

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 4, 1990

To: Neighboring Property Owners

Re: S/D 89-71 - FLINT HILLS ESTATES located south of Harry and
east of 127th Street East.

This letter is to advise neighboring property owners that the
above described plat is scheduled for public hearing before the
Sedgwick County Board of County Commissioners on Wednesday,
January 17, 1990, in Room 320, Sedgwick County Courthouse, 525 N.
Main, Wichita, Kansas at 9:00 a.m.

Neighboring property owners may attend the public meeting in
order to express their views about the plat. Should you have any
questions, please feel free to call me at 268-4421.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm
CC:

Mr. Kenny Hill
Poe & Associates of Kansas, Inc.
434 North Oliver, Suite 110
Wichita, KS 67208

Paul Treadwell
10101 E. 47th St. So.
Derby, KS 67037

James Alford
13932 E. Lockmore Cir.
Wichita, KS 67230

Richard L. Clark
1431 Woodale
Wichita, KS 67230

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 18, 1990

Mr. Kenny Hill
Poe & Associates of Kansas, Inc.
434 North Oliver, Suite 110
Wichita, KS 67208

Re: S/D 89-71 - FLINT HILLS ESTATES located south of Harry and
east of 127th Street East.

Dear Mr. Hill:

At the regular meeting of the Sedgwick County Board of County
Commissioners, Wednesday, January 17, 1990, the above captioned
plat was considered. The action of the Board was to defer
consideration of the plat for four (4) weeks.

At this time, it is our understanding that this plat shall be
rescheduled for public hearing before the Board of County
Commissioners on Wednesday, February 14, 1990, in Room 320,
Sedgwick County Courthouse, 525 N. Main, Wichita, Kansas at 9:00
a.m.

If you have any questions concerning these comments please feel
free to contact this office at 268-4421.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm
cc: Paul Treadwell
10101 E. 47th St. So.
Derby, KS 67037

James Alford
13932 E. Lockmore Cir.
Wichita, KS 67230

S/D 89-71 Flint Hills
Page 2

cc cont.:

Richard L. Clark
1431 Woodale
Wichita, KS 67230

Pam Bauer
1953 So. 127th
Wichita, KS 67207

Donald Michael Crane
14020 Lockmore Cir.
Wichita, KS 67230

Dee Allan
1702 S. Dowell
Wichita, KS 67207

Kent Noaler
1504 Spring Hollow Cir.
Wichita, KS 67230

Marilyn Rapel
1505 Blue Sage Cir.
Wichita, KS 67230

Brent Hite
15229 Sweet Gum
Wichita, KS 67230

Lucille Strode
1819 So. 125th E.
Wichita, KS 67207

Mary Agness Morley
13400 E. Harry
Wichita, KS 67230

Fern Everhart
1531 Lookout Dr.
Wichita, KS 67230

Sally Getler
14604 Willowbend Cir.
Wichita, KS 67230

Carlene Brittain
12629 E. Harry
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Ragina Albright
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Ann Mayle
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Wichita, KS 67230

Michael Alan Reisman
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Ruth Snellen
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John Morley
13200 E. Harry
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Mike Lindebak, City Engineer
Jim Weber, County Engineer
Ron Worley, County Public Works
Jack Brown, Health Dept.

SEDERWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 11, 1989

To: Neighboring Property Owners

Re: S/D 89-71 - FLINT-HILLS ESTATES located south of Harry and
east of 127th Street East.

This letter is to advise neighboring property owners that the
above described plat is scheduled for public hearing before the
Wichita City Council on December 19, 1989.

Neighboring property owners may attend the public meeting in
order to express their views about the plat. Should you have any
questions, please feel free to call me at 268-4421.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm
cc:

Mr. Kenny Hill
Poe & Associates of Kansas, Inc.
434 North Oliver, Suite 110
Wichita, KS 67208

Paul Treadwell
10101 E. 47th St. So.
Derby, KS 67037

James Alford
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cc cont.:

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Mike Lindebak, City Engineer
Jim Weber, County Engineer
Ron Worley, County Public Works
Jack Brown, Health Dept.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

November 21, 1989

Mr. Kenny Hill
Poe & Associates of Kansas, Inc.
434 North Oliver, Suite 110
Wichita, KS 67208

Re: S/D 89-71 - FLINT HILLS ESTATES located at the
southeast corner of Harry and 127th St. East

Dear Mr. Hill:

At the regular meeting of the Metropolitan Area Planning Commission on November 20, 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 November 17, 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 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

S/D 89-71 Flint Hills
Page 2

cc:

Paul Treadwell
10101 E. 47th St. So.
Derby, KS 67037

James Alford
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S/D 89-71 Flint Hills
Page 3

Carlene Brittain
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Jim Weber, County Engineer
Ron Worley, County Public Works
Jack Brown, Health Dept.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

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

November 17, 1989

Mr. Kenny Hill
Poe & Associates of Kansas, Inc.
434 North Oliver, Suite 110
Wichita, KS 67208

Re: S/D 89-71, FLINT HILLS ESTATES located at the southeast
corner of Harry and 127th St. East

Dear Mr. Hill:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 16, 1989, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. Since this property will utilize a City of Wichita water supply line in Harry or 127th Street East, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- 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. While this site is within the urban growth area of Wichita; because of the platting of lots of 25,000 square feet and larger, the applicant is requesting that a paving standard other than that required for urban scale developments be considered. A standard similar to that being proposed for the Country Lakes Estates is being requested. This standard would involve a 6 inch paved surface, without curb and gutter. Such a standard will require a waiver of existing paving requirements and approval by County Engineering. The applicant shall guarantee the paving of the interior streets to the standard recommended by the Subdivision Committee and Metropolitan Area Planning Commission.

- F. The applicant shall guarantee the temporary turnaround for the termination of Plains Street at the east boundary of this plat. The Plator's text shall make reference to this temporary turnaround.
- 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 tracing shall indicate the various official's names as are corrected on the applicant's Engineer's "marked" copy of the final plat. The County Commissioner's, City Council and MAPC's signature blocks are all in error.
- I. The half street right-of-way at the southeast corner shall be provided a name on the final plat tracing.
- J. As indicated by this plat's sanitary sewer layout plan, an offsite easement shall be obtained for the extension of sewer to this site. This easement shall be submitted to County Engineering for review and acceptance. An off-site drainage easement shall also be obtained to the east of the plat. This easement shall also be provided to County Engineering for review and acceptance.
- K. The plator's text shall be amended to indicate that easements are being granted as indicated for drainage and for the construction and maintenance of all public utilities.
- L. On the final plat tracing, for Lot 4, Block 8, the 40-foot drainage and building setback areas shall be labeled Drainage Easement and Building Setback.
- M. Where utility easements are centered on common lot lines, it shall be clearly indicated that the lot line is also the center line of the utility easement.
- N. The final plat tracing shall not indicate individual lot square footages.
- O. The minimum building pad elevation for Lot 4, Block 8, shall also be indicated on the face of the plat within or adjacent to this lot.
- P. The plator's text shall be amended to also indicate that the temporary cul-de-sac for Plains will terminate upon the extension of Plains to the east.

- Q. The applicant is advised that this site will require soil and groundwater testing to determine if any lead contamination may be involved at this location due to this area's previous use by a gun club.
- R. As requested by County Engineering, the final plat tracing shall indicate 10-foot utility easements along the east lines of Lot 2, Block 5 and Lot 1, Block 6 for the planned extension of sanitary sewer.
- S. On the final plat tracing Lot 4, Block 8 shall indicate 2 openings instead of 3 to 127th Street. The plat's text shall also be amended to indicate this access control.
- T. The final plat tracing shall indicate any additional utility easements requested by K.G. & E.
- U. 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.
- V. 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.
- W. 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.
- X. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Y. Recording of the plat within 30 days after approval by the City Council.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

S/D 89-71 Flint Hills
Page 4

This matter will be forwarded to the Planning Commission for its consideration on Monday, November 20, 1989. The meeting will begin at 1:30 p.m. in the Planning Conference Room, Tenth Floor, City Hall, 455 North Main. If you have any questions concerning this matter, please call.

Sincerely,

R.T. Bickhaus, J.L.

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc:

Paul Treadwell
10101 E. 47th St. So.
Derby, KS 67037

James Alford
13932 E. Lockmore Cir.
Wichita, KS 67230

Richard L. Clark
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S/D 89-71 Flint Hills

Page 5

cc: cont.

Brent Hite

15229 Sweet Gum
Wichita, KS 67230

Lucille Strode

1819 So. 125th E.
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METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 3, 1989

Mr. Kenny Hill
Poe & Associates of Kansas, Inc.
434 North Oliver, Suite 110
Wichita, KS 67208

Re: S/D 89-71, FLINT HILLS ESTATES located at the southeast
corner of Harry and 127th St. East

Dear Mr. Hill:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 2, 1989, 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. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. Since this property will utilize a City of Wichita water supply line in Harry or 127th Street East, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- 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. While this site is within the urban growth area of Wichita; because of the platting of lots of 25,000 square feet and larger, the applicant is requesting that a paving standard other than that required for urban scale developments be considered. A standard similar to that being proposed for the Country Lakes Estates is being requested. This standard would involve a 6 inch paved surface, without curb and gutter. Such a standard will require a waiver of existing paving requirements and approval by County Engineering. The applicant shall guarantee the paving of the interior streets to the standard recommended by the Subdivision Committee and Metropolitan Area Planning Commission.

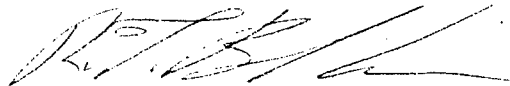
- F. The applicant shall establish and guarantee a temporary turnaround for the termination of Prairie Parkway (as indicated on the Preliminary Plat) at the east boundary of this plat.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. On the final plat, the street names, "Prairie Parkway," "Grama" and "Sacaton" shall be replaced by names not in conflict with existing names found in Wichita and names more easily pronounced.
- I. The final plat shall more clearly indicate the area of complete access control at the intersection of Harry and 127th Street.
- J. 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.
- K. As indicated by this plat's sanitary sewer layout plan, an offsite easement shall be obtained for the extension of sewer to this site. This easement shall be submitted to County Engineering for review and acceptance. An off-site drainage easement shall also be obtained to the east of the plat. This easement shall also be provided to County Engineering for review and acceptance.
- L. The final plat shall indicate the utility easements requested by Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- M. The applicant is advised that this site may require soil and groundwater testing to determine if any lead contamination may be involved at this location due to this area's previous use by a gun club.
- N. As indicated by the drainage concept, the final plat shall indicate a minimum building pad elevation (1320 MSL) for lot 4, Block 8. This elevation shall be shown on the face of the plat and also referenced in the plat's text. Further, it shall be indicated if this elevation is for the lowest floor level or opening. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- O. 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.

- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Q. 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.
- R. 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.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Those neighboring property owners who are receiving a copy of this letter are advised that a final plat has been submitted and is scheduled for review by the Subdivision Committee of the Metropolitan Area Planning Commission at their next meeting on Thursday, November 16, 1989. The meeting will begin at 1:00 p.m. in the Board Room, First Floor, City Hall, 455 North Main.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm
cc:
Paul Treadwell
10101 E. 47th St. So.
Derby, KS 67037

James Alford
13932 E. Lockmore Cir.
Wichita, KS 67230

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1953 So. 127th
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S/D 89-71 Flint Hills
Page 4

cc cont.:

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Kent Noaler
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