

PLAT NO. S/D 61-3 MAP NO. _____

NAME MILES HIDDEN LAKES ESTATES

LOCATION IN AN AREA W OF MAIZE RD. & S OF
MAPLE ST.

ENGINEER K. O. TAYLOR

OWNER GENE MILES

APPLICATION FILED 2-9-61

SKETCH PLAT FILED 2-9-61

PRELIMINARY FILED 2-29-61

S/D ACTION 3-9-61 Approve

FINAL FILED 4-3-61

S/D ACTION 4-13-61 Approve

MAPC ACTION 4-20-61 Approve

BCC ACTION 5-9-61 Approve

RECORDED 5-29-61

REMARKS _____

S/D 61-3 - MILES HIDDEN LAKES ESTATES
GENERALLY LOCATED IN AN AREA W OF
MAIZE RD. AND SOUTH OF MAPLE STREET.

ACTION

DATE

COMMITTEE

M.A.P.C.

B.C.C.

Oppose

4-20-61

Oppose

5-9-61

SUBDIVISION PROGRESS SHEET

MAP No. G-2W
 SEC. No. 26
 TWP. No. 27
 RANGE 1W

S/D No.: 61-3

NAME: MILES HIDDEN LAKES ESTATES

GENERAL LOCATION: IN AN AREA W OF MAIZE RD. & S OF MAPLE ST.

OWNER: GENE MILES
 ADDRESS: 1313 S. MAIZE ROAD
 SUBDIVIDER: SMME PHONE: PA 2-1750
 ADDRESS: _____
 ENGINEER/SURVEYOR: K. O. TAYLOR PHONE: _____
 ADDRESS: 524 1/2 N. MARKET PHONE: HU 4-4072

*APPLICATION RECEIVED 2-9-61
 CONF. WITH APPLICANT _____
 SKETCH PLAT RECEIVED 2-9-61
 POSTED TO ATLAS 2-16-61
 PRESENT ZONING R-1
 PROPOSED ZONING R-1
 SKETCH PLAT REVIEWED 2-16-61
 LETTER OF INTENT 2-17-61

FINAL PLAT RECEIVED 4-2-61
 TRACING RECEIVED _____
 FINAL PLAT REVIEWED 4-3-61
 S/D REPORT #2 PREPARED 4-3-61

*S/D COMM. ACTION 4-13-61 Approve

S/D REPORT #2 MARKED 4-14-61
 DEPT. REPORT ON FINAL 4-17-61
 MARKED COPY SENT TO ENG. 4-17-61

PREL. PLAT RECEIVED 2-29-61
 PREL. PLAT REVIEWED 2-28-61
 S/D REPORT #1 PREPARED 3-1-61

*M.A.P.C. ACTION 4-26-61 Approve

S/D REPORT #2 MARKED 4-21-61
 DEPT. REPORT ON FINAL RAL

*S/D COMM. ACTION 3-9-61 Approve

S/D REPORT #1 MARKED 3-9-61
 DEPT. REPORT ON PREL. 3-10-61
 MARKED COPY SENT TO ENG. 3-10-61

LETTER ON IRONS RECEIVED 5-4-61 RAL
 TITLE OPINION RECEIVED 4-19-61 *
 TAXES OPINION RECEIVED 4-19-61 *
 TITLE & TAXES REVIEWED 4-19-61 *
 FINAL REVIEW 5-5-61

LETTER TO B.C.C. 5-5-61

*B.C.C. ACTION 5-9-61 Approve

RECORDED 5-29-61
 ANNEXED _____

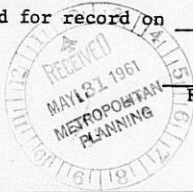
COMMENTS:

4-9-61 Title opinion covers only the W 1/2 of NE 1/4, Sec. 30, T 27 S, R 1 W
Supplementary title opinion received covering the balance of that plat plus 1/2 NE 1/4 Sec. 30, T 27 S, R 1 W
Notes on this parcel have not been paid
5-9-61
Structure consent regarding building elevation was submitted by Engineer. Inspection of foundations, sewer and water lines, lot sizes and septic tank systems require extensive revision.



REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

MILES HIDDEN LAKES ESTATES /~~Addition~~ was
filed for record on May 29, 1961.



Register of Deeds

SUBDIVISION REPORT

Page
CITY MANAGER'S REPORT

RECOMMENDATION FROM THE METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS
FOR SUBDIVISION APPROVAL

S/D NUMBER: **61-3** NAME: **MILES HIDDEN LAKES ESTATES**
 APPLICATION FILED: **2-9-61** SKETCH FILED: **2-9-61**
 PRELIMINARY PLAT FILED: **2-24-61** APPROVED BY S/D: **3-9-61**
 FINAL PLAT FILED: **4-3-61** APPROVED BY S/D: **4-13-61**
 APPROVED BY METROPOLITAN AREA PLANNING COMMISSION: **4-20-61**

DESCRIPTION

GENERAL LOCATION: **IN AN AREA WEST OF MAIZE ROAD AND SOUTH OF MAPLE STREET**

OWNER: **GENE MILES**
 SURVEYOR OR ENGINEER: **K. O. TAYLOR**
 ADDRESS: **524½ NORTH MARKET**

- | | | |
|--------------------------|-----------------------|-----------------------------------|
| 1. GROSS ACREAGE OF PLAT | <u>50</u> | 7. LINEAL FEET OF NEW STREETS: |
| 2. NUMBER OF LOTS: | | (A) <u>30</u> R/W <u>1325</u> FT. |
| RESIDENTIAL | <u>43</u> | (B) <u>50</u> R/W <u>725</u> FT. |
| COMMERCIAL | <u>----</u> | (C) <u>60</u> R/W <u>3900</u> FT. |
| INDUSTRIAL | <u>----</u> | (D) TOTAL <u>5950</u> FT. |
| OTHER | <u>----</u> | 8. TOTAL AREA OF NEW STREETS: |
| TOTAL | <u>43</u> | R/W <u>310,000</u> SQ. FT. |
| 3. AVERAGE LOT FRONTAGE | <u>160</u> FT. | 9. EXISTING ZONING "R-1" |
| 4. MINIMUM LOT FRONTAGE | <u>85</u> FT. | 10. LOT AREA REQUIRED BY |
| 5. AVERAGE LOT AREA | <u>25,000</u> SQ. FT. | ZONING <u>15,000</u> SQ. FT. |
| 6. MINIMUM LOT AREA | <u>24,780</u> SQ. FT. | |

PLANNING COMMISSION RECOMMENDATION:

IT WAS MOVED AND SECONDED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF CITY COMMISSIONERS THAT THIS PLAT BE APPROVED SUBJECT TO RECORDING WITHIN 30 DAYS AFTER APPROVAL BY THE BOARD OF CITY COMMISSIONERS.

VOTE OF PLANNING COMMISSION: **UNANIMOUS**

RESPECTFULLY SUBMITTED,

_____, SECRETARY

TAKE SUCH ACTION AS THE COMMISSION DEEMS ADVISABLE.

SUBDIVISION REPORT

PAGE
CITY MANAGER'S REPORT

RECOMMENDATION FROM THE METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS
FOR SUBDIVISION APPROVAL

S/D NUMBER: **61-3** NAME: **MILES HIDDEN LAKES ESTATES**
APPLICATION FILED: **2-9-61** SKETCH FILED: **2-9-61**
PRELIMINARY PLAT FILED: **2-24-61** APPROVED BY S/D: **3-9-61**
FINAL PLAT FILED: **4-3-61** APPROVED BY S/D: **4-13-61**
APPROVED BY METROPOLITAN AREA PLANNING COMMISSION: **4-20-61**

DESCRIPTION

GENERAL LOCATION: **IN AN AREA WEST OF MAIZE ROAD AND SOUTH OF MAPLE STREET**

OWNER: **GENE MILES**
SURVEYOR OR ENGINEER: **K. O. TAYLOR**
ADDRESS: **524 1/2 NORTH MARKET**

1. GROSS ACREAGE OF PLAT	<u>50</u>	7. LINEAL FEET OF NEW STREETS:	
2. NUMBER OF LOTS:		(A) <u>30</u> R/W <u>1325</u> FT.	
RESIDENTIAL	<u>43</u>	(B) <u>50</u> R/W <u>725</u> FT.	
COMMERCIAL	<u>----</u>	(C) <u>60</u> R/W <u>3900</u> FT.	
INDUSTRIAL	<u>----</u>	(D) TOTAL <u>5950</u> FT.	
OTHER	<u>----</u>	8. TOTAL AREA OF NEW STREETS:	
TOTAL	<u>43</u>	R/W <u>310,000</u> SQ. FT.	
3. AVERAGE LOT FRONTAGE	<u>160</u> FT.	9. EXISTING ZONING <u>"R-1"</u>	
4. MINIMUM LOT FRONTAGE	<u>85</u> FT.	10. LOT AREA REQUIRED BY	
5. AVERAGE LOT AREA	<u>25,000</u> SQ. FT.	ZONING <u>15,000</u> SQ. FT.	
6. MINIMUM LOT AREA	<u>24,750</u> SQ. FT.		

PLANNING COMMISSION RECOMMENDATION:

IT WAS MOVED AND SECONDED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF CITY COMMISSIONERS THAT THIS PLAT BE APPROVED SUBJECT TO RECORDING WITHIN 30 DAYS AFTER APPROVAL BY THE BOARD OF CITY COMMISSIONERS.

VOTE OF PLANNING COMMISSION: **UNANIMOUS**

RESPECTFULLY SUBMITTED,

_____, SECRETARY

ON: TAKE SUCH ACTION AS THE COMMISSION DEEMS ADVISABLE.

copy Hlsc) 481 page 206
Book)

STATE OF KANSAS)
SEDGWICK COUNTY)
FILED FOR RECORD AT)
2:30 p.m.

MAY 8 1961
9087

NO. RUFUS E. DEERING
REGISTERED OF DEEDS
G. P. S. S. S. S.

RESTRICTIVE COVENANT

WE, the undersigned owners of MILES HIDDEN LAKES ESTATES,
legally described as follows:

A tract in the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 30, Township 27 South, Range 1 West of the 6th P.M., described as follows: Beginning at the southwest corner of said NE $\frac{1}{4}$, thence north on the west line of said NE $\frac{1}{4}$ 1595.3 feet, thence east 1319.7 feet to a point on the east line of said W $\frac{1}{2}$ of said NE $\frac{1}{4}$ 1617 feet north of the southeast corner of said W $\frac{1}{2}$ of said NE $\frac{1}{4}$, thence south on the east line of said W $\frac{1}{2}$ of said NE $\frac{1}{4}$ 1617 feet, thence west 1318.8 feet to the point of beginning, containing 48.63 acres more or less all in Sedgwick County, Kansas.

hereby create and impose on said Addition the following restriction:

The minimum building grade (that point where the settled ground level intersects with the vertical surface of any structure) for all residential and similar structures shall be 1318 MSL,

This restriction shall run with the land, in perpetuity, and all Deeds and other conveyances of all or any part of said property above described shall be subject thereto.

This restriction shall not be subject to amendment, modification, or repeal even though such amendment, modification or repeal be consented to by the owners of all the lots in said addition.

This provision may be enforced by appropriate injunctive proceedings by owners of any lot in this addition.

WITNESS our hands this 8th day of May, 1961.

Gene Miles
Gene Miles

Marie Miles
Marie Miles

STATE OF KANSAS)
SEDGWICK COUNTY) ss

BE IT REMEMBERED, That on this 8th day of May, 1961, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came GENE MILES and MARIE MILES, his wife, who are personally known to me to be the same persons who executed the within instrument of writing and such persons duly acknowledged the execution of the same.

NOTARY PUBLIC
HOLDING

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

My commission expires:

Sept 28-1969

Earl C. Jones
Notary Public

RESTRICTIVE
~~RESTRICTED~~ COVENANTS

We, the undersigned, are the owners of the following described property, known as "MILES HIDDEN LAKES ESTATES".

STATE OF KANSAS
SEDGWICK COUNTY
FILED FOR RECORD AT
2:30 P.M.

MAY 8 1961

NO. 9088
RUFUS E. DEERING
REGISTER OF DEEDS

P. B. *Walker*

A tract in the west half of the northeast one fourth of section 30, township 27 South, Range one west of the 6th PM, described as follows; Beginning at the Southwest corner of said North east quarter, thence north on the west line of said NE $\frac{1}{4}$ 1595.3 feet, thence east 1319.7 feet to a point on the east line of said west half of said NE $\frac{1}{4}$ 1617 feet north of the southeast corner of said west half of said NE $\frac{1}{4}$, thence South on the east line of W $\frac{1}{2}$ of said NE $\frac{1}{4}$ 1617 feet, thence west 1318.8 feet to the point of beginning, containing 48.63 acres more or less, all in Sedgwick County, Kansas.

We hereby create and impose on said addition the following protective restrictions, which shall run with all of the above described real property and apply in full thereto, and all deeds and conveyances shall be subject thereto:

1. The lots as platted or 25000 (twenty five thousand) square feet shall be the minimum building site for any single family.
2. Septic tank systems shall not be installed below 1315MSL.
3. Each builder shall have the approval of the Wichita-Sedgwick County Health Department prior to the construction of any private disposal system.
4. Each building site, when deeded or transferred shall carry with it a conveyance of its percentage or proportionate part of Lake Marlene, Lake Cathy, and CalfSkin Creek.

The above provisions may be enforced by appropriate injunctive proceedings by the owners of any lot in this addition, by the Board of County Commissioners of Sedgwick County, Kansas, or by the City of Wichita, Kansas.

Witness our hands this 8th day of May, 1961.

Gene Miles
Gene Miles

Marie Miles
Marie Miles

COPY MISC BOOK 48/ page 207

copy M LSC 7/48/ Book page 208 p2

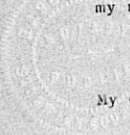
STATE OF KANSAS)
) SS.
SEDGWICK COUNTY)

BE IT REMEMBERED, That on this 8th day of May, 1961, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came GENE MILES and MARIE MILES, his wife, who are personally known to me to be the same persons who executed the within instrument of writing and such persons duly acknowledged the execution of the same.

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

Earl C. Moore
Notary Public

My commission expires Sept 20 - 1964



KENNETH O. TAYLOR
Consulting Engineer
524 1/2 NORTH MARKET
WICHITA 5, KANSAS

To: Planning Commission
City Building Annex
Wichita, Kansas

May 4, 1961

Gentlemen:

This is to certify that irons have been set at all block corners and changes of street alignment in Miles Hidden Lakes Estates, Sedgwick County, Kansas.

K. O. Taylor
K. O. TAYLOR
Consulting Engineer

RESTRICTIVE COVENANT

WE, the undersigned owners of MILES HIDDEN LAKES ESTATES,
legally described as follows:

A tract in the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section
30, Township 27 South, Range 1 West of the
6th P.M., described as follows: Beginning
at the southwest corner of said NE $\frac{1}{4}$, thence
north on the west line of said NE $\frac{1}{4}$ 1595.3
feet, thence east 1319.7 feet to a point on
the east line of said W $\frac{1}{2}$ of said NE $\frac{1}{4}$ 1617 feet
north of the southeast corner of said W $\frac{1}{2}$ of
said NE $\frac{1}{4}$, thence south on the east line of
said W $\frac{1}{2}$ of said NE $\frac{1}{4}$ 1617 feet, thence west
1318.8 feet to the point of beginning, con-
taining 48.63 acres more or less all in
Sedgwick County, Kansas.

hereby create and impose on said Addition the following restriction:

The minimum building grade (that point where the
settled ground level intersects with the vertical
surface of any structure) for all residential
and similar structures shall be 1318 MSL,

This restriction shall run with the land, in perpetuity,
and all Deeds and other conveyances of all or any part of said
property above described shall be subject thereto.

This restriction shall not be subject to amendment, modi-
fication, or repeal even though such amendment, modification or
repeal be consented to by the owners of all the lots in said addition.

This provision may be enforced by appropriate injunctive
proceedings by owners of any lot in this addition.

WITNESS our hands this _____ day of May, 1961.

*Copy of Restrictive Covenant
as revised by Crawford.*

Gene Miles

Marie Miles

STATE OF KANSAS }
SEDGWICK COUNTY } ss

BE IT REMEMBERED, That on this _____ day of May, 1961, before
me, the undersigned, a Notary Public in and for the County and State
aforesaid, came GENE MILES and MARIE MILES, his wife, who are person-
ally known to me to be the same persons who executed the within
instrument of writing and such persons duly acknowledged the execution
of the same.

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

My commission expires:

Notary Public



EARL C. MOORE
ATTORNEY AND COUNSELOR
TELEPHONE AN 7-9811
BITTING BUILDING
WICHITA 2, KANSAS

May 3, 1961



Metropolitan Area Planning Commission
City Hall
Wichita, Kansas

Re: Miles Hidden Lakes
Estates

Gentlemen:

I hand you, herewith, ~~the original~~ and one copy
of the proposed Restrictions relative to MILES
HIDDEN LAKES ESTATES.

Yours very truly,

A handwritten signature in cursive script that reads "Earl C. Moore".

Earl C. Moore
Attorney & Counselor

ECM:ls
Encl
cc: Miles

EARL C. MOORE
Attorney & Counselor
ATTORNEY BLDG.
PHONE AM 7-5811
WICHITA 2, KANSAS

RESTRICTIVE COVENANT

WE, the undersigned owners of MILES HIDDEN LAKES ESTATES
ESTATES, legally described as follows:

A tract in the $\frac{W}{2}$ of the $NE\frac{1}{4}$ of Section
30, Township 27 South, Range 1 West of the
6th P.M., described as follows: Beginning
at the southwest corner of said $NE\frac{1}{4}$, thence
north on the west line of said $NE\frac{1}{4}$ 1595.3
feet, thence east 1319.7 feet to a point on
the east line of said $W\frac{1}{2}$ of said $NE\frac{1}{4}$ 1617 feet
north of the southeast corner of said $W\frac{1}{2}$ of
said $NE\frac{1}{4}$, thence south on the east line of
said $W\frac{1}{2}$ of said $NE\frac{1}{4}$ 1617 feet, thence west
1318.8 feet to the point of beginning, con-
taining 48.63 acres more or less all in
Sedgwick County, Kansas.

hereby create and impose on said Addition the following restriction:

The minimum building grade for all residential
and similar structures shall be 1318 MSL.

This restriction shall run with the land and all Deeds and
other conveyances of all or any part of said property above describ-
ed shall be subject thereto.

This provision may be enforced by appropriate injunctive
proceedings by owners of any lot in this addition.

WITNESS our hands this ____ day of May, 1961.

Gene Miles

Marie Miles

STATE OF KANSAS)
)SS
SEDGWICK COUNTY)

BE IT REMEMBERED, That on this ____ day of May, 1961, be-
fore me, the undersigned, a Notary Public in and for the County and
State aforesaid, came GENE MILES and MARIE MILES, his wife, who are
personally known to me to be the same persons who executed the with-
in instrument of writing and such persons duly acknowledged the ex-
ecution of the same.

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

Notary Public

My commission expires _____

EARL C. MOORE
Attorney & Counselor
BITTING BLDG.
PHONE AM 7-8911
WICHITA 2, KANSAS

COPY

RESTRICTIVE COVENANTS

WE, the undersigned owners of MILES HIDDEN LAKES
legally described as follows:

A tract in the $\frac{W}{2}$ of the $NE\frac{1}{4}$ of Section
30, Township 27 South, Range 1 West of the
6th P.M., described as follows: Beginning
at the southwest corner of said $NE\frac{1}{4}$, thence
north on the west line of said $NE\frac{1}{4}$ 1595.3
feet, thence east 1319.7 feet to a point on
the east line of said $\frac{W}{2}$ of said $NE\frac{1}{4}$ 1617 feet
north of the southeast corner of said $\frac{W}{2}$ of
said $NE\frac{1}{4}$, thence south on the east line of
said $\frac{W}{2}$ of said $NE\frac{1}{4}$ 1617 feet, thence west
1318.8 feet to the point of beginning, con-
taining 48.63 acres more or less all in
Sedgwick County, Kansas.

hereby create and impose on said Addition the following protective
restrictions which shall run with all of the above described real
property and apply in full thereto and all Deeds and conveyances
shall be subject thereto:

1. The lots as platted or ^{25,000} (2500) square feet shall
be the minimum ~~single family~~ building site. *for single family*
2. The lots in this Addition shall be used exclusively
for residential purposes ~~and not more than one~~
~~single-family house shall be constructed on any of~~
~~the lots.~~
3. Septic tanks systems shall not be installed below
1315 MSL.
4. Restriction No. 2 above shall apply until such
time as the units are connected into a sewage
system of a municipal or community treatment plant
approved by the Kansas Board of Health.
5. Each builder must have the approval of the Wichita-
Sedgwick County Health Department prior to the con-
struction of any private disposal system.

The above provisions may be enforced by appropriate in-
junctive proceedings by the owners of any lot in this addition, by
the Board of County Commissioners of Sedgwick County, Kansas, or by
the City of Wichita, Kansas.

WITNESS our hands this ____ day of May, 1961.

Gene Miles

Marie Miles

STATE OF KANSAS)
) SS.
SEDGWICK COUNTY)

BE IT REMEMBERED, That on this _____ day of May, 1961, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came GENE MILES and MARIE MILES, his wife, who are personally known to me to be the same persons who executed the within instrument of writing and such persons duly acknowledged the execution of the same.

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

Notary Public

My commission expires _____

EARL C. MOORE
Attorney & Counselor
BITTING BLDG.
PHONE AM 7-9811
WICHITA 2, KANSAS

April 24, 1961



Metropolitan Planning Commission
104 South Main Street
Wichita 2, Kansas

Att: Jerrold A. Moore

Re: S/D 1-3 - Miles Hidden
Lakes Estates

Dear Mr. Moore:

This will advise that I have in my possession a recorded
Warranty Deed to that part of the Miles Hidden Lakes
Estates that is located in the East Half of the North-
east Quarter of Section 30, Township Twenty-seven South
Range 1 West .

This deed shows title in GENE MILES and MARIE MILES.

Taxes are paid.

Yours very truly,

Earl C. Moore

Earl C. Moore
Attorney and Counselor

*Moore Echols
states there are funds
RAL
5-5-61.*

This copy mailed 5/2/61

6. S/D 61-3 - FINAL PLAT OF MILES HIDDEN LAKES ESTATES,
GENERALLY LOCATED IN AN AREA WEST OF MAIZE ROAD AND
SOUTH OF MAPLE.

KESSLER, CHAIRMAN OF THE SUBDIVISION COMMITTEE SUBMITTED RECOMMENDATIONS OF THAT COMMITTEE AND POINTED OUT THAT THE MANY CONDITIONS ATTACHED TO APPROVAL OF THIS PLAT IS NECESSITATED BECAUSE OF THE TOPOGRAPHY OF THE LAND.

KENNETH TAYLOR, ENGINEER, DISCUSSED THE REQUIREMENT IN ITEM 4 OF CONDITIONS OF APPROVAL, WHICH RELATED TO A MINIMUM BUILDING GRADE FOR ALL RESIDENCES AND SIMILAR STRUCTURES OF 1318 MEAN SEA LEVEL. HE INDICATED THAT THERE IS PERHAPS A LEGAL QUESTION AS TO WHETHER THE REQUIREMENT SHALL BE SHOWN ON THE FACE OF THE PLAT OR FILED BY A SEPARATE INSTRUMENT. GENE MILES FELT THAT THE 1318 MEAN SEA LEVEL IS AN ARBITRARY FIGURE BUT IF SUCH REQUIREMENT IS MADE, IT SHOULD BE LIMITED TO 1315 MEAN SEA LEVEL WHICH IS THE KNOWN HIGH WATER MARK.

KESSLER POINTED OUT THAT THE 1318 FIGURE WAS ARRIVED AT AFTER CONFERRING WITH THE FLOOD CONTROL OFFICE WHICH ADVISED THAT THE FLOOD OF RECORD WAS 1315 FEET MEAN SEA LEVEL. THE 1318 MEAN SEA LEVEL FIGURE IS IN CONFORMITY WITH PREVIOUS ESTABLISHED POLICY OF THE COMMISSION THROUGH ACTION ON CHISHOLM PARK ESTATES, WHERE A 3 FOOT FREEBOARD WAS ADDED TO THE FLOOD OF RECORD. HE NOTED THAT SUCH IS NOT UNREASONABLE IN THIS AREA WHERE THE RUNOFF IS CERTAIN TO BE GREATER WHEN THE GENERAL AREA IS DEVELOPED.

GENE MILES, PLATTOR, STATED THAT THE REQUIREMENT WOULD NECESSITATE CONSIDERABLE FILL FOR ABOUT 4 LOTS, AND THAT WHILE HE IS AGREEABLE THERE SHOULD BE SOME FILL, HE DID NOT FEEL THAT AS MUCH WOULD BE NECESSARY IS REQUIRED. HE WAS CONCERNED ALSO WITH WHAT AFFECT SUCH A WORDING CONCERNING ELEVATION PLACED ON THE FACE OF THE PLAT WOULD HAVE ON MORTGAGE LOANS.

THERE WAS BRIEF DISCUSSION OF THE POSSIBILITY OF PUTTING SUCH A REQUIREMENT IN RESTRICTIVE COVENANTS TO BE PLACED ON RECORD.

KESSLER POINTED OUT THAT UNLESS THE COMMISSION ESTABLISHES CERTAIN CONDITIONS CONCERNING ELEVATION, THE OWNER OF A RESIDENCE WHICH WAS FLOODED MIGHT EXPECT THE COUNTY TO ELIMINATE THE FLOODING DANGER.

TAYLOR POINTED OUT ALSO THAT CONDITION 8 PROBABLY SHOULD BE INCORPORATED WITH THE USUAL HEALTH STATEMENT REQUIRED BY THE CITY-COUNTY HEALTH DEPARTMENT FOR CONSTRUCTION OF SEPTIC TANK SYSTEMS. LAKIN STATED THAT THE REQUIREMENT AS SHOWN IN CONDITION 8 WAS REQUESTED BY THE HEALTH DEPARTMENT AND COULD BE INCLUDED IN THE USUAL MINIMUM LOT AREA RESTRICTIONS FOR LOTS NOT SERVICED WITH MUNICIPLE TYPE SEWER SYSTEMS.

MOTION: IT WAS MOVED, SECONDED AND CARRIED UNANIMOUSLY THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF CITY COMMISSIONERS THAT THIS PLAT BE APPROVED SUBJECT TO THE FOLLOWING:

1. THE SCALE SHALL BE DIMENSIONED
2. THE CONTRACT OF AGREEMENT BETWEEN THE PLATTOR AND THE OWNER OF PROPERTY TO THE NORTH, PROVIDING FOR THE USE OF THE PONDING AREA TO THE NORTH SHALL BE RECORDED WITH THE REGISTER OF DEEDS. THIS AGREEMENT SHALL BE PREPARED SO AS TO "RUN WITH THE LAND."
3. THE WORDING ON THE FINAL PLAT AS PROPOSED SHALL BE CHANGED TO "LAKE, UTILITY AND PERPETUAL DRAINAGE EASEMENT."
- *4. A STATEMENT SHALL BE INCLUDED IN THE TEXT OF THE PLAT OR BY SEPARATE INSTRUMENT RECORDED WITH THE REGISTER OF DEEDS, THAT THE MINIMUM BUILDING GRADE (THAT POINT WHERE THE SETTLED GROUND LEVEL INTERSECTS WITH THE VERTICAL SURFACE OF ANY STRUCTURE) FOR ALL RESIDENCES AND SIMILAR STRUCTURES SHALL BE 1318 MSL.
5. THE SEPARATE DEDICATION OF RIGHT-OF-WAY FOR ACCESS FROM THE SOUTH FOR HIDDEN LAKES ROAD SHALL BE RECORDED WITH THE REGISTER OF DEEDS PRIOR TO THE FILING OF THE FINAL PLAT.
6. RIGHT-OF-WAY FOR WEST SHORE LANE SHALL BE ADJUSTED AS SHOWN ON THE MARKED COPY OF THE PLAT.
7. A STATEMENT TO THE EFFECT THAT IMPROVEMENTS OF ANY ROADWAYS ADJACENT TO THE LAKES OR DRAINAGEWAYS SHALL BE WITHOUT COST TO THE CITY OR COUNTY.

A COPY OF RESTRICTIVE COVENANTS AS RECORDED SHALL BE FILED WITH THE PLANNING DEPARTMENT AS PROOF THAT EACH OF THE LOT OWNERS IN MILES HIDDEN LAKES ESTATES SHALL SHARE IN THE OWNERSHIP OF THE AREAS KNOWN AS LAKE MARLENE, LAKE CATHY AND CALFSKIN CREEK. AS OWNERS OF THE ABOVE AREAS, IT IS UNDERSTOOD THAT ANY BENEFITS ASSESSED AGAINST THESE AREAS FOR PUBLIC IMPROVEMENTS SHALL BE AS A LIEN AGAINST EACH AND EVERY LOT PLATTED IN THE ADDITION.
- *8. PROTECTIVE RESTRICTIONS SHALL BE FILED WITH THE REGISTER OF DEEDS TO RUN WITH THE LAND STATING THAT THE LOTS AS PLATTED OR 25,000 SQUARE FEET SHALL BE THE MINIMUM SINGLE FAMILY BUILDING SITE AND SEPTIC TANK SYSTEMS SHALL NOT BE INSTALLED BELOW 1315 MSL.

9. ADDITIONAL MARKINGS INDICATING UTILITY EASEMENTS SHALL BE INCLUDED ON THE FACE OF THE PLAT, AS SHOWN ON THE OFFICE COPY OF THE FINAL PLAT.
 10. THE SOUTHWEST CORNER OF E $\frac{1}{2}$ NE $\frac{1}{4}$ SHOULD BE A PART OF THE LAKE AND DRAINAGE EASEMENT, AND A 60 FOOT RIGHT-OF-WAY FOR THE ROAD ALONG THE NORTH BOUNDARY OF SAID QUARTER SECTION SHALL BE INCLUDED IN THE PLAT. (SEE MARKED OFFICE COPY).
 11. ADDITIONAL ANGLES SHOULD BE INCLUDED FOR SEVERAL LOTS.
 12. DISTANCE ON THE SOUTH LINE OF THE W $\frac{1}{2}$ OF NW $\frac{1}{4}$ SHOULD AGREE IN BOTH THE TEXT AND ON FACE OF THE PLAT.
 13. RECORD IN 30 DAYS AFTER APPROVAL BY THE CITY COMMISSION.
- * - ALL ITEMS STARRED SHALL BE REFERRED TO AND APPROVED AS TO FORM AND LEGALITY BY THE DEPARTMENT OF LAW OF THE CITY OF WICHITA.
-

ZONING

7. CASE No. Z-0307 - U. A. DENKER AND R. S. BREWER REQUEST CHANGE FROM "RC" TO "RI" FOR LOT 28, BLOCK 2, CLASSEN PARKED ADDITION - GENERALLY LOCATED ON THE NORTH SIDE OF WASSALL BETWEEN K-15 AND CLASSEN.

EARL GRAVES SPOKE IN SUPPORT OF THIS APPLICATION. HE NOTED THAT RESTRICTIONS WHICH THE OWNERS OF SUBJECT PROPERTY INTEND TO PLACE OF RECORD HAVE BEEN MAILED TO ADJOINING PROPERTY OWNERS. HE NOTED THAT THE RESTRICTIVE COVENANTS IN AFFECT ON MIDLAND INDUSTRIAL ADDITION TO THE SOUTH ARE NOT APPLICABLE IN THEIR ENTIRETY TO SUBJECT PROPERTY IN THAT SETBACKS ARE ALREADY COVERED ON SUBJECT PROPERTY BECAUSE OF RESIDENTIAL ZONING IN THE SAME BLOCK.

MR. GRAVES POINTED OUT THAT THERE IS A RAILROAD TO THE EAST ALONG SUBJECT PROPERTY AND ALSO TO THE WEST. IT IS PROPOSED THAT THE ENTIRE FRONTAGE OF THE GROUND FLOOR OF ANY STRUCTURE WOULD BE OFFICE AREA. MR. GRAVES STATED THAT THE OWNERS WOULD PROHIBIT THE FOLLOWING THROUGH USE OF RESTRICTIVE COVENANTS ALTHOUGH SUCH USES WOULD NORMALLY BE PERMITTED IN A LIGHT INDUSTRIAL DISTRICT.

1. BAG CLEANING
2. BOILER AND TANK WORKS WHERE NO RIVETING IS DONE
3. GRAIN STORAGE
4. MILL, FEED OR FLOUR

APRIL 24, 1961

MR. K. O. TAYLOR
524½ NORTH MARKET
WICHITA, KANSAS

SUBJECT: S/D61-3 - MILES HIDDEN
LAKES ESTATES, FINAL PLAT

DEAR MR. TAYLOR:

AT ITS REGULAR MEETING OF APRIL 20, 1961, THE METROPOLITAN AREA PLANNING COMMISSION APPROVED THE FINAL PLAT OF MILES HIDDEN LAKES ESTATES SUBJECT TO THE FOLLOWING:

1. THE REQUIREMENTS OF THE SUBDIVISION COMMITTEE AS RECOMMENDED TO THE METROPOLITAN AREA PLANNING COMMISSION EXCEPT THAT ITEM 8 SHALL BE CHANGED TO:

"PROTECTIVE RESTRICTIONS SHALL BE FILED WITH THE REGISTER OF DEEDS TO RUN WITH THE LAND STATING THAT THE LOTS AS PLATTED OR 25,000 SQUARE FEET SHALL BE THE MINIMUM SINGLE FAMILY BUILDING SITE AND SEPTIC TANK SYSTEMS SHALL NOT BE INSTALLED BELOW 1315 M.S.L."

(THE REQUIREMENTS WERE WRITTEN AS CONDITIONS 1 THROUGH 13 IN OUR LETTER OF APRIL 17, 1961, SUBJECT S/D61-3, MILES HIDDEN LAKES ESTATES, FINAL PLAT.)

THE FINAL PLAT OF MILES HIDDEN LAKES ESTATES WILL BE FORWARDED TO THE BOARD OF CITY COMMISSIONERS FOR THEIR CONSIDERATION AS SOON AS THE FOLLOWING REQUIREMENTS HAVE BEEN MET:

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.

PAGE 2
MR. K. O. TAYLOR
APRIL 24, 1961

3. CERTIFICATION BY AN ATTORNEY THAT FEE TITLE IS VESTED IN THE PLATTOR.
4. CERTIFICATION THAT ALL TAXES DUE AND PAYABLE HAVE BEEN PAID.
5. CERTIFICATION THAT THE IRONS HAVE BEEN SET AS REQUIRED BY THE SUBDIVISION RULES AND REGULATIONS OF THE METROPOLITAN AREA PLANNING COMMISSION.

IF YOU HAVE ANY QUESTIONS CONCERNING THIS MATTER,
PLEASE DO NOT HESITATE TO CALL ON US.

VERY TRULY YOURS,

ROBERT A. LAKIN
PLANNER III

RAL:CDM:BR

ENCLOSURE

CC: GENE MILES
1313 SOUTH MAIZE ROAD
WICHITA, KANSAS

APRIL 19, 1961

MR. GENE MILES
1313 SOUTH MAIZE ROAD
WICHITA, KANSAS

SUBJECT: S/D61-3 - MILES HIDDEN
LAKES ESTATES - ATTORNEY'S
OPINION

DEAR MR. MILES:

WE HAVE TODAY RECEIVED A TITLE OPINION FROM YOUR
ATTORNEY COVERING THE $W\frac{1}{2}$ OF THE $NE\frac{1}{4}$ OF SECTION 30,
TOWNSHIP 27 SOUTH, RANGE 1 WEST.

WE WILL NEED A SUPPLEMENTARY OPINION COVERING THAT
PORTION OF THE PLAT LYING IN THE $E\frac{1}{2}$ OF THE $NE\frac{1}{4}$ OF SEC-
TION 30, TOWNSHIP 27 SOUTH, RANGE 1 WEST.

IF YOU HAVE ANY QUESTIONS CONCERNING EXACTLY WHAT
IS NEEDED, PLEASE DO NOT HESITATE TO CALL ON US.

VERY TRULY YOURS,

JERROLD A. MOORE
ASSISTANT PLANNING DIRECTOR

JAM:CDM:BR

CC: MR. K. O. TAYLOR
524 $\frac{1}{2}$ NORTH MARKET
WICHITA, KANSAS

MR. EARL C. MOORE
BITTING BUILDING
WICHITA, KANSAS

EARL C. MOORE
ATTORNEY AND COUNSELOR
TELEPHONE AM 7-9811
BITTING BUILDING
WICHITA 2, KANSAS

*Rec'd
RAL
4-19-61
MAPP*

April 18, 1961

Metropolitan Planning Commission
City Hall
Wichita, Kansas

Re: Gene Miles

Gentlemen:

This will advise that I have in my possession a recorded deed made in favor of

GENE MILES

and covering the following described property:

A tract in the $W\frac{1}{2}$ of the $NE\frac{1}{4}$ of Section 30, Township 27 South, Range 1 West of the 6th P.M., described as follows: Beginning at the southwest corner of said $NE\frac{1}{4}$, thence north on the west line of said $NE\frac{1}{4}$, 1595.3 feet, thence east 1319.7 feet to a point on the east line of said $W\frac{1}{2}$ of said $NE\frac{1}{4}$, 1617 feet north of the southeast corner of said $W\frac{1}{2}$ of said $NE\frac{1}{4}$, thence south on the east line of said $W\frac{1}{2}$ of said $NE\frac{1}{4}$, 1617 feet, thence west 1318.8 feet to the point of beginning, containing 48.63 acres, more or less.

There are no taxes due and unpaid on this property.

Yours very truly,

Earl C. Moore

Earl C. Moore, Attorney
for Gene Miles

ECM:ls

APRIL 17, 1961

MR. K. O. TAYLOR
524 1/2 NORTH MARKET
WICHITA, KANSAS

SUBJECT: S/D61-3 - MILES HIDDEN
LAKES ESTATES, FINAL PLAT

DEAR MR. TAYLOR:

AT ITS REGULAR MEETING ON APRIL 13, 1961, THE SUBDIVISION COMMITTEE OF THE METROPOLITAN AREA PLANNING COMMISSION CONSIDERED THE FINAL PLAT OF MILES HIDDEN LAKES ESTATES. THE SUBDIVISION COMMITTEE HAS RECOMMENDED THAT THE PLAT BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE SCALE IS TO BE DIMENSIONED.
2. *okay* THE CONTRACT OF AGREEMENT BETWEEN THE PLATTOR AND THE OWNERS OF THE PROPERTY TO THE NORTH, PROVIDING FOR THE USE OF THE PONDING AREA TO THE NORTH, SHALL BE RECORDED WITH THE REGISTER OF DEEDS. THIS AGREEMENT SHALL BE ~~PREFERRED~~ *Prepared* SO AS TO "RUN WITH THE LAND".
3. THE WORDING ON THE FINAL PLAT AS PROPOSED SHALL BE CHANGED TO "LAKE, UTILITY AND PERPETUAL DRAINAGE EASEMENT".
4. *okay* A STATEMENT SHALL BE INCLUDED IN THE TEXT OF THE PLAT OR BY SEPARATE INSTRUMENT RECORDED WITH THE REGISTER OF DEEDS, THAT THE MINIMUM BUILDING GRADE (THAT POINT WHERE THE SETTLED GROUND LEVEL INTERSECTS WITH THE VERTICAL SURFACE OF ANY STRUCTURE) FOR ALL RESIDENCES AND SIMILAR STRUCTURES SHALL BE 1318 MSL.
5. *okay* THE SEPARATE DEDICATION OF RIGHT-OF-WAY FOR ACCESS FROM THE SOUTH FOR HIDDEN LAKES ROAD SHALL BE RECORDED WITH THE REGISTER OF DEEDS PRIOR TO THE FILING OF THE FINAL PLAT.
6. RIGHT-OF-WAY FOR WEST SHORE LANE SHALL BE ADJUSTED AS SHOWN ON THE MARKED COPY OF THE PLAT.

PAGE 2
MR. K. O. TAYLOR
APRIL 17, 1961

7. A STATEMENT TO THE EFFECT THAT IMPROVEMENT OF ANY ROAD ADJACENT TO THE LAKES OR DRAINAGEWAYS SHALL BE WITHOUT COST TO THE CITY OR COUNTY.

A COPY OF RESTRICTIVE COVENANTS AS RECORDED SHALL BE FILED WITH THE PLANNING DEPARTMENT AS PROOF THAT EACH OF THE LOT OWNERS IN MILES HIDDEN LAKES ESTATES SHALL SHARE IN THE OWNERSHIP OF THE AREAS KNOWN AS LAKE MARLENE, LAKE CATHY AND CALFSKIN CREEK. AS OWNERS OF THE ABOVE AREAS, IT IS UNDERSTOOD THAT ANY BENEFITS ASSESSED AGAINST THESE AREAS FOR PUBLIC IMPROVEMENTS SHALL BE AS A LIEN AGAINST EACH AND EVERY LOT PLATTED IN THE ADDITION.

8. A STATEMENT TO THE EFFECT THAT SEPTIC TANK SYSTEMS SHALL NOT BE INSTALLED LOWER THAN THE ESTABLISHED FLOOD OF RECORD (ELEVATION 1315 MSL) SHALL BE INCLUDED IN THE TEXT OF THE PLAT, OR BY SEPARATE INSTRUMENT RECORDED WITH THE REGISTER OF DEEDS.

John

9. ADDITIONAL MARKINGS INDICATING UTILITY EASEMENTS SHALL BE INCLUDED ON THE FACE OF THE PLAT, AS SHOWN ON THE OFFICE COPY OF THE PLAT.
10. THE SOUTHWEST CORNER OF THE $E\frac{1}{2}$ OF THE NORTH-EAST QUARTER SHOULD BE A PART OF THE LAKE AND DRAINAGE EASEMENT, AND A 60 FOOT RIGHT-OF-WAY FOR THE ROAD ALONG THE NORTH BOUNDARY OF SAID QUARTER SECTION SHALL BE INCLUDED IN THE PLAT (SEE MARKED OFFICE COPY).
11. ADDITIONAL ANGLES SHOULD BE INCLUDED FOR SEVERAL LOTS.
12. DISTANCES ON THE SOUTH LINE OF THE $W\frac{1}{2}$ OF THE $NW\frac{1}{4}$ SHOULD AGREE IN BOTH THE TEXT AND ON THE FACE OF THE PLAT.
13. RECORD IN 30 DAYS AFTER APPROVAL BY THE BOARD OF CITY COMMISSIONERS.

THE RECOMMENDATION OF THE SUBDIVISION COMMITTEE WILL NOW BE FORWARDED TO THE METROPOLITAN AREA PLANNING COMMISSION FOR ITS CONSIDERATION ON APRIL 20, 1961.

PAGE 3
MR. K. O. TAYLOR
APRIL 17, 1961

IF YOU HAVE ANY QUESTIONS CONCERNING THIS MATTER, PLEASE
DO NOT HESITATE TO CALL ON US.

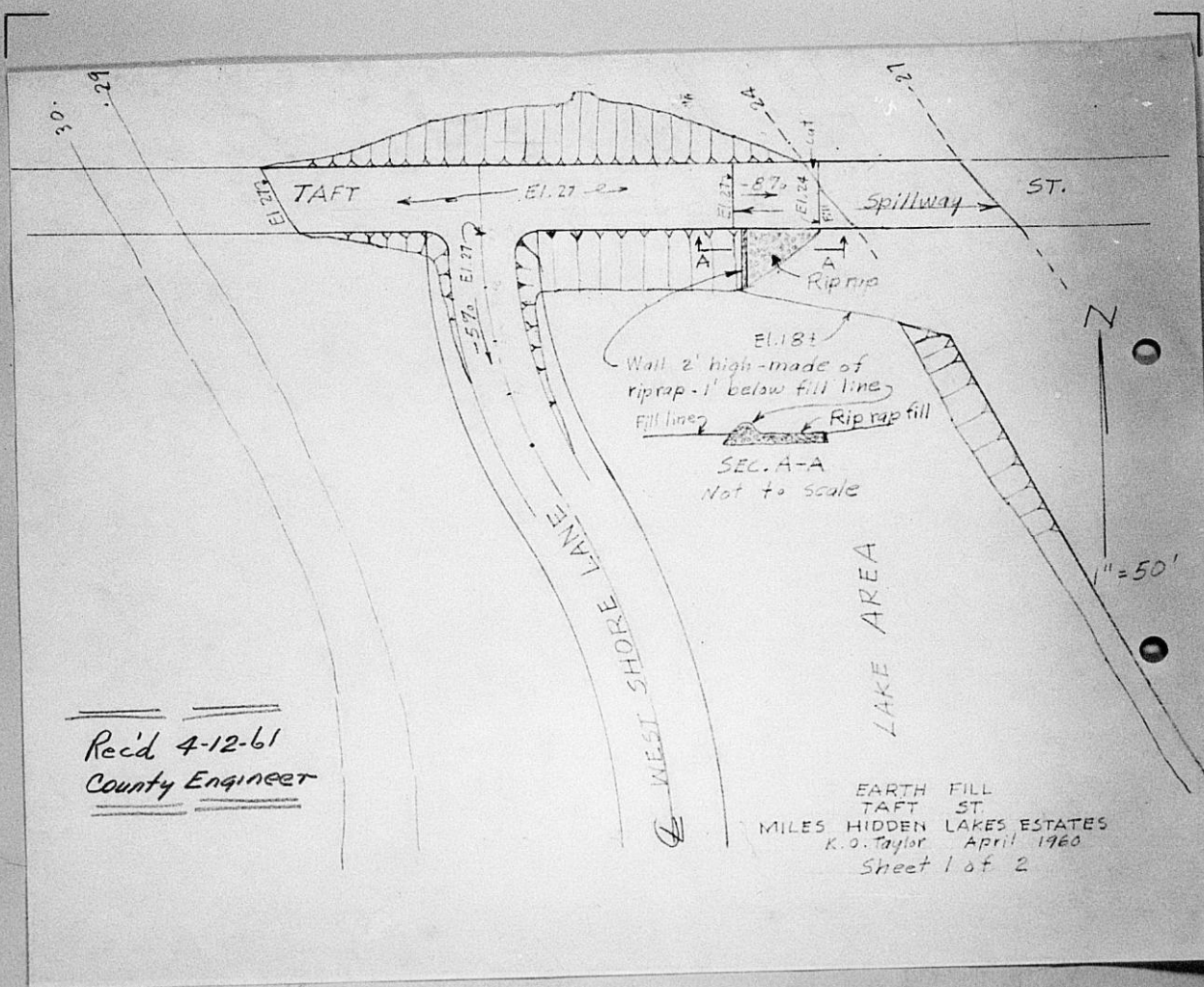
VERY TRULY YOURS,


JERROLD A. MOORE
ASSISTANT PLANNING DIRECTOR

JAM:CDM:BR

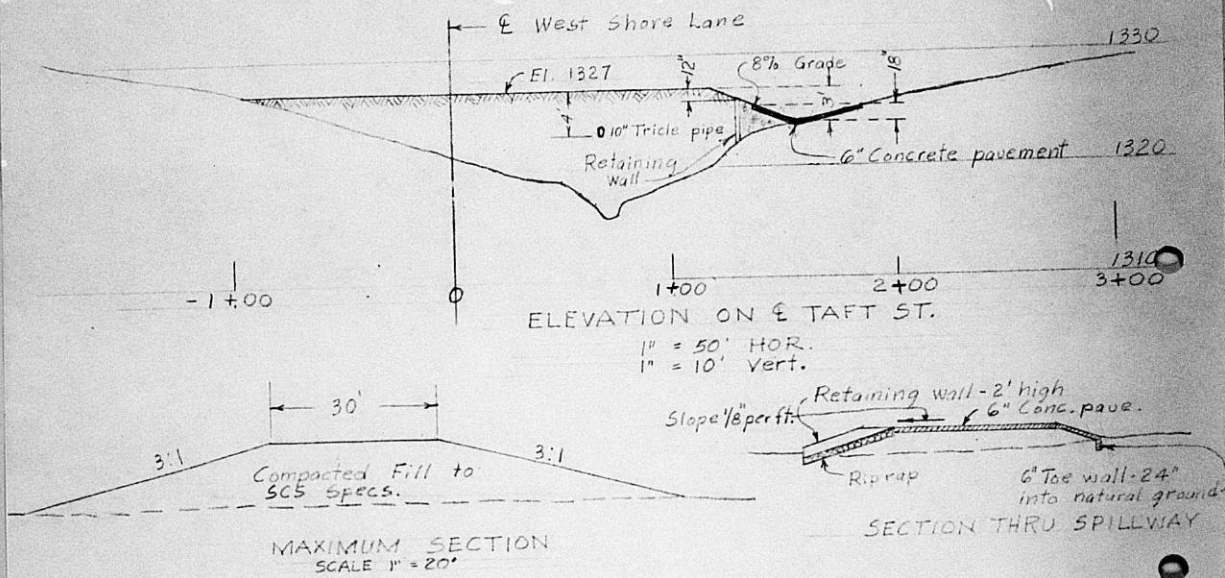
ATTACHMENT 1

CC: GENE MILES
1313 SOUTH MAIZE ROAD
WICHITA, KANSAS



Reid 4-12-61
County Engineer

EARTH FILL
 TAFT ST
 MILES HIDDEN LAKES ESTATES
 K.O. Taylor April 1960
 Sheet 1 of 2



EARTH FILL
 TAFT ST.
 MILES HIDDEN LAKES ESTATES
 K.O. Taylor, April 1960
 Sheet 2 of 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, GERTRUDE AURBACH AND FREDERICK AURBACH, her husband

being the owner s of the following described real estate in Sedgwick County, Kansas, to wit: Beginning at the NE corner of the $\frac{W}{2}$ of the $\frac{SE}{4}$ of Section 30, T 27 S, R 1 W of the 6th P. M., thence south 240 feet, thence northwesterly to a point 84.37 feet west and 86.3 feet south of said NE corner, thence northwesterly to a point 189.53 feet west and 70.26 feet south of said NE corner, said point being the P.C. of a curve, thence westerly on a curve to the left having radius of 257.59 feet, deflection angle of $32^{\circ} 28'$, a distance of 145.96 feet to the P.T. of said curve, said P.T. being 30 feet south of the north line of said $\frac{W}{2}$ of said $\frac{NE}{4}$, thence west parallel to said north line, 194.9 feet to the P. C. of a curve, thence on a curve to the right having a radius of 204.07 feet, a distance of 112.05 feet to said north line of said $\frac{SE}{4}$, thence east 549.4 feet, more or less, to the point of beginning.

do hereby dedicate the above described real estate to the public for Street purposes.

Executed this 11th day of April, 1961.

Gertrude Aurbach

Frederick Aurbach

STATE OF KANSAS)
SEDGWICK COUNTY) SS

BE IT REMEMBERED, that on this 11th day of April, 1961, before me a Notary Public in and for the said County and State

came GERTRUDE AURBACH AND FREDERICK AURBACH, her husband

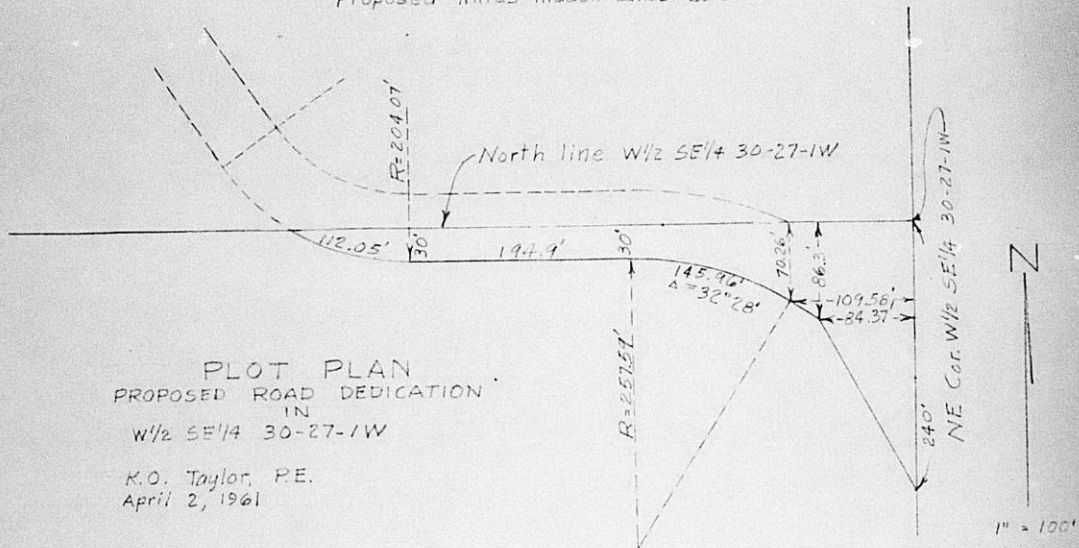
to me personally known to be the same person s who executed the foregoing instrument and duly acknowledged the execution of the same.

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

Colby B. Sandlian
Notary Public

My Commission Expires: Nov. 28, 1963

Proposed Miles Hidden Lakes Estates



LOT PLAN
PROPOSED ROAD DEDICATION
IN
W/2 SE/4 30-27-1W

K.O. Taylor, P.E.
April 2, 1961

THE CITY OF WICHITA

OFFICE OF Supt. of Public Works Maint. **DATE** April 12, 1961

TO L. L. Little, Director of Planning
FROM G. H. Wilton, Supt. of Public Works Maintenance

SUBJECT: Final Plat - Miles
Hidden Lakes Estates



Reference is made to my memo dated March 8, 1961, and to Subdivision Committee minutes for March 9, 1961, pertaining to Preliminary Plat of subject addition.

This office has reviewed subject plat and makes the following comments:

1. Most of the recommendations proposed in our memo of March 8, 1961, have been adopted and we wish to point out that the cooperation between the subdivider, his engineer and this office has been excellent and should serve as a pattern for future solutions of subdividing difficult areas.
2. In our memo of March 8, 1961, we called attention to the fact that flood records for subject area date back only to 1955, and that the record flood appears to have a frequency of only once in 25 years. We went on to state, "In the light of these facts, it should be fully understood by the planning agency, governing body and public that imposition of the drainage conditions proposed and recommended for subject plat does not guarantee freedom from future flooding - that such conditions are the result of the best engineering information available at the time of subdivision." As you know, we have attempted on several other occasions to have a similar statement (building to specified elevations does not guarantee freedom from flooding) included on the face of the plat. We again call this to your attention as being a possible aid if future flooding should occur.
3. We note that condition D of the subdivision committee recommendations has not been met (A statement is to be included and made a part of the text of the plat that the construction grade for all houses and similar structures shall be 1318.0 feet mean sea level or higher).
4. The terminology "Perpetual lake and drainage easement" should be changed to "Lake and perpetual drainage easement" since it is not our intent to guarantee the perpetual establishment of the lakes.

5. That a 60' street dedication be shown connecting Hidden Valley Road and McCormick Avenue and the portion of the 40 acre division line from the SE corner of the $W\frac{1}{4}$ of the $NE\frac{1}{4}$ to the south line of Hidden Valley Road be eliminated, except as a land tie.

6. That the 30' back lot drainage easement along the rear of lots in Block I be omitted and replaced by a side lot easement to connect the existing draw at the northeast corner of the plat to Hidden Valley Road. The proposed side lot easement could be put between lots 7 and 8. We request the above change to eliminate future parallel storm sewers in Hidden Valley Road and the back lot easement.

*leave
as is!*

G. H. Wilton

G. H. Wilton, Supt.
Public Works Maintenance

GHW:JJ

cc: E. N. Smith
M. S. Mitchell
File - Miles Hidden Lakes Estates

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 61-3 NAME MILES HIDDEN LAKES ESTATES
DATE APPLICATION REC'D 2-9-61 PRELIMINARY APPROVAL 3-9-61

DESCRIPTION

GENERAL LOCATION WEST OF MAIZE ROAD AND SOUTH OF MAPLE STREET

OWNER GENE MILES
SURVEYOR/ENGINEER K. O. TAYLOR
ADDRESS 524 1/2 NORTH MARKET

1. GROSS ACREAGE OF PLAT	<u>50</u>	7. LINEAL FEET OF NEW STREETS:	
2. NUMBER OF LOTS:		(A) <u>60</u> R/W <u>5256+</u> FT.	
RESIDENTIAL	<u>44</u>	(B) <u>30</u> R/W <u>1628+</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>	TOTAL	<u>6884+</u> FT.
TOTAL	<u>44</u>	8. TOTAL AREA OF NEW STREET	
3. AVERAGE LOT FRONTAGE	<u>163</u> FT.	R/W <u>364,200 +</u> SQ.FT.	
4. MINIMUM LOT FRONTAGE	<u>84</u> FT.	9. EXISTING ZONING	<u>"R-1"</u>
5. AVERAGE LOT AREA	<u>27,294</u> SQ.FT.	10. PROPOSED ZONING	<u>"R-1"</u>
6. MINIMUM LOT AREA	<u>23,000</u> SQ.FT.	11. LOT AREA REQUIRED BY	
* <u>25,000</u> SQ. FT. MINIMUM LOT SIZE ESTABLISHED BY SUBDIVISION		ZONING	<u>15,000</u> SQ.FT.*
COMMITTEE IN PRELIMINARY PLAT APPROVAL.			

STAFF COMMENTS:

- SCALE LACKS DIMENSIONS. *This is my error. I complement measured of the angle. make*
- SOUTH BOUNDARY OF E 1/2 NE 1/4 AND W 1/2 NE 1/4 DO NOT FORM A STRAIGHT LINE ACCORDING TO DATA ON PLAT. NEED ADDITIONAL ANGLES.
- THE SOUTHWEST CORNER OF E 1/2 NE 1/4 SHOULD BE A PART OF THE LAKE AND DRAINAGE EASEMENT WITH THE ROAD ALONG THE NORTH BOUNDARY.
- SHOULD BE " . . . PERPETUAL LAKE AND DRAINAGE EASEMENT." *mitel wants this change.*
- ADDITIONAL ANGLES ARE DESIRABLE IN MANY LOTS SO THAT LAY-OUT IS EASIER.
- THERE IS NO STATEMENT IN THE TEXT OF THE PLAT ESTABLISHING MINIMUM BUILDING GRADES AS REQUIRED BY THE SUBDIVISION COMMITTEE.
- DEDICATION OF ACCESS TO THE SOUTH DID NOT ACCOMPANY FINAL PLAT AS REQUIRED BY SUBDIVISION COMMITTEE.
- NO INFORMATION HAS BEEN RECEIVED THAT THE COUNTY ENGINEER HAS APPROVED THE DAM AND RIGHT-OF-WAY ON THE NORTH BOUNDARY OF THE SUBDIVISION AS REQUIRED BY THE SUBDIVISION COMMITTEE.
- WEST SHORE LANE SHOULD BE 60'. *and 50' a S and*
- Shirkey pointed out that South boundary line of ~~E 1/2~~ NE 1/4 is 2637.6 in text and 2737.6 on plat.

Dedication received 4-13-61

4-13-61

S/D Comm. approved subject to conditions of letter of 4-17-61

MARCH 14, 1961

MR. K. O. TAYLOR
524½ NORTH MARKET
WICHITA, KANSAS

SUBJECT: S/D61-3 - MILES HIDDEN
LAKES ESTATES, PRELIMINARY PLAT

DEAR MR. TAYLOR:

AT ITS REGULAR MEETING ON MARCH 9, 1961, THE SUBDIVISION COMMITTEE OF THE METROPOLITAN AREA PLANNING COMMISSION CONSIDERED THE PRELIMINARY PLAT OF MILES HIDDEN LAKES ESTATES AND APPROVED IT FOR FINAL SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE REQUIREMENTS OF THE SUBDIVISION RULES AND REGULATIONS FOR A FINAL PLAT. (SEE PAGES 4 AND 5).
2. ADDITIONS, DELETIONS AND CHANGES OF EASEMENTS AS SHOWN ON THE ATTACHED MARKED COPY OF THE PRELIMINARY PLAT.
3. A STATEMENT ON THE PLAT THAT RESPONSIBILITY FOR MAINTENANCE OF THE LAKES, DAMS AND DRAINAGEWAYS SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY IN THE SUBDIVISION UNTIL SUCH TIME AS THE GOVERNING BODY EXERCISING JURISDICTION ELECTS TO ASSUME THE RESPONSIBILITY FOR MAINTENANCE AND IMPROVEMENT OF THE DRAINAGEWAYS LYING WITHIN THE PERPETUAL LAKE AND DRAINAGE EASEMENT SO LABELED AND SHOWN ON THE ATTACHED MARKED COPY OF THE PRELIMINARY PLAT.
4. A STATEMENT IS TO BE INCLUDED AND MADE A PART OF THE TEXT OF THE PLAT THAT THE CONSTRUCTION GRADE FOR ALL HOUSES AND SIMILAR STRUCTURES SHALL BE 1318.0 FEET MEAN SEA LEVEL OR HIGHER.

PAGE 2
MR. K. O. TAYLOR
MARCH 14, 1961

5. A CONFERENCE BY MR. TANKSLEY WITH THE COUNTY AND CITY FIRE DEPARTMENTS, THE POLICE DEPARTMENT AND SHERIFF'S OFFICE SHOULD BE HELD TO DISCUSS THE NAMES OF THE STREETS. PRIMARY SECTIONS AS TO CHANGES ARE SPECIFICALLY:
 - A. THE EAST AND WEST SEGMENTS OF THE LOOP CURRENTLY NAMED LAKEWOOD COURT ARE TO BEAR SEPARATE NAMES; AND
 - B. THE EAST-WEST SEGMENT OF THE STREET CURRENTLY NAMED HIDDEN VALLEY ROAD IS TO HAVE A SEPARATE NAME FROM THAT OF THE NORTH-SOUTH SEGMENT. CHANGES IN SHADY LAKE AND LARK LANE ARE ALSO TO BE CONSIDERED.
6. ADJUST LOT LINES SO THAT THE MINIMUM LOT SIZE SHALL BE NO LESS THAN 25,000 SQUARE FEET. THE HEALTH DEPARTMENT HAS STATED THAT CARE IN THE INSTALLATION OF SEPTIC TANKS AND TILE FIELDS SHOULD BE TAKEN ON THOSE LOTS WHICH MUST BE FILLED IN ORDER TO MEET THE REQUIREMENTS OF ITEM 4. IN ADDITION, A STATEMENT SIGNED BY THE OWNER OF THE LAND THAT EACH PURCHASER MUST HAVE, PRIOR TO THE CONSTRUCTION OF ANY PRIVATE DISPOSAL SYSTEM, THE APPROVAL OF THE WICHITA-SEDGWICK COUNTY HEALTH DEPARTMENT. (ATTACHED IS A STANDARD FORM APPROVED AS TO FORM AND CONTENT WHICH IS TO BE FILED WITH THE REGISTER OF DEEDS AND A CERTIFIED COPY FURNISHED TO THE PLANNING DEPARTMENT.)
7. A PROFILE OF THE DAM TO BE CONSTRUCTED AT THE NORTHERN BOUNDARY OF THE PLAT IS TO BE SUBMITTED TO MR. RUFUS KIRK, COUNTY ENGINEER, WITH SUCH INFORMATION AS HE MAY REQUIRE TO DETERMINE ITS ADEQUACY; AND THE NEED FOR RIGHT-OF-WAY AT THIS POINT TO PROPERLY MAINTAIN THIS DAM.
8. DEDICATION OF RIGHT-OF-WAY FOR ACCESS ROADS FROM MAIZE ROAD (TO THE EAST) AND LARK LANE (TO THE SOUTH) TO BE BOUNDARIES OF THE PLAT ARE TO ACCOMPANY THE FINAL PLAT WHEN SUBMITTED.
9. WATER WAYS AND LAKES SHOULD BE NAMED.
10. LOTS 1 AND 2 TOGETHER WITH THE EASEMENTS ON THEM ARE TO BE DELETED FROM THE PLAT ACCORDING TO THE STATEMENT OF MR. GENE MILES IN THE SUBDIVISION COMMITTEE MEETING.

PAGE 3
MR. K. O. TAYLOR
MARCH 14, 1961

- II. THAT PART OF THE DRAINAGEWAY IN THE SOUTH-EAST CORNER OF THE PLAT PRESENTLY DEDICATED AS A STREET IS TO BE MADE A PART OF THE PERPETUAL LAKE AND DRAINAGEWAY EASEMENT.

THE ATTACHED MARKED COPY OF THE PRELIMINARY PLAT IS FOR YOUR INFORMATION AND FILES.

PLEASE DO NOT HESITATE TO CALL ON US IF YOU HAVE ANY QUESTIONS CONCERNING THIS MATTER.

VERY TRULY YOURS,

JERROLD A. MOORE
ASSISTANT PLANNING DIRECTOR

JAM:CDM:BR

ATTACHMENTS 2

CC: GENE MILES
1313 SOUTH MAIZE ROAD
WICHITA, KANSAS

SUBDIVISION COMMITTEE

NAME MILES HIDDEN LAKE ESTATES
2-9-61 S/D COMMITTEE MEETING 2-9-61

DESCRIPTION

THREE MILES AND CLEARWATER ROADS AND BETWEEN
STREET AND IN S-54 HIGHWAY

PHONE 414-6-1111

TO LOWER PART OF ...
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PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE

S/D No. 61-3 NAME MILES HIDDEN LAKE ESTATES
DATE APPLICATION REC'D 2-9-61 S/D COMMITTEE MEETING 3-9-61

DESCRIPTION

GENERAL LOCATION BETWEEN MAIZE AND CLEARWATER ROADS AND BETWEEN
MAPLE STREET AND U. S. 54 HIGHWAY
OWNER GENE MILES
SURVEYOR/ENGINEER K. O. TAYLOR
ADDRESS 524 1/2 NORTH MARKET PHONE HO 4-4072

1. GROSS ACREAGE OF PLAT	<u>50</u>	7. LINEAL FEET OF NEW STREETS:	
2. NUMBER OF LOTS:		(A) <u>30</u> R/W <u>1325+</u> FT.	
RESIDENTIAL	<u>48</u>	(B) <u>50</u> R/W <u>725+</u> FT.	
COMMERCIAL	<u>----</u>	(C) <u>60</u> R/W <u>3900+</u> FT.	
INDUSTRIAL	<u>----</u>	(D) TOTAL <u>5950+</u> FT.	
OTHER	<u>----</u>	8. TOTAL AREA OF NEW STREET	
TOTAL	<u>48</u>	R/W <u>310,000 +</u> SQ. FT.	
3. AVERAGE LOT FRONTAGE	<u>160</u> FT.	9. EXISTING ZONING	<u>"R-1"</u>
4. MINIMUM LOT FRONTAGE	<u>85</u> FT.	10. PROPOSED ZONING	<u>"R-1"</u>
5. AVERAGE LOT AREA	<u>23,000</u> SQ. FT.	11. LOT AREA REQUIRED BY	
6. MINIMUM LOT AREA	<u>21,780</u> SQ. FT.	ZONING	<u>15,000</u> SQ. FT.

STAFF COMMENTS:

THIS PRELIMINARY PLAT COMPLIES WITH THE SUBDIVISION RULES AND REGULATIONS

FINISH GRADE OF BUILDING SITES SHOULD BE 1318 OR HIGHER.

PROVISION FOR MAINTENANCE AND ENTRANCE UPON DRAINAGEWAY, DIKES, AND OTHER STRUCTURES IS A POLICY DECISION OF THE METROPOLITAN AREA PLANNING COMMISSION.

ACCESS TO THE SUBDIVISION MUST BE ASSURED BEFORE FINAL APPROVAL OF THE PLAT.

THE MANNER OF SAFEGUARDING ADEQUATE DRAINAGE IS A POLICY DECISION OF THE METROPOLITAN AREA PLANNING COMMISSION AND IS TO BE A POLICY APPLYING TO THIS DRAINAGE SYSTEM.

maint re Chesholm Estates

Lot 1-2, Blk 2.

ACTION:

THE SUBDIVISION COMMITTEE RECOMMENDS:

*adjust lots to
25,000 \$ min for septic tank. Septic*

Streets

*need Profile of dms on N - Kirk.
& design of Rd thereon. Spec on compactness
of earth.*

(over)

?

• 10

Dedication of out lot on R

Torchilus names
St Name on M^c Corbatic.
Refer to Fine Dept. City.
Co.

Underlies int,
+ maintenance
Perpetual Drainage Easement
+ Drainage Easement.

name
Lakes Cathy

Drainage + utility
Easements. is throughout.

Let ^{guarantee} new easement beyond
side lot.

THE CITY OF WICHITA

OFFICE OF Public Works Maintenance **DATE** March 8, 1961



TO Mr. L. L. Little, Director of Planning
FROM G. H. Wilton, Supt. of Public Works Maintenance

SUBJECT : Preliminary Plat -
Miles Hidden Lakes Estates

Reference is made to subject plat and to conferences between the subdivider, his engineer and planner, members of the planning staff and members of this division.

The generally accepted name for the stream which courses east and west through subject plat is Calfskin Creek, which is a tributary of Cowskin Creek, and that name will be used to identify the watercourse throughout this memorandum. The upper drainage basin of Calfskin Creek is fan-shaped featuring 2 branches of almost equal length and contributing area (north branch - 34,000 linear feet - 6.4 square miles and south branch - 44,000 linear feet - 8.6 square miles) which join west of Schulte Road (first section line west of subject plat).

Our drainage study of Calfskin Creek includes rational formula computations of 25 and 50 year frequency peak discharges at subject location, flood record profiles and existing channel cross-sections from which we estimated the volume of flow under the record flood profile. The 25 and 50 year peak discharge at subject location was developed as follows:

	25 Year Frequency	50 Year Frequency
Drainage Area - Acres	9,520	9,520
Length - Linear Feet	49,000	49,000
Tc - Hours	5	5
I - Inches Per Hour	0.9	1.0
C - Percentage	0.3	0.3
Q - c.f.s.	2,570	2,860

Our flood record for this area only dates back to 1955, however, interviews with long-time residents indicate that the October 2nd, 1955 flood equaled or exceeded previous stages.

Verified high water marks for the 10-2-55 flood at Schulte Road and at Maize Road were plotted against the recent 8-24-60 marks for the entire reach between the 2 section lines (Schulte Road and Maize Road) then a 10-2-55 profile for the entire reach

March 8, 1961

was developed by comparison of these marks. A copy of a profile for Calfskin Creek through the mile in question on which we have shown existing stream thalweg, the 8-24-60 profile and 10-2-55 profile is attached to this memorandum.

Using the 10-2-55 stage from this profile and cross sections of the existing stream we use slope area formulas to estimate the peak flow for the 10-2-55 storm at subject location to have been approximately 2500 c.f.s., which would indicate that the 10-2-55 flood has a frequency of recurrence of approximately once in 25 years.

Attached is one copy of subject plat on which we have outlined the area inundated by the flood of record (red line) and the area between this line and the elevation 3 feet above the flood of record, (green line). We see no objection to the encroachment on the record flood plain assuming adequate freeboard is provided and recommend that finish grade of building sites be 1318.0 or higher. However, we do want to point out that our period of record for this stream is short (dating back to 1955); that the 10-2-55 storm discharge appears to have a frequency of recurrence of only once in 25 years and that it is probable that future discharges will exceed the present record elevation and quantity due to future improvement of the upstream waterway, due to more intense use of the upstream drainage area or due to more intense storms. We must, therefore, be prepared for the day when improvement and enlargement of the existing waterway through subject plat is necessary.

In the light of these facts, it should be fully understood by the planning agency, governing body and public ~~that imposition of the drainage conditions proposed and recommended for subject plat does not guarantee freedom from future flooding~~ - that such conditions are the result of the best engineering information available at the time of subdivision.

It must also be pointed out that future road crossings of the stream in the vicinity of the plat may materially affect future water surface and these crossings should be designed so that back water caused by them does not impair or violate protection afforded by freeboard requirements recommended for subject plat.

The portion of the plat denoted "Lake Area and Drainage Easement" contains 3 proposed low dams which the subdivider intends to construct, alter or repair. Maintenance of these structures is not part of the usual maintenance duties of this office and responsibility for their care should be clearly defined. Ownership of the area should also be explained.

We have not commented on the unnamed tributary entering subject plat from the north. This tributary drains approximately 150 acres and is approximately 1 mile long. The ponds proposed in subject plat will have little effect on peak flows and freeboard requirements for Calfskin Creek should provide adequate

Mr. L. L. Little

- 3 -

March 8, 1961

protection against inflow from this tributary. We suggest that the method of crossing the unnamed tributary at its intersection with Hidden Valley Road be discussed since only 30 feet of right of way is dedicated by subject plat for the street and the bridge or crossing location is difficult to determine. Requirements for this structure should be worked out with the County Engineer in advance of final approval.

We summarize as follows:

1. Flood of record for Calfskin Creek in the vicinity of subject plat occurred October 2nd, 1955.
2. Elevation of flood of record at west line of subject plat - 1315.6.
3. Elevation of flood of record at east line of subject plat - 1314.8.
4. Estimated discharge of flood of record - 2500 c.f.s.
5. Estimated frequency of recurrence of record flood - once in 25 years.
6. Estimated peak discharge for 50 year frequency flood - 2,860 c.f.s.
7. Recommended freeboard above flood of record - 3 feet minimum.

CONCLUSION: In our opinion, the portion of the plat designated "Lake Area and Drainage Easement" provides adequate right of way for the construction of future improvements to protect subject plat from increased stages which may occur in the future.

GHW:msm:fb
Encls.

cc: E. N. Smith
M. S. Mitchell
File - Miles Hidden Lakes Estates

G. H. Wilton
Supt. of Public Works Maintenance

FEBRUARY 17, 1961

MR. K. O. TAYLOR
524 1/2 NORTH MARKET
WICHITA, KANSAS

DEAR MR. TAYLOR:

SUBJECT: S/D 61-3
MILES HIDDEN LAKES ESTATES
SKETCH PLAT

THIS LETTER REVIEWS THE AREAS OF DISCUSSION REGARDING MILES HIDDEN LAKES ESTATES SUBDIVISION AT THE CONFERENCE ON THURSDAY, FEBRUARY 16, 1961, ATTENDED BY K. O. TAYLOR, GENE MILES, M. S. MITCHELL, J. A. MOORE, R. A. LAKIN, AND C. D. MULCANY.

IT WAS GENERALLY AGREED THAT THE DESIGN OF THE SKETCH PLAT AS SUBMITTED IS GENERALLY SATISFACTORY. THE SPECIFIC CHANGES IN THE PLAT AGREED TO ARE:

1. THAT THE ROAD ACROSS THE PROPOSED DAM IN THE SOUTHEAST CORNER OF THE SUBDIVISION CAN BE ELIMINATED.
2. THAT THE CURVE IN THE STREET IN THE NORTHEAST CORNER OF THE PLAT SHOULD BE MOVED FURTHER TO THE EAST SO THAT THE SHAPE OF LOT 10 CAN BE ALTERED TO PROVIDE LESS WASTE SPACE.
3. THAT THE CURVE IN THE STREET IN THE WEST CENTRAL PART OF THE PLAT SHOULD BE MOVED FARTHER NORTH TO TAKE ADVANTAGE OF HIGHER NATURAL GROUND ELEVATIONS FOR BUILDING SITES ON LOTS 2, 3, 4, AND 5, BACKING ONTO THE STREAM TO THE SOUTH.

INFORMATION FURNISHED BY MR. MITCHELL SHOWED THAT THE EXPERIENCED HIGH WATER ELEVATION IS 1314.8 AT THE EAST LINE OF THE SUBDIVISION AND 1315.6 AT THE WEST LINE OF THE SUBDIVISION. MR. TAYLOR AND MR. MITCHELL WERE IN AGREEMENT AS TO THE EVIDENCE REGARDING HIGH WATER ELEVATIONS ACTUALLY EXPERIENCED IN THIS VICINITY.

MR. MITCHELL FELT THAT APPROXIMATELY THREE FEET OF FREEBOARD (ELEVATION 1318) FOR BUILDING SITES ABOVE THESE ELEVATIONS WOULD BE ADEQUATE TO PROTECT PROPERTIES FROM FLOOD DAMAGE. MR. MILES AND MR. TAYLOR SUGGESTED THAT 1316 OR 1317 WOULD BE MORE SATISFACTORY ELEVATIONS FROM THEIR STANDPOINT.

PAGE 2 - K. O. TAYLOR
FEBRUARY 17, 1961

IT WAS POINTED OUT THAT ACCESS TO THE SUBDIVISION WOULD HAVE TO BE ASSURED BEFORE FINAL PLAT APPROVAL. SPECIFICALLY, THE STREETS INTO THE AREA FROM THE EAST AND FROM THE SOUTH WOULD HAVE TO BE DEDICATED AS A PART OF THE PLAT OR THROUGH SEPARATE INSTRUMENT.

IT WAS AGREED THAT THE PLAT SHOULD BE PROCESSED IN THE USUAL MANNER AND THAT ANY POLICY DECISION BY THE PLANNING COMMISSION CONCERNING THE HANDLING OF DRAINAGE SHOULD BE MADE AT THE TIME THE PRELIMINARY PLAT IS FORWARDED TO THEM BY THE SUBDIVISION COMMITTEE. IF THE PRELIMINARY PLAT IS RECEIVED IN THIS OFFICE ON OR BEFORE FEBRUARY 23, 1961, IT WILL BE PLACED ON THE SUBDIVISION COMMITTEE AGENDA FOR THE MARCH 9, 1961 MEETING.

VERY TRULY YOURS,

JERROLD A. MOORE
ASSISTANT PLANNING DIRECTOR

JAM:BER

CC: GENE MILES
1313 SOUTH MAIZE ROAD

GEORGE WILTON, MAINTENANCE DIVISION
M. S. MITCHELL, FLOOD CONTROL
RUFUS KIRK, COUNTY ENGINEER

MAP No.: G-2W
SEC. No.: 30
TWP. No.: 27
RANGE: 1W

S/D No. _____

APPLICATION FOR SUBDIVISION APPROVAL

NAME OF SUBDIVISION: Miles Hidden Lakes Estates

GENERAL LOCATION: Sw 1/4 NE 1/4 30-27-1W - 1/4 mile west
+ 1/4 mile road + 1/4 mile south of maple st.

NAME OF PROPERTY OWNER: Gene Miles
ADDRESS: 1313 S. Maize Road PHONE: PA21750
NAME OF SUBDIVIDER: same PHONE: _____
ADDRESS: _____
NAME OF AGENT/SURVEYOR: R. O. Taylor
ADDRESS: 524 1/2 N. Market PHONE: HO44072
DATE OF APPLICATION: 2-9-61

SUBDIVISION INFORMATION:

- | | |
|--|----------------------------------|
| 1. GROSS ACREAGE OF PLAT <u>50</u> | 7. LINEAL FEET, OF NEW STREETS: |
| 2. NUMBER OF LOTS: | A. <u>30</u> R/W <u>1240</u> FT. |
| RESIDENTIAL <u>47</u> | B. <u>50</u> R/W <u>525</u> FT. |
| COMMERCIAL _____ | C. <u>60</u> R/W <u>4960</u> FT. |
| INDUSTRIAL _____ | D. TOTAL <u>6725</u> FT. |
| OTHER <u>1</u> | |
| TOTAL NUMBER OF LOTS <u>48</u> | 8. TOTAL AREA OF NEW STREET R/W: |
| 3. AVERAGE LOT FRONTAGE <u>140</u> FT. | <u>300,000</u> SQ. FT. |
| 4. MINIMUM LOT FRONTAGE <u>100</u> FT. | |
| 5. AVERAGE LOT AREA <u>33000</u> SQ. FT. | 9. EXISTING ZONING <u>R-1</u> |
| 6. MINIMUM LOT AREA <u>21780</u> SQ. FT. | 10. PROPOSED ZONING <u>R-1</u> |
11. PUBLIC WATER SUPPLY No (YES-NO), NAME _____
12. PUBLIC SANITARY SEWERS No (YES-NO), NAME _____
13. HEALTH DEPARTMENT APPROVAL (WHERE APPLICABLE) _____ (YES-NO)
14. CITY OF WICHITA OR 3 MILE AREA: 3 mile area

THE APPLICANT 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. THE APPLICANT FURTHER AGREES THAT THE SIXTY (60) DAY STATUTORY PERIOD SHALL START ON THE DATE THAT THIS PLAT IS FIRST CONSIDERED BY THE SUBDIVISION COMMITTEE OF THE METROPOLITAN AREA PLANNING COMMISSION, AND THAT HE IS AUTHORIZED TO ACT ON THE BEHALF OF THE OWNER.

DATE RECEIVED BY THE PLANNING DEPARTMENT:
TO BE STAMPED WHEN RECEIVED

SIGNED: Gene Miles
BY: R. O. Taylor
SURVEYOR: R. O. Taylor

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION
ROOM 402 CITY BUILDING ANNEX, 104 SOUTH MAIN STREET, WICHITA 2, KANSAS

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE

S/D No. 61-3 NAME MILES HIDDEN LAKE ESTATES
DATE APPLICATION REC'D 2-9-61 S/D COMMITTEE MEETING 3-9-61

DESCRIPTION

GENERAL LOCATION BETWEEN MAIZE AND CLEARWATER ROADS AND BETWEEN
MAPLE STREET AND U. S. 54 HIGHWAY

OWNER GENE MILES
SURVEYOR/ENGINEER K. O. TAYLOR PHONE HO 4-4072
ADDRESS 524 1/2 NORTH MARKET

1. GROSS ACREAGE OF PLAT	<u>50</u>	7. LINEAL FEET OF NEW STREETS:	
2. NUMBER OF LOTS:		(A)	<u>30</u> R/W <u>1325+</u> FT.
RESIDENTIAL	<u>48</u>	(B)	<u>50</u> R/W <u>725+</u> FT.
COMMERCIAL	<u>---</u>	(C)	<u>60</u> R/W <u>3900+</u> FT.
INDUSTRIAL	<u>---</u>	(D)	TOTAL <u>5950+</u> FT.
OTHER	<u>---</u>	8. TOTAL AREA OF NEW STREET	
TOTAL	<u>48</u>	R/W	<u>310,000 +</u> SQ.FT.
3. AVERAGE LOT FRONTAGE	<u>160</u> FT.	9. EXISTING ZONING	<u>"R-1"</u>
4. MINIMUM LOT FRONTAGE	<u>85</u> FT.	10. PROPOSED ZONING	<u>"R-1"</u>
5. AVERAGE LOT AREA	<u>23,000</u> SQ.FT.	11. LOT AREA REQUIRED BY	
6. MINIMUM LOT AREA	<u>21,780</u> SQ.FT.	ZONING	<u>15,000</u> SQ.FT.

STAFF COMMENTS:

THIS PRELIMINARY PLAT COMPLIES WITH THE SUBDIVISION RULES AND REGULATIONS

FINISH GRADE OF BUILDING SITES SHOULD BE 1318 OR HIGHER.

PROVISION FOR MAINTENANCE AND ENTRANCE UPON DRAINAGEWAY, DIKES, AND OTHER STRUCTURES IS A POLICY DECISION OF THE METROPOLITAN AREA PLANNING COMMISSION.

ACCESS TO THE SUBDIVISION MUST BE ASSURED BEFORE FINAL APPROVAL OF THE PLAT.

THE MANNER OF SAFEGUARDING ADEQUATE DRAINAGE IS A POLICY DECISION OF THE METROPOLITAN AREA PLANNING COMMISSION AND IS TO BE A POLICY APPLYING TO THIS DRAINAGE SYSTEM.

ACTION:

THE SUBDIVISION COMMITTEE RECOMMENDS:

- ① *no red lines*
- ② *get spec for 1/2 mile*
- ③ *add 1/2 mile*
- ④ *no red*

MAP No.: _____
SEC. No.: _____
TWP. No.: _____
RANGE: _____

S/D No. _____

APPLICATION FOR SUBDIVISION APPROVAL

NAME OF SUBDIVISION: Miles Hidden Lakes Estates
GENERAL LOCATION: SW 1/4 NE 1/4 30-27-1W - 1/4 mile west
1/4 Maize road 1/4 mile south of maple st.

NAME OF PROPERTY OWNER: Gene Miles PHONE: PA 21750
ADDRESS: 1313 S. Maize Road
NAME OF SUBDIVIDER: same PHONE: _____
ADDRESS: _____
NAME OF AGENT/SURVEYOR: K. O. Taylor PHONE: HO 44072
ADDRESS: 524 1/2 N. Market
DATE OF APPLICATION: 2-9-61

SUBDIVISION INFORMATION:

1. GROSS ACREAGE OF PLAT 50
2. NUMBER OF LOTS: 47
RESIDENTIAL _____
COMMERCIAL _____
INDUSTRIAL _____
OTHER _____
TOTAL NUMBER OF LOTS 47
3. AVERAGE LOT FRONTAGE 140 FT.
4. MINIMUM LOT FRONTAGE 100 FT.
5. AVERAGE LOT AREA 23000 SQ. FT.
6. MINIMUM LOT AREA 21780 SQ. FT.

7. LINEAL FEET OF NEW STREETS:
A. 30 R/W 1240 FT.
B. 50 R/W 525 FT.
C. 60 R/W 4960 FT.
D. TOTAL 6725 FT.

8. TOTAL AREA OF NEW STREET R/W: 300,000 SQ. FT.

9. EXISTING ZONING R-1
10. PROPOSED ZONING R-1

11. PUBLIC WATER SUPPLY No (YES-NO), NAME _____
12. PUBLIC SANITARY SEWERS No (YES-NO), NAME _____
13. HEALTH DEPARTMENT APPROVAL (WHERE APPLICABLE) _____ (YES-NO)
14. CITY OF WICHITA OR 3 MILE AREA: 3 mile area

THE APPLICANT 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. THE APPLICANT FURTHER AGREES THAT THE SIXTY (60) DAY STATUTORY PERIOD SHALL START ON THE DATE THAT THIS PLAT IS FIRST CONSIDERED BY THE SUBDIVISION COMMITTEE OF THE METROPOLITAN AREA PLANNING COMMISSION, AND THAT HE IS AUTHORIZED TO ACT ON THE BEHALF OF THE OWNER.

DATE RECEIVED BY THE PLANNING DEPARTMENT:
TO BE STAMPED WHEN RECEIVED

SIGNED: Gene Miles
BY: K. O. Taylor
K. O. Taylor/SURVEYOR

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION
ROOM 402 CITY BUILDING ANNEX, 104 SOUTH MAIN STREET, WICHITA 2, KANSAS

Copy

AGREEMENT

WE, the undersigned, owners of the North Half of the Northeast One-Fourth of Section Thirty (30), Township Twenty-seven (27) South, Range One West (R 1 W), Sedgwick County, Kansas, hereby grant permission to Gene Miles and Marie Miles, his wife, owners and developers of Miles Hidden Lakes Estates, to construct a dam on Taft Street which will create a pond on the above described property, which pond is for the use of the undersigned and their heirs, to run with the land.

WITNESS OUR HANDS this 10th day of May, 1961.

Pauline Klein
Pauline Klein, a single woman

Matilda Lightenburger
Matilda Lightenburger, a single woman

STATE OF KANSAS)
) SS.
SEDGWICK COUNTY)

BE IT REMEMBERED, That on this 10th day of May, 1961, before me, the undersigned, a Notary Public in and for the county and State aforesaid, came Pauline Klein, a single woman and Matilda Lightenburger, a single woman, who are personally known to me to be the same persons who executed the within instrument of writing and such persons duly acknowledged the execution of the same.

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

L. V. Stank
Notary Public

My commission expires Sept 14, 1964