

S/D NO. 77-51 Name MILES LAKEWOOD VILLAGE SECOND ADDITION
Date Application Rec'd. 4-25-77 Preliminary Approval N/A
Scheduled S/D Meeting 5-5-77

DESCRIPTION

General Location Northwest corner of West Highway 54 and Seville Avenue

Owner Gene Miles Development, Inc.

Surveyor/Engineer Kenneth O. Taylor

Address 1542 S. St. Francis Phone 264-0341

- | | | | |
|--|------------------------|----------------------------------|-----------------|
| 1. Gross Acreage of Plat | <u>33.2</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>54</u> R/W <u>4050</u> ft. | |
| Residential | <u>51</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>51</u> | TOTAL | <u>4050</u> ft. |
| 3. Minimum Lot Frontage | <u>51</u> ft. | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>6,000 sq.</u> ft. | streets? <u>yes</u> <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>City of Wichita</u> | | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name | <u>City of Wichita</u> | | |
| 11. Health Department Approval (where applicable) | <u>No</u> (Yes-No) | | |
| 12. City of Wichita _____: Three-Mile Area | <u>X</u> | | |

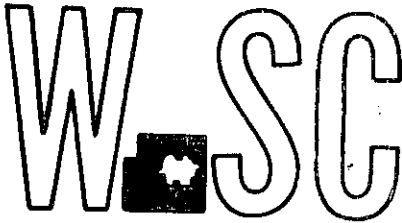
STAFF COMMENTS:

NOTE: Subject property is in the process of being annexed to the City of Wichita and approval of this replat is subject to the land being annexed.

- A. Twenty-five foot front yard and 15 foot side yard building setbacks shall be indicated on all corner lots.
- B. A satisfactory guarantee for the extension of sanitary sewer to serve each lot has been submitted and is being processed.
- C. A satisfactory guarantee for the extension of city water to serve each lot has also been submitted.
- D. The applicant shall guarantee the paving of all interior streets. Said streets to be 24 feet wide with two moving lanes and no on street parking.
- E. The applicant and/or his engineer shall contact Tim Cain of the Department of Public Works relative to appropriate street names to be indicated on the plat.
- F. The applicant shall guarantee the construction of sidewalks adjacent to all the streets. The applicant shall be advised that sidewalk construction will be a requirement included in any building permit issued on any of the lots.
- G. The applicant shall submit an instrument, either an acceptable covenant, condominium declaration or a Homes Association agreement, which shall provide for the improvement and continued maintenance of the Reserve A, (common area). The instrument, when reviewed and approved, shall be forwarded with the plat to the City Commission.
- H. The applicant shall submit a reexecuted avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be utilized to minimize effects of noise pollution within any structures to be built on the site. This is necessary because of the change in the legal description of the property due to this replat.

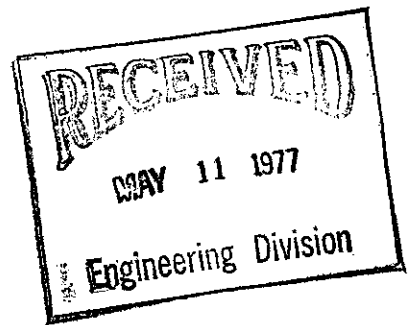
(OVER)

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



May 9, 1977

Kenneth O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

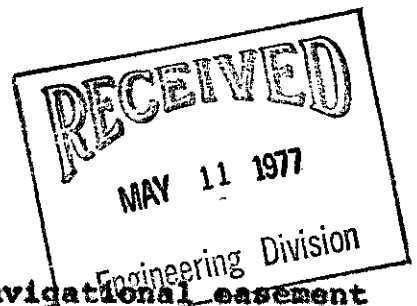
Re: S/D 77-51 - Final plat of
MILES LAKEWOOD VILLAGE SECOND
ADDITION

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 5, 1977, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. Approval of this replat is subject to the land being annexed to the City of Wichita.
- B. Twenty-five foot front yard and 15 foot side yard building setbacks shall be indicated on all corner lots.
- C. A satisfactory guarantee for the extension of sanitary sewer to serve each lot has been submitted and is being processed.
- D. A satisfactory guarantee for the extension of city water to serve each lot has also been submitted.
- E. The applicant shall guarantee the paving of all interior streets. Said street to be 24 feet wide with two moving lanes and no on street parking.
- F. The applicant and/or his engineer shall contact Tim Cain of the Department of Public Works relative to appropriate street names to be indicated on the plat.
- G. The applicant shall submit an instrument, either an acceptable covenant, condominium declaration or a Homes Association agreement, which shall provide for the improvement and continued maintenance of the Reserve A (common area). The instrument, when reviewed and approved, shall be forwarded with the plat to the City Commission.

S/D 77-51
May 9, 1977
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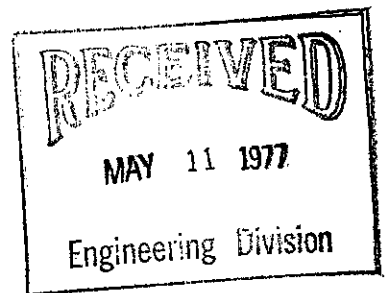


- H. The applicant shall submit a reexecuted avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be utilized to minimize effects of noise pollution within any structures to be built on the site. This is necessary because of the change in the legal description of the property due to this replat.
- I. The applicant shall submit a covenant which assures that three off street parking spaces will be provided for each dwelling unit as required by the Subdivision Regulations when developing lots on streets which will be paved at the narrow 24-foot width.
- J. The applicant shall file an application for a permit for the existing dike.
- K. The applicant's engineer shall show on the final tracing the utility easements requested by K. G. and E.
- L. A back fill sloping embankment needs to be constructed along the north line of the plat where the cut has been made in connection with the development of Lot 37. Or, in lieu thereof, construction of a retaining wall to prevent erosion from occurring.
- M. A 10-foot utility easement shall be indicated south of the sloping embankment or retaining wall.
- N. The use of Reserve A for utilities shall be limited to definite easements within the Reserve.
- O. A minimum pad elevation of 1313 m.s.l. shall be established for all lots.
- P. Recording of the plat within 30 days after approval by the Board City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

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

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May 9, 1977
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This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 12, 1977, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Encl.

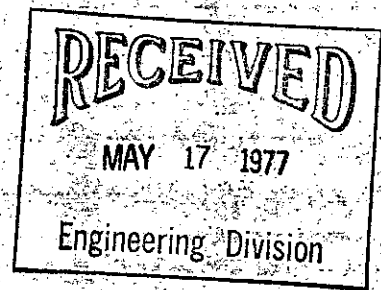
cc: Gene Miles Development, Inc., 10711 W. Kellogg, 67209
Dale Wallace, 1311 Seville, 67209
Jerry L. Griffith, 101 N. Baltimore, Derby, Ks., 67037
✓Dean Sellers, Assistant City Engineer
Chris Brennenstuhl, County Building, Planning & Inspection

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



May 16, 1977

Mr. Kenneth O. Taylor
1542 S. St. Francis
Wichita, Kansas 67211

Re: S/D 77-51 - Final plat of
MILES LAKEWOOD VILLAGE
SECOND ADDITION

Dear Mr. Taylor

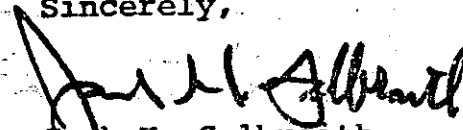
At the regular meeting of the Metropolitan Area Planning Commission on May 12, 1977, the above-captioned plat was considered. The action of the Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of May 9, 1977, except that the second sentence in Condition L was deleted.

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. 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.
4. Certification that all taxes due and payable for 1976 and prior years have been paid.

Please call if you have any questions.

Sincerely,


Jack H. Galbraith
Chief Planner

JHG:bh

THE CITY OF WICHITA 2

Mr. Kenneth O. Taylor
May 16, 1977

cc: Gene Miles Development, Inc., 10711 W. Kellogg, 67209
Dale Wallace, 1311 Seville, 67209
Jerry L. Griffith, 101 N. Baltimore, Derby, Ks. 67037
Dean Sellers, Assistant City Engineer
Chris Brennenstuhl, Co. Bldg., Planning and Inspection
M. S. Mitchell, Maintenance-Flood Control

GENE MILES

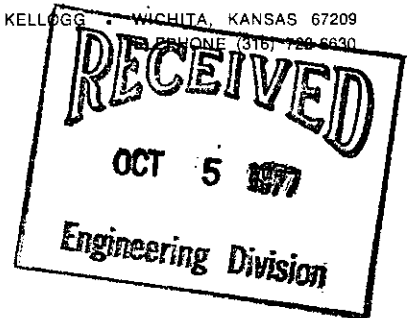


Builder - Developer

GENE MILES CONSTRUCTION, INC.
GENE MILES DEVELOPMENT, INC.

10711 WEST KELLOGG - WICHITA, KANSAS 67209

PHONE (316) 722-6330



October 3, 1977

Mr. M. S. Mitchell
Director of Flood Control
City of Wichita
City Building
455 N. Main
Wichita, Kansas

RE: Miles Lakewood Village, 2nd Addition, Wichita,
Sedgwick County, Kansas, plat.

Dear Mr. Mitchell

This letter is to confirm the revised elevations on the above reference plat. In our meeting on September 9th, 1977, between you, Dick Linn, City Engineer, and myself, it was agreed to lower the elevations by 12". You agreed that this may be done if I would lower the drainage pipe of the lake by 12". This letter is to confirm that I will comply with your request.

The elevations will be changed as follows:

Lake Waters	1307
Flood	1309
Top of Curb	1309½
Patio	1310
Pad Elevation	1311½

Lowering the elevations 12" will help the economical factor on building streets in the area and also on the amount of dirt required to complete the finished grade.

We need to do whatever is necessary to change the elevation on the recorded plat from 12.6 to 11.6. If there is any additional recording required let me know.

Cordially,

Gene Miles,
Builder and Developer

cc: Dick Linn

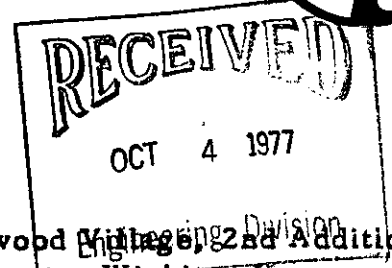
THE CITY OF WICHITA

OFFICE OF Director of Public Works

DATE October 4, 1977



TO Robert G. Finch, Deputy City Manager
FROM R. W. Bruggeman, Director of Public Works



SUBJECT Miles Lakewood Village, 2nd Addition,
Sedgwick County, Wichita, Kansas, Plat

Attached is a letter from Mr. Gene Miles, Builder and Developer, regarding a covered bridge that he has constructed on Bridgewater Drive prior to the approval of the Miles Lakewood Village, 2nd Addition, Sedgwick County, Wichita, Kansas, Plat.

As discussed with you, the recommendation of the Department of Public Works was to deny a Minor Street Privilege Permit for this purpose. Our reasons for denial are:

1. The bridge (19.25' wide) is narrower than the street (24' wide).
2. The bridge clearance (distance from pavement to top of opening) is only 8.26'. A distance of 16'6" is the minimum permitted on state highways.
3. The bridge design does not meet the current loading design.
4. The maintenance of such a bridge because of vandalism, damage from vehicles, etc. would be considerable.

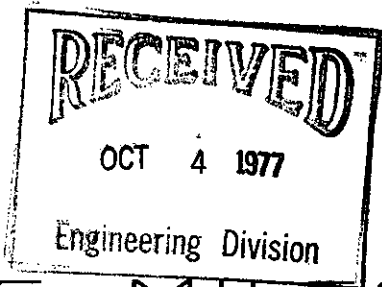
Please place this item on the City Manager's Agenda with the recommendation that the City Commission take such action as they deem to be in the best interest of the public.

R. W. Bruggeman
Director of Public Works

RWB:gr

Attachment

cc: R. W. Linn, City Engineer ✓
Paul B. Graves, City Traffic Engineer



GENE MILES



Builder - Developer

GENE MILES CONSTRUCTION, INC.
GENE MILES DEVELOPMENT, INC.

10711 WEST KELLOGG • WICHITA, KANSAS 67209
TELEPHONE (316) 722-6630

September 30, 1977

Mr. Ray Bruggeman
Director of Public Works
City of Wichita
455 N. Main
Wichita, Kansas

RE: Miles Lakewood Village, 2nd Addition, Sedgwick
County, Wichita, Kansas, plat.

Dear Ray;

This letter is to confirm our telephone conversation of September 27, 1977, in regards to the liability of the present covered bridge that I installed on Bridgewater Drive prior to the approval of the reference plat.

This bridge was built with pre-stressed concrete units and is a safe structure. It was constructed for scenic value and should remain where it is so that the flow of traffic can move from one side of the lake to the other.

I have set up a home owners association which is called The Miles Lakewood Home Owners Association, a Kansas Corporation, whose purpose it is to maintain and manage the reserves and the above reference plat. This association, for all lawful purposes, has the authority to acquire insurance for liability purposes. Therefore, I suggest that the association be responsible for the up-keep and maintenance of this bridge.

It would involve less money for me to volunteer to remove the bridge and let the city build a bridge or a structure across this small ravine. But by doing this we would ruin the scenic value that I have tried to create. Believe me, we need sub divisions with scenic values and character to improve our divisions throughout the city of Wichita.

I am hoping that you will concur with me as stated above and we may leave the bridge as it is.

Cordially,

Gene Miles,
Builder and Developer

GM/to
cc: Dick Linn

THE CITY OF WICHITA

OFFICE OF MAPD-DESIGN

DATE December 16, 1985

TO Jerry Blain, Civil Engineer III

FROM Chris Breitenstein, Civil Engineer III

SUBJECT Flooding Problems in Miles
Lakewood Village 2nd Addition

As you are aware, on October 10, 1985, Miles Lakewood Village 2nd Addition suffered significant flooding from the dike being overtopped and from sanitary sewer backups prior to the levee being overtopped.

During conversations with the homeowners' association, and a review of the "as-built" plans, it came to my attention that the end manhole on Line 2C, Lateral 70, Southwest Interceptor, was built outside the dike and not elevated above the design flood and also was not sealed. (Copy of plan sheets attached.)

Would you please evaluate the possibility of replacing the existing cover with a bolt down cover and gasketing the cover to reduce the possibility of infiltration/inflow at this location when Cowskin Creek is in flood condition.



Chris Breitenstein
Civil Engineer III

CB:gr

Attachments

