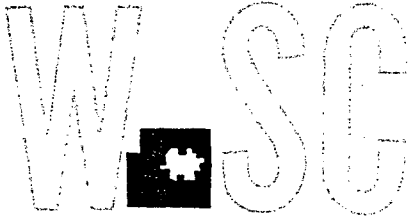


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

July 7, 1989

Mr. Babar M. Khan, P.E.
Municipal Engineers
254 Laura, Suite 201
Wichita, KS 67211

Re: S/D 89-30 - Plat of Country Lakes Estates, Located at
the northwest corner of Pawnee and 127th Street East

Dear Mr. Khan:

At the regular meeting of the Metropolitan Area Planning Commission on July 6, 1989, 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 July 3, 1989.

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

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the second half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:sm

cc: Jim Weber, County Engineer
Smith & Co., Inc., P.O. Box 780595, Wichita, KS 67278-0595
Regina Albright, 2426 Mayfield Dr., Wichita, KS 67210
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

June 29, 1989

STAFF REPORT
(Final Plat; Preliminary Plat Approved 6/1/89)

CASE NUMBER: S/D 89-30 - COUNTRY LAKES ESTATES

OWNER/APPLICANT: Smith & Co., Inc., P.O. Box 780595, Wichita,
KS 67278-0595

SURVEYOR/ENGINEER: Municipal Engineers

LOCATION: North of Pawnee, 1/2 mile west of 127th St.
East

SITE SIZE: 28.3 Acres

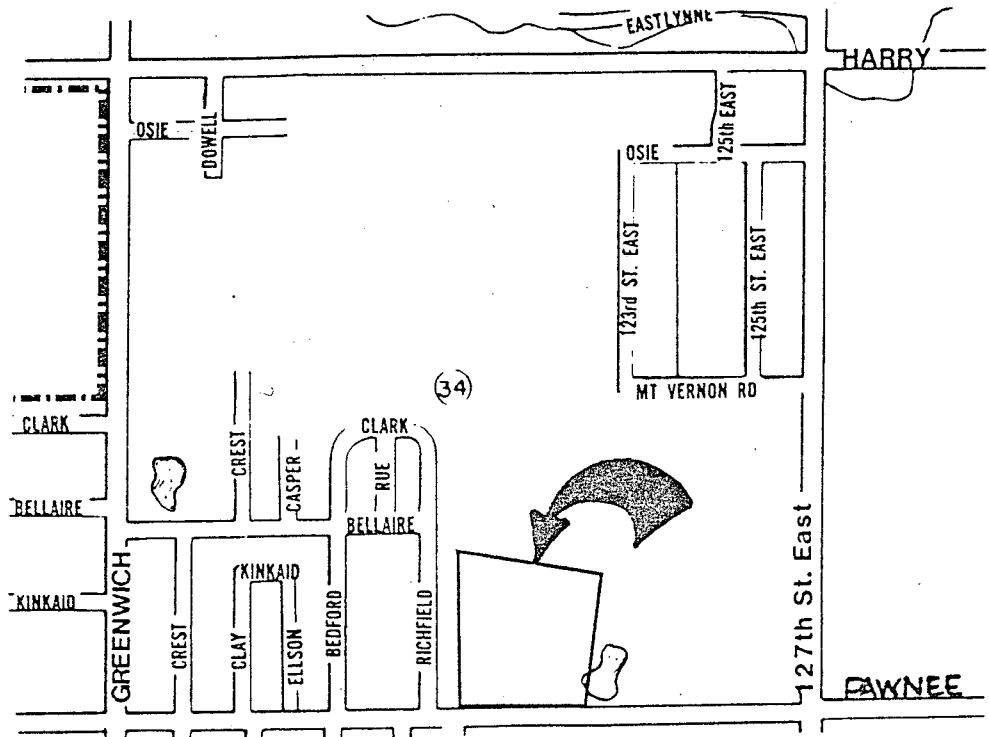
NUMBER OF LOTS

Residential:	37
Office:	
Commercial:	
Industrial:	
Total:	37

MINIMUM LOT AREA: 25,000 sq. ft.

CURRENT ZONING: "R-1"

VICINITY MAP:



- A. Since this property will utilize a City of Wichita water supply line in Pawnee, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall also extend water to the east line of this plat on Pawnee.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of interior streets to a suburban standard. This standard shall be as specified by City and County Engineering and requires a waiver of the Urban standard noted in the Subdivision Regulations. If this guarantee is by petition, such petition shall be submitted to the City of Wichita Engineer's Office.
- F. The applicant shall guarantee a temporary cul-de-sac at the north terminus of Honeytree. When the preliminary plat was approved, it was approved with this cul-de-sac being required off-site and not on-site as now indicated. County Engineering needs to indicate if an on-site cul-de-sac is acceptable. If an on-site cul-de-sac is acceptable, the platting text needs to reference this "temporary" cul-de-sac and indicate that it becomes void upon the extension of Honeytree to the north.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall obtain any off-site easements needed for the extension of sanitary sewer to this site. These dedications shall be by separate instrument and be provided to County Engineering for approval and processing. Copies shall be provided to Planning for the plat file.
- I. As required by the drainage plan, the applicant shall acquire an off-site drainage easement to the northeast of the plat. This dedication shall be by separate instrument. The dedication shall be provided to County Engineering for approval and acceptance with a copy provided to the Planning Department.
- J. On the final plat tracing, the 40-foot floodway along the east line of this plat shall be more distinctly indicated.

- K. A covenant, for recording with the plat shall also be provided which specifies that if maintenance of the floodway is required by the appropriate governing authority, that the cost of such maintenance shall be charged back to the owner(s) of the involved properties by a method similar to special assessments.
- L. On the final plat tracing, the plattor's text shall be amended to indicate that complete access control is being dedicated to Pawnee Avenue, across the south line of; Lot 1, Block A, Lots 1 and 4, Block B, and Lot 1, Block C.
- M. The applicant shall submit a copy of the instrument which establishes the Conoco Oil Line south of and adjacent to this plat. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. Appropriate recording information shall be shown on the final plat.
- N. Prior to scheduling this plat to the City Council the applicants engineer shall provide a letter stating that the fence, within the Pawnee right-of-way has been removed.
- O. The final plat shall indicate the center line of Pawnee.
- P. On the final plat tracing, the names of all individuals required to sign the plat shall be printed below the corresponding signature line.
- Q. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- R. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- S. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- T. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- U. Recording of the plat within 30 days after approval by the City Council.

- V. The representative from County engineering should be prepared to comment on the drainage plan for this site. Also, as was requested during review of the preliminary plat, the applicant was to submit a drainage concept for the overall quarter section being considered for development and a sanitary sewer layout plan. County Engineering should be prepared to indicate the acceptability of the overall drainage concept and the sanitary sewer layout plan. In particular as regards the sanitary sewer layout, Engineering needs to indicate if sufficient easements are being indicated on this plat.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6
June 1, 1989

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 89-30 - COUNTRY LAKES ESTATES

OWNER/APPLICANT: Smith & Co., Inc., P.O. Box 780595, Wichita, KS 67278-0595

SURVEYOR/ENGINEER: Municipal Engineers

LOCATION: North of Pawnee, 1/2 mile west of 127th St. East

SITE SIZE: 28.3 Acres

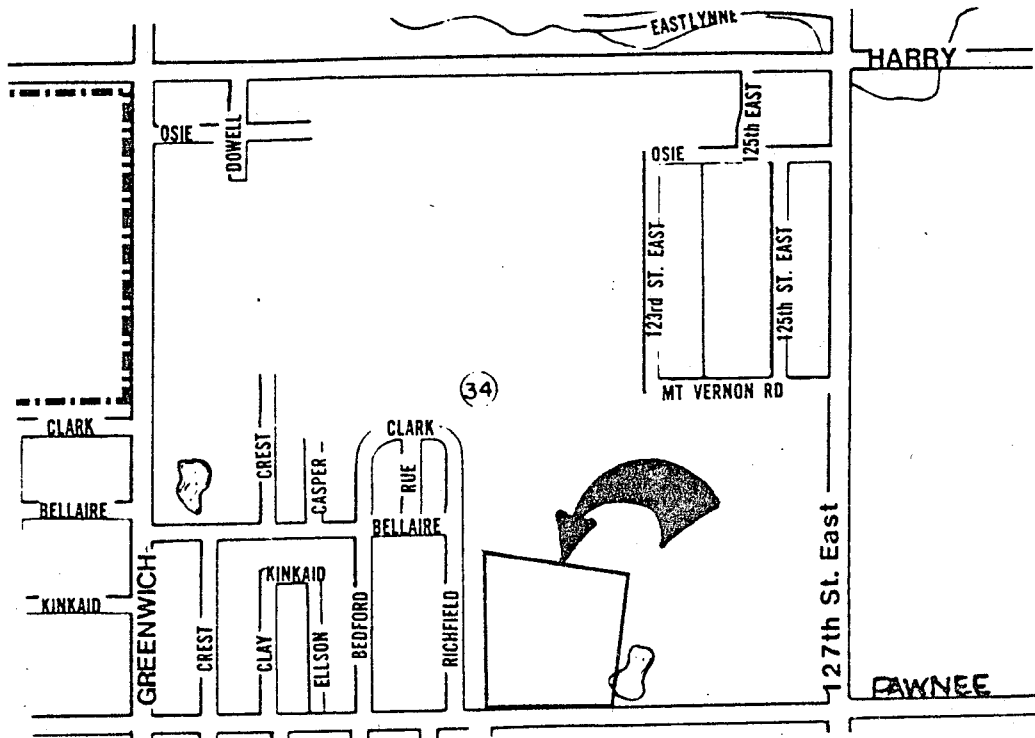
NUMBER OF LOTS

Residential:	37
Office:	
Commercial:	
Industrial:	
Total:	37

MINIMUM LOT AREA: 25,000 sq. ft.

CURRENT ZONING: "R-1"

VICINITY MAP:

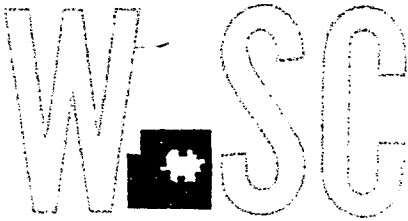


- A. Since this property will utilize a City of Wichita water supply line in Pawnee, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall also extend water to the east line of this plat on Pawnee.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The guarantee of interior streets shall be as determined by the appeal of the MAPD sketch plat recommendation for the paving of interior streets.
- F. The applicant shall guarantee and establish a temporary off-site cul-de-sac at the north end of "Honey Tree" for an adequate turn-around.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The final plat shall show dashed lines at the perimeter, where the residential streets intersect Pawnee. Solid lines indicate the platting of private streets.
- I. Prior to, or at the time of submitting the final plat, the applicant shall submit a sanitary sewer layout plan to County Engineering for review and approval.
- J. The applicant shall obtain any off-site utility easements that might be required by a sanitary sewer layout plan. Sanitary sewer lines, require 20-foot utility easements. This preliminary plat shows a "16' - ESMT" in the rear yards of Block B. The "10' - ESMT" shown on the rear lot of Block A is inadequate for the proposed sanitary sewer (The west line has a total of 18-feet of utility easement while the north line is deficient of 10-feet).
- K. It is assumed that easements in comment J are utility easements. On the final plat utility easements shall be labeled utility easements D and the dimensions shall be more accurately labeled for those easements previously addressed and for easements between Lots 11 and 12, Block A and Lots 3 & 4, Block C.
- L. On the final plat Lot 13, Block A, shall show a 15-foot side yard building setback on Honey Tree instead of the 10-foot as shown.

- M. For lots adjacent to Pawnee the final plat shall show complete access control to be dedicated to the appropriate governing body. Access control shall be shown on the face of the plat and be written in the plat's text.
- N. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- O. On the final plat angles or bearings shall be indicated for all side lot lines which are not at right angles with or radial to adjacent street lines. Section 5-402(F).
- P. The final plat shall indicate angles or bearings for the perimeter of this plat.
- Q. The applicant shall submit a copy of the instrument which establishes the Conoco Oil Line south of and adjacent to this plat. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. Appropriate recording information shall be shown on the final plat.
- R. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2-1/2 time the width thereof."
- S. Prior to scheduling this plat to the City Council the applicants engineer shall provide a letter stating that the fence, within the Pawnee right-of-way has been removed.
- T. As required by the subdivision regulations the final plat shall show the location of irons set and irons found and show the difference between the two in legend form.
- U. The final plat shall clearly indicate the amount of half-street right-of-way for Pawnee.
- V. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- W. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- X. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

- Y. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Z. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- AA. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept. Specifically, County Engineering should comment on the 40-foot drainage easement along the east line of this plat. A sketch plat indicates the construction of ponds are proposed along the east line of this plat. The County needs to indicate if it is willing to assume the maintenance of these ponds as would be implied by a drainage easement? Will off-site drainage easements be required or are the present easements of adequate width and length? Finally, should the platting of a reserve for drainage purposes be proposed?

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

May 26, 1989

Mr. Babar M. Khan, P.E.
Municipal Engineer
254 Laura, Suite 201
Wichita, KS 67211

Re: S/D 89-30 - Sketch Plat of Country Lakes Estates, located at
the northwest corner of Pawnee and 127th St. E.

Dear Mr. Khan:

At the regular meeting of the Metropolitan Area Planning Commission on May 25, 1989, the above-captioned sketch plat was considered. The action of the Planning Commission was to approve staff's recommended action, which is as follows.

In view of the fact that this property is to be served with both sanitary sewer and municipal water, is located within approximately 2/3-mile of the City of Wichita, and is within the urban growth area as depicted on Sedgwick County's Comprehensive Plan, the proposed streets being dedicated by this plat need to be paved.

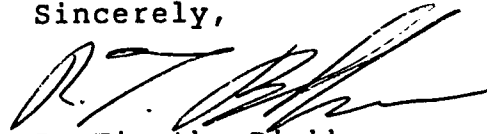
Since the areas of the proposed lots are not smaller than 25,000 square feet, the installation of standard urban scale street pavement with curb and gutter is not thought to be appropriate for this type of large lot subdivision, which is zoned "R-1" Suburban Residential.

The above-outlined factors in mind, the applicant shall guarantee the pavement of the proposed streets to the suburban paving standard that Sedgwick County has installed in suburban subdivisions similar to this one. Installation of pavement to meet the County's suburban pavement standard will require the governing body to waive that part of Section 8-103(A) which requires all street pavement to conform to the standards of the Supplementary Pavement Thickness Design Manual for Residential Streets with the Wichita Metropolitan Area.

S/D 89-30
Page 2

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

Sincerely,

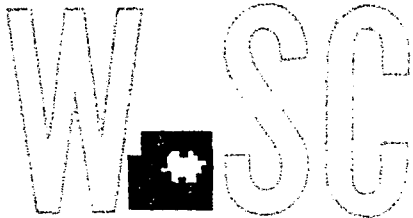
A handwritten signature in black ink, appearing to read 'R. Timothy Bickhaus', written in a cursive style.

R. Timothy Bickhaus
Associate Planner

RTB:jcm

cc: Jim Weber, County Engineer
Smith & Co., Inc., Box 780595, 67278-0595
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

May 19, 1989

Mr. Babar M. Khan, P.E.
Municipal Engineers
254 Laura, Suite 201
Wichita, KS 67211

Re: S/D 89-30 - Sketch Plat of Country Lakes Estates,
Located at the northwest corner of Pawnee and 127th
Street East

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 18, 1989, the above captioned plat was considered. At issue with this sketch plat was the Planning Department's comment concerning paving of interior streets for this addition. The action of the Committee was to recommend that because of the size of lots involved, and this being a suburban location, that paving of interior streets not be required.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 25, 1989. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew
Senior Planner

DL:svm

cc: Jim Weber, County Engineer
Smith & Co., Inc., P.O. Box 780595, Wichita, KS 67278-0595
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

May 18, 1989

STAFF REPORT
(Sketch Plat)

CASE NUMBER: S/D 89-30 - COUNTRY LAKES ESTATES

OWNER/APPLICANT: Smith & Co., Inc., P.O. Box 780595, Wichita, KS 67278

SURVEYOR/ENGINEER: Municipal Engineers

LOCATION: Northwest corner of Pawnee & 127th St. E.

SITE SIZE: 160 Acres

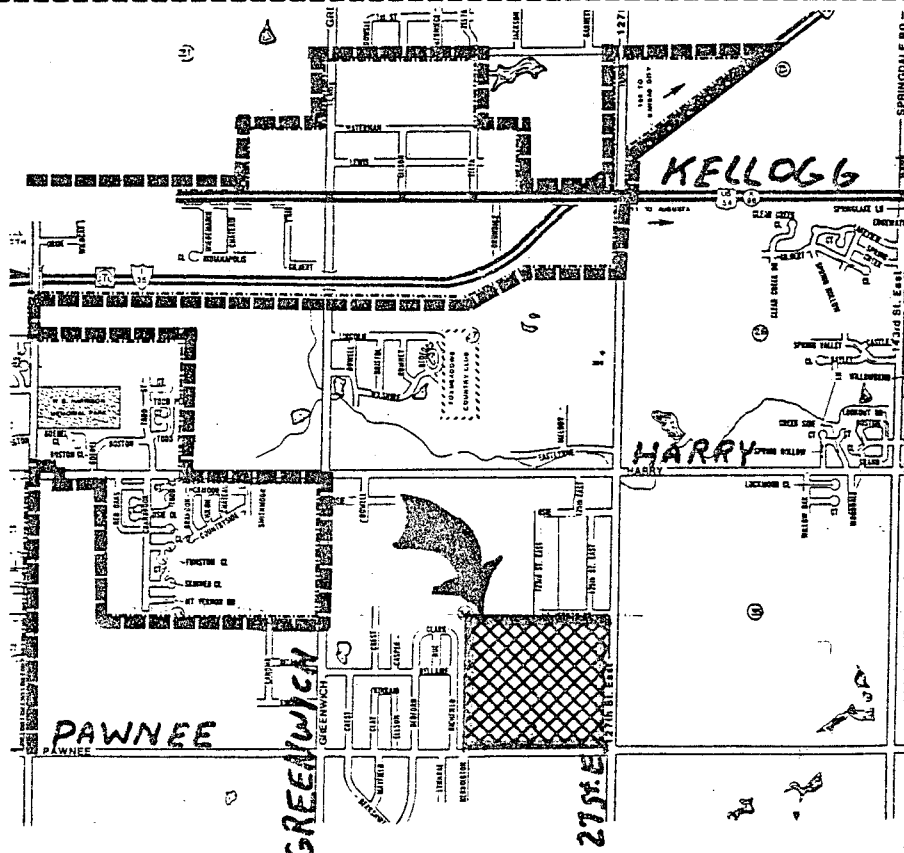
NUMBER OF LOTS

Residential:	182
Office:	
Commercial:	1
Industrial:	
Total:	183

MINIMUM LOT AREA: 25,000 sq. ft.

CURRENT ZONING: "R-1" and "LC"

VICINITY MAP:



- A. County Engineering should be prepared to comment on the status of extending sanitary sewer to this site. Also, County Engineering should be prepared to indicate if plans presently exist for extending service to the south and east of this site or if physical limitations exist which preclude the potential provision, through the Four-Mile System, of such services in those areas.
- B. For additional comments, see MAPD's May 1, 1989, letter.