAPC Subdivision Regulations.

October 11, 1968

Mr. William Levitt
P. O. Box 18185
Wichita, Kansas 67218

Subject: S/D 68-47 - Sketch Plat of
Cherry Creek Hills

Dear Mr. Levitt:

This is to advise you that the above captioned sketch plat has been scheduled for the Subdivision Committee meeting of October 17, 1968. We have requested that the Utility Advisory Committee members be prepared to comment on this sketch plat in regards to drainage, street and lot design, and utility easements that their respective companies might desire.

We would recommend that you and other applicants be available at the meeting to explain your proposed sketch and discuss your proposed uses for the large lots and reserves. We would also appreciate knowing at the meeting the area proposed to immediately final out.

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

Very truly yours,

Jack H. Galbraith
Senior Planner

JHG:vjp

cc: Mr. Marvin Bastian
Fidelity Investment Company
229 South Market
Wichita, Kansas 67202

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

S/D No. 68-47

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: CHERRY CREEK HILLS

General Location: North side Patnee between Rock & Webb Road

Name of Property Owner: Wm. Levitt - Marvin Bastian - Frank Kessler
Address: PO Box 18185 67214 Phone: 1905 Southwest Boulevard 67213
Name of Subdivider: same Phone: _____
Address: _____
Name of Agent/Surveyor: Baughman Co. Phone: _____
Address: _____
Date of Application: _____

SUBDIVISION INFORMATION:

- Gross Acreage of Plat 320 Ac.
- Number of Lots:
 - Residential 716
 - Commercial _____
 - ~~XXXXXXXXXX~~ Res. A & B _____
 - Other 5Total Number of Lots _____
- Minimum Lot Frontage 65 ft.
- Minimum Lot Area 7500 ft.
- Existing Zoning _____
- Proposed Zoning _____
- Lineal Feet of New Streets:
 - 50 R/W 7950 ft.
 - 64 R/W 32210 ft.
 - 70 R/W 4900 ft.
 - 100 R/W 2200 ft.
 - _____ R/W _____ ft.TOTAL _____ ft.
- Sidewalk adjacent to all streets? yes no
- Public Water Supply yes (Yes-No), Name _____ City _____
- Public Sanitary Sewers yes (Yes-No), Name _____ City _____
- Health Department Approval (where applicable) _____ (Yes-No)
- City of Wichita City Three-Mile Area

The owner herein agrees to comply with the Subdivision Rules and Regulations for the Wichita-Sedgwick County Metropolitan Area, as amended, 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 including petitions for improvements such as streets, sewer, sidewalks, etc. with the register of deeds as well as all costs of publication of initiating resolutions approving any petition for improvements 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: Wm. Levitt
The Fidelity Investment Co. by Marvin Bastian

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

Received by John West
Date 9-23-68
Fee Submitted none



June 6, 1968

Mr. William Levitt
P. O. Box 18185
Southeast Station
Wichita, Kansas 67218

Subject: S/D 68-47 - Sketch Plat of Capri Hills
Addition, located on the north side of Pawnee
and east of Rock Road

Dear Mr. Levitt:

We have reviewed your submitted Sketch Plat of Capri Hills with various Divisions of the Department of Public Works. We realize that, with our earlier discussion of extending Pawnee through the quarter-section, and due to the fact that there is a pipeline and significant drainage problems associated with this area, it is probably difficult to design a plat on the first attempt. However, we fully believe that first a desirable collector system must be determined and the drainage and resulting streets designed accordingly. We earlier suggested that a north-south collector from your northeast corner extending directly south was not desirable. A collector along your east property line accomplishes little other than to apparently provide the area with a storm sewer. Residents in this section of land will desire to proceed to Rock Road as directly as possible. We suggest that your surveyor determine if a collector system, as roughly indicated on the enclosed sketch, is feasible and then see if lots backing into the half-section line on the east will provide for a drainage solution.

In addition to our first impression that the sketch submitted does not provide a desirable collector system, half-street rights-of-way are now avoided at all times unless there are unusual circumstances. The County Engineer has failed to recommend favorably on plats with half-street rights-of-way. In many instances, the plat reflects awkward block and lotting arrangements, contours are not clearly defined, the shelter belt is not indicated and existing farm buildings are not shown.

Mr. William Levitt
June 6, 1968
Page 2

Since we are not familiar with your anticipated first final plat or the land use proposed for Blocks 1, 8 and 12, we suggest that such notes be made on the Sketch Plat. Because of the mobile home park anticipated on the north, it is our opinion that the existing shelter belt should remain with lots indicated at a depth where property owners will have sufficient area to retain most, if not all, of their trees. Perhaps a deepening of the lots on the north to 150 feet would provide sufficient area.

The stage of annexation needs to be determined. We were under the impression that the property would be annexed in its entirety or as final plats are prepared. If annexation occurs, then it must be determined as to what standards Pawnee will be improved.

Final plats being recorded after July 1, 1968, must meet the standards of the new Subdivision Rules and Regulations. Residential street right-of-way is 64 feet; collector, 70 feet instead of 80 feet; and utility easements along rear lot lines are 20 feet.

The triangular area south of the pipeline at Pawnee and the half-section line is awkward. Perhaps if this area is not to be finalized immediately, then more thought could be given to the area at the time platting is submitted for the property to the east.

We would appreciate you and your surveyor reviewing these comments and determining if this suggested collector system is reasonable. Upon your further checking drainage possibilities, and after you have surveyed other alternative designs, we would suggest that we meet to review new solutions. If you have any questions or comments on any of our remarks or suggestions, please call.

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:JDG:bgs
Enclosure

cc: Baughman Company
2522 East Kellogg
Wichita, Kansas 67211

THE CITY OF WICHITA

OFFICE OF CITY TRAFFIC ENGINEER **DATE** February 23, 1968

TO Jack Galbraith, Senior Planner
FROM Paul B. Graves, City Traffic Engineer

SUBJECT Relocation of Pawnee,
East of Rock Road



Attached herewith are two copies of the redesign of the "Relocation of Pawnee - East of Rock Road." We have made a number of changes from the original drawing which was submitted to your office at an earlier date. It is the recommendation of this division that the design of this roadway be equivalent to or greater than the design which is attached. This recommendation was briefly discussed with Mr. Bill Levitt, at which time he received a copy of the attached.

Paul B. Graves
Paul B. Graves
City Traffic Engineer

PEG:MEM:cb
attach.



THE CITY OF WICHITA

OFFICE OF CITY TRAFFIC ENGINEER

DATE February 13, 1968



TO Jack Galbraith, Senior Planner
FROM Paul B. Graves, City Traffic Engineer

SUBJECT Realignment of Pawnee
from Rock Road East

Attached herewith is a layout of the realignment of Pawnee from Rock Road east.

This layout provides an approximation of the right-of-way requirements which could be expected should the realignment as referenced materialize. The 900' radius will provide an adequate design for a 45 mph roadway. This design does not represent a minimum or necessarily a maximum design, rather the desirable. Please contact this office if we can be of further assistance.

Paul B. Graves
Paul B. Graves
City Traffic Engineer

PBG:MEM:cb
attach.

cc: R. W. Bruggeman, Director of Public Works



Feb. 14, 1966

Baughman Company - Attention: Bill Korber

Jack H. Galbraith, Senior Planner

Realignment of Pawnee Ave.

As we discussed with you and Mr. Levitt in our office several weeks ago, we requested the Traffic Engineering Division of the Department of Public Works to prepare an alignment for extending Pawnee Ave. from Rock Road in a southeasterly direction to existing Pawnee Ave.

Enclosed for your information and files is the recommended realignment to relocate Pawnee Ave. through the 160 acres which you are proposing to plat. If you have any questions concerning this matter or if we can furnish additional information, please contact our office.

JHG:sa

Enclosure

cc: Mr. William Levitt
P.O. Box 18185
Southeast Station
Wichita, Kansas 67218

Map No.: H-10C
Section No.: 32
Twp. No.: 27
Range: 2E

S/D No. 48-47

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: CAPRI HILLS

General Location: Fawnee & Rock Road

Name of Property Owner: Wm. Levitt

Address: P. O. Box 18185 Phone: MT 66693

Name of Subdivider: same

Address: _____ Phone: _____

Name of Agent/Surveyor: Baughman Co.

Address: 2522 E. Kelllogg Phone: MT 37431

Date of Application: April 29, 1968

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 158.8 Ac.
2. Number of Lots:
 - Residential 388
 - Commercial _____
 - Industrial _____
 - Other 2
3. Total Number of Lots 390
4. Minimum Lot Frontage 60 ft.
5. Minimum Lot Area 7300 ft.
6. Existing Zoning _____
7. Proposed Zoning _____
7. Lineal Feet of New Streets:
 - a. 40 R/W 2610 ft.
 - b. 50 R/W 3230 ft.
 - c. 60 R/W 13350 ft.
 - d. 70 R/W 1900 ft.
 - e. 100 R/W 2200 ft.
 - e. 150 R/W 280 ft.
 - TOTAL 23,570 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply _____ (Yes-No), Name _____
10. Public Sanitary Sewers _____ (Yes-No), Name _____
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita City Three-Mile Area

The owner herein agrees to comply with the Subdivision Rules and Regulations for the Wichita-Sedgwick County Metropolitan Area, as amended, 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 including petitions for improvements such as streets, sewer, sidewalks, etc. with the register of deeds as well as all costs of publication of initiating resolutions approving any petition for improvements 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: Wm. Levitt

By William L. Kuhn

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

Received by John D. List
Date 4-30-68
Fee Submitted none

T9-301 (1-67)

