

6348

PLAT NO. S/D 74-99 MAP NO. E-13-C  
NAME CRESTVIEW COUNTRY CLUB ESTATES  
SOUTHERN VILLAGE SECOND ADDITION

LOCATION North side of Central and 1/2 mile east of  
127th Street East.

ENGINEER Reiss and Goodness

OWNER L. E. Forsee, Inc.

APPLICATION FILED 9-18-74

SKETCH PLAT FILED 9-18-74

PRELIMINARY FILED \_\_\_\_\_

S/D ACTION 1-16-75 Approved

FINAL FILED \_\_\_\_\_

S/D ACTION 3-6-75 Approved

MAPC ACTION 3-13-75 Approved

BCC ACTION 10-21-75 Approved

RECORDED 2-10-76

REMARKS \_\_\_\_\_

# ACTION

DATE

S/D COMMITTEE *Public Approval* 1-16-75  
*S/D Comm. final Approval* 3-6-75  
M.A.P.C. *Approval* 3-13-75  
B.C.C./~~B.C.C.~~ *Approval* 10-2-75

CRESTVIEW COUNTRY CLUB PHASES  
S/D 74-99 - SOUTHERN VILLAGE  
SECOND ADD. - North side of  
Central, 1/2 mi. east of 127th East

Map No. E-13-C  
Sec. No. 14  
Twp. No. 27  
Range 2E

Subdivision Report and Progress

S/D No.: 74-99

Name: SOUTHERN VILLAGE SECOND ADDITION

General Location: North side of Central and 1/2 mile east of 127th St. East

Owner: L. E. Forsee, Inc.  
Address: 1000 Parklane Phone: 684-5103  
Subdivider: same  
Address: \_\_\_\_\_  
Engineer/Surveyor: Reiss and Goodness Phone: \_\_\_\_\_  
Address: 2160 E. Douglas Phone: 264-1391

Application Received 9-18-74  
Conf. with Applicant NOTE  
Sketch Plat Received 9-18-74  
Present Zoning R-1  
Proposed Zoning AA  
Letter of Intent 11-21-74

PREL. PLAT RECEIVED 1-6-75  
S/D Comm. Action 1-16-75 App  
Dept. Report on Prel. 1-17-75

TRACING PROGRESS:  
Received 3/24/75  
Released \_\_\_\_\_  
Received \_\_\_\_\_  
Released \_\_\_\_\_

FINAL PLAT RECEIVED 2-24-75  
S/D Comm. Action 3-6-75  
Dept. Report on Final 3-7-75  
M.A.P.C. ACTION 3-13-75 App  
Dept. Report on Final 3-14-75  
Letter on Irons Received N/A  
Title/Taxes Rec'd & Reviewed 10-14-75  
Final Review 10-16-75  
Referral to B.C.C. 10-16-75  
B.C.C. ACTION 10-21-75 Approved

Recorded \_\_\_\_\_

Comments:

SCZ-0329 Associated Zoning Case  
CU-162 Associated conditional use request

SOUTHERN VILLAGE SECOND ADD.

Minneha Township

3/31/75 print for M-FC  
7/24/75 Deleted an extension of platting to Sept 30, 1975  
10/23/75 called Kenney Hill to pick up plat tracing for recording

S/D 74-99

2-23-76

REGISTER OF DEEDS

SEDGWICK COUNTY, KANSAS

CRESTVIEW COUNTRY CLUB ESTATES  
SOUTHERN VILLAGE 2nd ADDITION was

filed for record on February 10, 1976

Boone G. McCall  
Register Of Deeds

LAW OFFICES  
**DRESIE, JORGENSEN & WOOD**  
815 UNION NATIONAL BUILDING  
BROADWAY AND DOUGLAS

WICHITA, KANSAS 67202  
(316) 267-4231

GREY DRESIE  
J. PAUL JORGENSEN (1912-1967)  
JOHN F. JORGENSEN  
DAVID J. WOOD  
RICHARD A. EUSON

MT. HOPE, KANSAS 67108  
P. O. Box 292  
(316) 667-2402

January 19, 1976

Mr. John Richter  
Metropolitan Area Planning Dept.  
City Building  
455 North Main  
Wichita, Kansas 67202

Re: SCC-0329 and CU-162: Southern Village 2nd Add.

Dear Mr. Richter:

You have apparently been trying to reach our client, L. E. Forsee, and from the information we have, you have indicated the requests reflected in the above may be in jeopardy for non-payment of taxes.

You have no doubt received Chicago Title binder number 230081 of October 10, 1975 showing fee title vested in L. E. Forsee, Inc., and taxes for 1974 paid, Key No. MI-77. In confirming this further with Security Abstract, they advised that 1975 taxes on the property we are interested in are in the amount of \$15.06, Key No. MI-77-1A, and a copy of this letter to our client will confirm these circumstances.

Please call us if you have any questions.

Very truly yours,

DRESIE, JORGENSEN & WOOD

*David J. Wood*  
David J. Wood

DJW/je

cc: Loyd Forsee  
1000 Parklane  
Wichita, Kansas 67218



RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 74-99 Name SOUTHERN VILLAGE SECOND ADDITION  
Application & Sketch Filed: 9-18-74  
Preliminary Plat Filed: 1-6-75 Approved by S/D: 1-16-75  
Final Plat Filed: 2-24-75 Approved by S/D: 3-6-75  
Approved by Metropolitan Area Planning Commission: 3-13-75

DESCRIPTION

General Location: North side of Central 1/2 mile  
east of 127th Street East

Surveyor or Engineer: Reiss and Goodness  
Owner: L. E. Forsee, Inc.  
Address: 1000 Parklane 67218

1. Gross Acreage of Plat <u>2.9</u>	6. Access Control	
2. Number of Lots:	St. <u>Central</u>	No. Openings <u>0</u>
Residential <u>4</u>	St. _____	No. Openings _____
Commercial _____	St. _____	No. Openings _____
Industrial _____	7. Req'd Improvements	
Other _____	St. Paving _____	Water _____
Total Number of Lots: <u>4</u>	Sidewalk _____	Drainage _____
3. Minimum Lot Area: <u>0.6</u> Acres	Sewer _____	Other _____
4. Existing Zoning <u>"R-1"</u>		
5. Special Problems Discussed <u>None</u>		

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. ~~Grissett~~ moved, Hopper seconded and it carried unanimously. Rising was absent.

NOTE: The associated Conditional Use CU-162 to permit duplexes, and the associated zone Case SCZ-0329 from "R-1" to "AA" have been approved by the Board of County Commissioners subject to platting.

ACTION: Approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

LAW OFFICES  
**DRESIE, JORGENSEN & WOOD**  
815 UNION NATIONAL BUILDING  
BROADWAY AND DOUGLAS  
WICHITA, KANSAS 67202

GREY DRESIE  
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RICHARD A. EUSON

(316) 267-4231

MT. HOPE, KANSAS 67108  
P. O. BOX 292  
(316) 667-2402

October 13, 1975

MAPC  
City Hall Annex  
Wichita, Kansas

Attention: Mr. Curtis Newby

Re: Southern Village 2nd Addition

Dear Curtis:

Enclosed find Chicago Title Company insurance amendment which demonstrates that taxes for the year 1974 and prior years are paid and that title to the real property at this time is vested in L. E. Forssee, Inc., subject to those matters set out in Schedule B of such policy.

Very truly yours,

DRESIE, JORGENSEN & WOOD

*Grey Dresie*  
Grey Dresie <sup>swd</sup>

gd/rw  
enc.

## CHICAGO TITLE INSURANCE COMPANY

### COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY, a corporation of Missouri, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

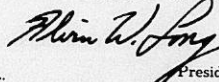
IN WITNESS WHEREOF, Chicago Title Insurance Company has caused this Commitment to be signed and sealed as of the effective date of Commitment shown in Schedule A, the Commitment to become valid when countersigned by an authorized signatory.


Issued by:  
THE SECURITY ABSTRACT &  
TITLE COMPANY, INC.  
434 North Main Street  
Wichita, Kansas 67202  
(316) AM 7-8371

  
Authorized Signatory



CHICAGO TITLE INSURANCE COMPANY

  
President.

ATTEST:  
  
Secretary.

### CONDITIONS AND STIPULATIONS

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Exclusion from Coverage and the Conditions and Stipulations of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.



SCHEDULE B

Upon payment of the full consideration to, or for the account of, the grantors or mortgagors, and recording of the necessary deeds and/or mortgages in insurable form, the policy or policies will be issued containing exceptions in Schedule B thereof to the following matters (unless the same are disposed of to the satisfaction of the Company):

1. If an owner's policy is to be issued, the mortgage encumbrance, if any, created as part of the purchase transaction.
2. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
3. Rights or claims of parties in possession not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Easements or claims of easements not shown by the public records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs): None Due. 1974 Tax \$1,727.98 paid. Key #MI-77.  
(Includes other property)
9. Taxes or special assessments which have not been certified to the Office of the County Treasurer and entered on the tax rolls thereof prior to the date hereof.
10. Right-of-Way to the Board of County Commissioners, over the North 20 feet of the South 50 feet of captioned property for road purposes, as created by instrument dated September 4, 1968, filed September 9, 1968, in Book Misc. 628, Page 466.
11. Declaration of Restrictions dated May 11, 1970, filed May 19, 1970, in Book Misc. 667, Page 307.

October 13, 1975

Mr. Grey Dresie  
Attorney at Law  
815 Union National Building  
Wichita, Kansas 67202

Re: SCZ-0329 - from "R-1" to "AA";  
CU-162, conditional use to  
permit the construction of  
duplexes; and the associated  
plat S/D 74-99, Southern  
Village Second Addition.  
Generally located on the  
north side of Central, 1/2  
mile east of 127th Street  
East.

Dear Mr. Dresie:

As you will recall, the above captioned zone case was approved by the Metropolitan Area Planning Commission on September 12, 1974, and by the Board of County Commissioners on October 2, 1974. The action of the governing body was to approve the request subject to the application area being platted within one year from the date of approval by the Board of County Commissioners; and that in the event the plat is not recorded with the Register of Deeds within one year from the date of approval by the governing body, this case is considered denied and closed. Since that time, the Board of County Commissioners granted a 60-day extension to the allotted platting time limit. It should be noted that the associated plat, Southern Village Second Addition, needs only certification that fee title is vested in the plat and certification that all taxes due and payable through 1974 have been paid in order to have that plat forwarded for consideration before the Board of City Commissioners.

This is to advise you that the time limit will now expire on November 30, 1975, and in the event the plat has not been recorded by the expiration date, based on the action of the governing body, all associated case files will be marked "denied and closed".

Mr. Grey Dresie, Attorney  
October 13, 1975  
Page 2

We would appreciate your contacting our office at your earliest convenience and advising us as to your intent to comply with the condition of platting.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:JR:rwe

cc: L. E. Forsee, Inc., 1000 Parklane, 67218  
Reiss & Goodness, 2160 East Douglas, 67214

September 17, 1975

Mr. Earl Rush, Chairman  
Board of County Commissioners  
320 Sedgwick County Courthouse  
Wichita, Kansas 67203

*Approved to Mayor 30/9/75  
Bdy Co Com on 9/24/75  
JHD*

Re: Request for extension of platting time in connection with County zone case SCZ-0329, "R-1" to "AA"; Conditional Use case CU-162, conditional use approval to construct duplexes; and S/D 74-99 - Southern Village 2nd Addition. All generally located on the north side of Central, 1/2 mile east of 127th Street East.

Dear Mr. Rush:

Enclosed herewith is a copy of a letter received by our office from Grey Dresie, Attorney for the applicants, requesting an extension of the one year platting time limit on the above referred to zone case and conditional use case. The associated final plat of Southern Village Addition has been approved by the Planning Commission.

We would concur in the requested extension to October 30, 1975. The original deadline was October 2, 1975. Since this is a first request for platting time limit extension, in accordance with the Planning Commission policy statement #5, the Chairman of the Board of County Commissioners is authorized to grant the request. We would appreciate your office advising us by memo or letter of your decision on this request.

If you have any questions, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:CLN:rme  
Encl.

cc: Grey Dresie, Attorney, 815 Union National Building, 67202

LAW OFFICES  
**DRESIE, JORGENSEN & WOOD**  
815 UNION NATIONAL BUILDING  
BROADWAY AND DOUGLAS  
WICHITA, KANSAS 67202

GREY DRESIE  
J. PAUL JORGENSEN (1912-1987)  
JOHN F. JORGENSEN  
DAVID J. WOOD  
RICHARD A. EUSON

(316) 267-4231

MT. HOPE, KANSAS 67108  
P. O. BOX 292  
(316) 667-3611

September 11, 1975

Metropolitan Area Planning Commission of  
Wichita, Kansas, and  
Board of County Commissioners  
Sedgwick County Courthouse  
Wichita, Kansas, 67203

Re: Request for Application and Extension  
of time for filing plat Case No. SCZ  
0329 (R-1 to AA and Plat Case No. SD  
74-99) Southern Village 2nd Addition

Gentlemen:

We respectfully request an extension to October 30, 1975, to allow  
the filing of a plat in Case No. SD 74-99, Southern Village 2nd  
Addition in Crestview Country Club Estates.

The reason for such request is that there was a misunderstanding  
as to the status of the taxes on the part of Mr. L. E. Forsse, who  
is the sub-divider in this case and for that reason there was  
undue delay in getting the plat on the proper agenda for filing.  
By the time the matter was straightened out it was impossible to  
have the plat set for hearing and get it filed within the time  
required by subdivision rules and regulations.

As the matter is now in such position that the plat can be filed  
as soon as these hearings are held we are asking that an extension  
of time to October 30, 1975, for this plat to be filed, be granted.

Respectfully yours,

*Grey Dresie*  
Grey Dresie  
Attorney for L. E. Forsse, Inc. Sub-division

TW  
cc: Metropolitan Area Planning Commission  
Attention: Curtis Newby



March 14, 1975

Reiss and Goodness, Engineers  
2160 East Douglas  
Wichita, Kansas 67214

Re: S/D 74-99 - Final Plat of  
SOUTHERN VILLAGE SECOND  
ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 13, 1975, 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 March 11, 1975.

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 Department.
3. Certification by an attorney that fee title is vested in the plattor.
4. Certification that all taxes due and payable for 1974 and prior years have been paid.

If you have any questions please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: L. E. Forsee, Inc., 1000 Parklane 67218  
Dean sellers, Assistant City Engineer

March 11, 1975

Reiss and Goodness Engineers  
2160 East Douglas  
Wichita, Kansas 67214

Re: S/D 74-99 - Final Plat of  
SOUTHERN VILLAGE SECOND  
ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 6, 1975, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- in Nancy Loran advised on 4/4/75*
- The applicant provide closure data and a plan showing finished contours to the County Engineer.
  - The east 30 feet of subject plat shall be designated as a "private tree maintenance easement."
  - The west 20 feet of the east 50 feet of subject plat shall be labeled as a sanitary sewer easement.
  - The two 10-foot east-west utility easements shall be extended east to the east line of the plat.
  - An overall site plan shall be submitted to the County Fire Department to assure adequate fire protection for subject property.
  - Both telephone and electric service shall be installed underground on subject plat.
  - A block number shall be labeled on the face of the plat.
  - The applicant's engineer shall contact the Planning Department relative to indicating appropriate names below the signature lines for City and County officials.

S/D 74-99  
March 11, 1975  
Page 2

- Those locations where irons have been set shall be reflected on the face of the plat.
- The plat's text shall be expanded to read: "platted into lots, blocks and a street." In addition, the plat's text shall reference that the street (Central Avenue) is dedicated to and for the use of the public.
- Recording of the plat within 30 days after approval by the Board of City Commissioners.

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, March 13, 1975, 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: L. E. Forsee, Inc.  
1000 Parklane  
Wichita, Kansas 67218

Dean Sellers, City Engineering

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 74-99 Name SOUTHERN VILLAGE SECOND ADDITION  
Date Application Rec'd. 9-18-74 Preliminary Approval 1-16-75  
Scheduled S/D Meeting 3-6-75

DESCRIPTION

General Location North side of Central and 1/2 mile east of  
127th Street East.

Owner L. E. Forsee, Inc.  
Surveyor/Engineer Reiss and Goodness  
Address 2160 East Douglas Phone 264-1391

- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>2.9</u>   | 7. Lineal Feet of New Streets:                 |
| 2. Number of Lots:  | a. <u>        </u> R/W <u>        </u> ft.     |
| Residential <u>4</u>  | b. <u>        </u> R/W <u>        </u> ft.     |
| Commercial <u>        </u>  | c. <u>        </u> R/W <u>        </u> ft.     |
| Industrial <u>        </u>  | d. <u>        </u> R/W <u>        </u> ft.     |
| Other <u>        </u>   | e. <u>        </u> R/W <u>        </u> ft.     |
| Total Number of Lots <u>4</u>   | TOTAL <u>        </u> None <u>        </u> ft. |
| 3. Minimum Lot Frontage <u>120</u> ft.  | 8. Sidewalk adjacent to all                    |
| 4. Minimum Lot Area <u>24,000</u> sq. ft.   | streets? <u>        </u> yes <u>X</u> no       |
| 5. Existing Zoning <u>R-1</u>   |  |
| 6. Proposed Zoning <u>AA</u>  |  |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>Wichita Water Department</u>                |  |
| 10. Public Sanitary Sewers <u>        </u> (Yes-No), Name <u>Crestview Improvement District</u> |  |
| 11. Health Department Approval (where applicable) <u>        </u> Yes <u>        </u> (Yes-No)  |  |
| 12. City of Wichita <u>        </u> : Three-Mile Area <u>        </u> X                         |  |

STAFF COMMENTS:

- A. An overall site plan shall be submitted to the County Fire Department to assure adequate fire protection for subject property.
- B. Both telephone and electric service shall be installed underground on subject plat.
- C. The applicant shall furnish evidence that he has agreed to join in the overall Crestview Country Club P.U.D. when such a document is submitted for approval at such time P.U.D. provisions are adopted into the County zoning resolution.
- D. A block number shall be labeled on the face of the plat.
- E. The applicant's engineer shall contact the Planning Department relative to indicating appropriate names below the signature lines for City and County officials.
- F. Those locations where irons have been set shall be reflected on the face of the plat.
- G. The plat's text shall be expanded to read: "platted into lots, blocks and a street." In addition, the plat's text shall reference that the street; (Central Avenue) is dedicated to and for the use of the public.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

# INVENTORY & EVALUATION

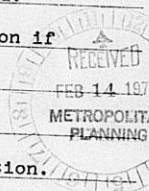
\*  INDIVIDUAL  
 GROUP  
 UNIT OF GOVERNMENT

REQUESTED BY Southern Village , 2nd LOCATION SE 1/4 SW 14-27-27

ASSISTED BY Larry L. Henry, District Conservation DATE 1-16-75  
1st

SITUATION: This unit has some 6% slope thus requiring cover. Due to the smallness of the unit, no structures will be needed.

This area is on top of a hill, thus subject to wind erosion if not properly covered.



Solutions: 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. 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.

SUGGESTED SOLUTIONS:

4. 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 Sedgwick County

Conservation District standards and specifications. The

\* Circle appropriate category.

# INVENTORY & EVALUATION

\*  INDIVIDUAL  
 GROUP  
 UNIT OF GOVERNMENT

REQUESTED BY \_\_\_\_\_ LOCATION \_\_\_\_\_

ASSISTED BY \_\_\_\_\_ DATE \_\_\_\_\_

SOLUTIONS CON'T :

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

Native bluestem mix, 1 pound per 1,000 square feet.

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

Bromegrass, 2 pounds per 1,000 square feet.

Apply nitrogen fertilizer at the rates listed below or have

the soil tested and fertilize accordingly.

Tall fescue, 1 pound per 1,000 square feet.

Bromegrass, 1 pound per 1,000 square feet.

Adapted perennial grasses for sodding are Zoysia, Bluegrass, and Fescue.

RECOMMENDED SOLUTIONS:

5. Stabilize each lot within 90 days after work starts on home or other building construction.

6. Backfill, compact, seed, and mulch trenches within 60 days after they are opened.

7. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: 943-9471.

\* Circle appropriate category.

October 15, 1974

Mr. James F. Aiken, Jr., Environmental Health Director  
Wichita-Sedgwick County Department of Community Health  
1900 E. 9th Street  
Wichita, Kansas 67214

Re: Sewage Treatment  
Facilities, Crestview  
Improvement District

Dear Mr. Aiken:

We are replying herewith in answer to your inquiries to the Crestview Improvement District Sanitary Sewer System.

1. The existing sewage treatment facilities will provide treatment for a population equivalent of 600.
2. To answer your questions as to the number of platted lots, existing buildings, and people now residing within the Crestview Improvement District, the following list was compiled by locating existing housing. Population data was calculated on the basis of 3.6 persons per family. Southern Village 2nd Addition and Fountain Hills Addition, which are in preliminary stages of platting, are also included in the list.

<u>SUB-DIVISION</u>	<u>EXIST. FAMILY UNITS OR HOMES</u>	<u>PRESENT EQUIV. POPULATION</u>	<u>MAXIMUM FAMILY UNITS IN PLATTED AREAS</u>	<u>MAXIMUM EQUIV. POPULATION</u>
North Point	18	65	36	130
The Villas	52	187	60	216
The Villas 2nd	8	29	88	317
East Meadows	9	32	50	180
Southern Village	18	65	48	173
Southern Village 2nd	0	0	10	36
Fountain Hills	0	0	44	158
Country Club	1 Club House	50	1 Club House	50

Total Present Equiv. Population 428

Total Future Equiv. Population 1,260

The data shown above indicates the number of buildings surrounding the Crestview Country Club golf course on October 11, 1974.

Sincerely,

Kenny E. Hill, E. I. T.

KEH:jc

January 20, 1975

Reiss and Goodness  
2160 East Douglas  
Wichita, Kansas 67214

Re: S/D 74-99 - Preliminary Plat  
of SOUTHERN VILLAGE SECOND  
ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 16, 1975, 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. A 10 foot utility easement shall be indicated on the common lot line of Lots 2 and 3.
- B. A 10 foot utility easement shall be indicated on the west line of Lots 1-4.
- C. An overall site plan shall be submitted to the County Fire Department to assure adequate fire protection for subject property.
- D. The applicant shall contact the Soil Conservation Service relative to taking proper precautions to prevent soil erosion from wind and water during the development of subject property.
- E. Both telephone and electric service shall be installed underground on subject plat.
- F. The applicant shall furnish evidence that he has agreed to join in the overall Crestview Country Club P.U.D. when such a document is submitted for approval at such time P.U.D. provisions are adopted into the County zoning resolution.

S/D 74-99  
January 20, 1975  
Page 2

G. Requirements for a final plat (see pages 20 through 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  
Enclosure

cc: L. E. Forsee, Inc.  
1000 Parklane  
Wichita, Kansas 67218

Dean Sellers, Assistant City Engineer

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 74-99 Name SOUTHERN VILLAGE SECOND ADDITION  
Date Application Rec'd. 9-18-74 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 1-16-75

DESCRIPTION

General Location North side of Central and 1/2 mile east of  
127th Street East.  
Owner L. E. Forsee, Inc.  
Surveyor/Engineer Reiss and Goodness  
Address 2160 East Douglas Phone 264-1391

- |   |   |
|---|---|
| 1. Gross Acreage of Plat <u>2.9</u>       | 7. Lineal Feet of New Streets:                                    |
| 2. Number of Lots:                        | a. _____ R/W _____ ft.  |
| Residential <u>5</u>                      | b. _____ R/W _____ ft.  |
| Commercial _____                          | c. _____ R/W _____ ft.  |
| Industrial _____                          | d. _____ R/W _____ ft.  |
| Other _____                               | e. _____ R/W _____ ft.  |
| Total Number of Lots <u>5</u>             | TOTAL <u>None</u> ft.   |
| 3. Minimum Lot Frontage <u>120</u> ft.    | 8. Sidewalk adjacent to all                                       |
| 4. Minimum Lot Area <u>24,000</u> sq. ft. | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>No</u> |
| 5. Existing Zoning <u>R1</u>              |   |
| 6. Proposed Zoning <u>AA</u>              |   |
9. Public Water Supply Yes (Yes-No), Name Wichita Water Dept.  
10. Public Sanitary Sewers Yes (Yes-No), Name Crestview Improvement Dist.  
11. Health Department Approval (where applicable) Yes (Yes-No)  
12. City of Wichita \_\_\_\_\_: Three-Mile Area X

STAFF COMMENTS:

- A. The associated County cases SCZ-0329, zone change from R-1 to AA and CU-162, Conditional Use approval to construct duplexes, have been approved by the Board of County Commissioners subject to platting.
- B. It should be noted that this preliminary plat is a continuation of Southern Village Addition and access to subject lots is by way of the private access drives developed on Southern Village Addition.
- C. Both telephone and electric service shall be installed underground on subject plat.
- D. The applicant shall furnish evidence that he has agreed to join in the overall Crestview Country Club P.U.D. when such a document is submitted for approval at such time P.U.D. provisions are adopted into the County zoning resolution.
- E. Requirements for a final plat (see pages 20 through 25, Part 4, Article 5 of the MAPC Subdivision Regulations).

REGISTERED PROFESSIONAL ENGINEERS:  
CHARLES M. GOODNESS  
AL E. REISS

PHONE (316) 264-1291

**REISS & GOODNESS ENGINEERS**

*Consulting Engineers*

2160 E. DOUGLAS AVE.  
WICHITA, KANSAS 67214

January 7, 1975

Mr. Curtis Newby  
Metropolitan Area Planning Department  
104 S. Main  
Wichita, Kansas 67202

Dear Mr. Newby:

Enclosed is a check for the Preliminary Plat Application Fee for Southern Village, 2nd Addition. Lloyd Forssé will send you a letter outlining deed restrictions, improvements, etc.

Sincerely,

*Kenny E. Hill*  
Kenny E. Hill, E. I. T.

KDH:jc

Enclosure



November 21, 1974

Reiss & Goodness Engineers  
2160 East Douglas  
Wichita, Kansas 67214

Re: S/D 74-99 - Sketch Plat  
of SOUTHERN VILLAGE SECOND  
ADDITION.

Gentlemen:

We have reviewed the above referred to sketch plat and hereby authorize preparation and submission of a sketch plat subject to the following conditions and comments:

- A. The underground installation of both telephone and electric utilities will be a requirement of plat approval.
- B. Indicating complete access control along the north line of Central Avenue on Lot 5.
- C. The applicant shall be advised that a final plat shall not be prepared until the Planning Commission has recommended favorably upon the requested zone change from "R-1" to "AA" on subject property.
- D. Requirements for a preliminary plat of the MAPC Subdivision Regulations.

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

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme

September 25, 1974

Dick Linn, City Engineer

John Richter, Planning Analyst

S/D 74-99 and S/D 74-100 - sketch plats of Southern Village Second Addition and Fountain Hills (generally located on the north side of Central and 1/2 mile east of 127th Street East).

Although submitted together on the same sheet, these two adjoining sketch plats are individually owned and will be separately filed in preliminary form. Presently, a zone change from "R-1" to "AA" and a conditional use to permit duplexes has been approved by the M.A.P.C. for Southern Village 2nd Addition subject to platting. These cases are scheduled to be considered by the Board of County Commissioners on October 2, 1974. The same zone change and conditional use will be filed for Fountain Hills in the near future. I would appreciate your review of these sketch plats with any comments you may have returned to me no later than October 4, 1974.

JR:rme  
Attachments

Memos also sent to: M. S. Mitchell, Maintenance-Flood Control  
Nancy Graham, County Engineering  
Mike Everhart, Environmental Health

FORM 223-001			
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	59.00	

DESCRIPTION	AMOUNT
Subdivision Application	

Name	L. E. Frossee, Inc.
Address	

Type	AA-407103	Due Date	
Comments:			

Date	11/8/75	By	Cent Neudy
------	---------	----	------------

Map No.: E-13-C  
Section No.: 14  
Twp. No.: 27  
Range: 2E

S/D No. 74-99

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Crestview Country Club Estates - Southern Village 2nd Addition

General Location: 1/2 Mile East of 127th Street on the North Side of Central Avenue

Name of Property Owner: L. E. Forsee, Inc.  
Address: 1000 Parklane Phone: 684-5103  
Name of Subdivider: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: Same Phone: \_\_\_\_\_  
Name of Agent/Surveyor: Reiss and Goodness Engineers  
Address: 2160 E. Douglas Phone: 264-1391  
Date of Application: 9-11-74

SUBDIVISION INFORMATION:

- |  |   |
|--|---|
| 1. Gross Acreage of Plat <u>2.9 Acres</u>  | 7. Lineal Feet of New Streets:  |
| 2. Number of Lots:   | a. _____ R/W _____ ft.  |
| Residential <u>5</u>   | b. _____ R/W _____ ft.  |
| Commercial <u>0</u>  | c. _____ R/W _____ ft.  |
| Industrial <u>0</u>  | d. _____ R/W _____ ft.  |
| Other <u>0</u>   | e. _____ R/W _____ ft.  |
| Total Number of Lots <u>5</u>  | TOTAL <u>0</u> ft.  |
| 3. Minimum Lot Frontage <u>120</u> ft.   | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>24,000</u> Sq.ft.   |   |
| 5. Existing Zoning <u>R1</u>   |   |
| 6. Proposed Zoning <u>AA With Conditional Use Permit</u>                           |   |
| 9. Public Water Supply _____ (Yes-No), Name <u>Wichita Water Dept.</u>             |   |
| 10. Public Sanitary Sewers _____ (Yes-No), Name <u>Crestview Improvement Dist.</u> |   |
| 11. Health Department Approval (where applicable) _____ (Yes-No)                   |   |
| 12. City of Wichita <u>X 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: [Signature]

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

Received by JA  
Date 9/18/74  
Fee Submitted NONE