

PLAT NO. S/D 76-88 MAP NO. 4041

NAME MILES COUNTRY CLUB ESTATES - MILES VILLAGE
THIRD ADDITION

LOCATION: Southeast corner 47th St. South and 231st
St. West

ENGINEER K. O. Taylor

OWNER Gene Miles Dev., Inc.

APPLICATION FILED 9-20-76

SKETCH PLAT FILED 9-20-76

PRELIMINARY FILED _____

S/D ACTION 10-21-76 approve

FINAL FILED 8-26-77

S/D ACTION 9-8-77 approve

MAPC ACTION 9-15-77 approved

ECCO ACTION 8-15-78 approved

RECORDED 2-28-78

REMARKS _____

S/D 76-88 - MILES COUNTRY CLUB
ESTATES-MILES VILLAGE THIRD ADD.
Southeast corner 47th St. South
and 231st St. West, by K.O.Taylor

POSTED
9-21-76

ACTION

	DATE
S/D COMMITTEE (Pellin) <i>Approve</i>	<i>10-21-76</i>
S/D (Finch) <i>approve</i>	<i>9-8-77</i>
M.A.P.C. <i>Approved</i>	<i>9-15-77</i>
B.C.C. / B. CO. C. <i>Approved</i>	<i>2-15-78</i>

ON 3/20/80 I MOVED THIS
 FILE FROM THE GUARANTEE
 DRAWER TO THE CLOSED
 FILES. THE LETTER OF
 CREDIT EXPIRED ON 11/15/79.
 CO. PUBLIC WORKS WAS TRYING
 TO GET THE PLATOR TO DO
 THE WORK SO THE TOWNSHIP
 COULD ASSUME MAINTENANCE
 RESPONSIBILITY, 2/80 PAUL
 DIBTRICA ADVISED THAT THEY
 WERE STILL WORKING ON
 IT.

FORWIST

Form 223-1

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Pibg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
Name _____	
Address _____	
Type _____	Due Date _____
Comments: _____	
Date _____	
By _____	

**SEDGWICK COUNTY
DEPARTMENT OF
PUBLIC WORKS**

MEMO

TO: FORREST NAGELY M.A.P.D. FROM: PHIL DIETRICH

PROJECT: MILES VILLAGE 3rd ADDITION

ITEM: LETTER OF CREDIT

DATE: 9-5-79

RECEIVED

SEP 6 1979

METROPOLITAN PLANNING
ROUTE Fairfax

ATTACHED IS A COPY OF A MEMO FROM JOE FREEMAN TO JIM PATTINSON, ASSISTANT COUNTY COUNSELOR. I THINK THIS BEST ANSWERS THE STATUS OF THE ABOVE REFERENCED LETTER OF CREDIT. IF YOU SHOULD HAVE ANY FURTHER QUESTIONS, PLEASE ADVISE.



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1015 STILLWELL
WICHITA, KANSAS 67213

PHONE 268-7901

G. C. MCLURE, JR., P. E.
COUNTY ENGINEER / DIRECTOR OF PUBLIC WORKS

Phil ✓

DATE: September 4, 1979
TO: Jim Pattinson, Assistant County Counselor
FROM: Joe D. Freeman, P.E., Assistant County Engineer *JDF*
SUBJECT: Irrevocable Letter of Credit - Miles Village 3rd Addition

Attached is a copy of an Irrevocable Letter of Credit guaranteeing road improvements for the above-referenced addition. The deadline for completion of road improvements is September 15, 1979, and as of this date, the improvements have not been satisfactorily completed.

The most notable of the improvements not yet completed, is the seeding and mulching of the ditches and shoulders, and some re-grading of the ditches and shoulders will be necessary. Mr. Miles was notified by this Office August 9, 1979, that the improvements needed to be completed.

Please review this matter and advise this Office as to the correct procedure to follow in order to get the improvements completed.

We have received complaints from other persons living adjacent to this addition, that their property is being damaged due to the improvements in the said addition not being completed.

Attachment



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1018 STILLWELL
WICHITA, KANSAS 67213

PHONE 268-7801

G. C. MCLURE, JR., P. E.
COUNTY ENGINEER/DIRECTOR OF PUBLIC WORKS

August 9, 1979

RECEIVED

AUG 10 1979

METROPOLITAN PLANNING
ROUTE Louise

Mr. Gene Miles
10711 West Kellogg
Wichita, Kansas 67209

RE: Road Construction for Miles Village 3rd Addition

Dear Mr. Miles:

One of the conditions of approval for the referenced plat was the roads within the plat would be built to the standards of the County Engineer. You had submitted and received approval of plans for these roads as noted in the letter to K. O. Taylor, P. E. dated January 17, 1978. Item #3 of this letter stated the requirements for seeding and mulching for these roads.

As of this date the seeding and mulching of said roads have not been completed. The absence of vegetation is causing a sever erosion problem which is causing a silt problem in the road ditches, eroding the road shoulders, and silting the ditches along 231st West. Until the siltation, shoulder erosion and seeding are accomplished the roads will not be accepted by the County.

The letter of credit posted as a guarantee for road construction will expire September 15, 1979. If the seeding is not completed prior to this time the letter of credit will be invoked and used to complete such work as necessary to bring the roads up to County standards.

Please advise this office as to your intentions.

Very truly yours,
G. C. McLure Jr., P. E.
County Engineer/Director of
Public Works

By 
Joe D. Freeman, P. E.
Assistant County Engineer

GCM/JDF/bd
cc: Louise Olivarez, MAPD ✓
Ken Taylor, P. E.

Louise

June 26, 1978

Mr. Gene Miles
10711 West Kellogg
Wichita, Kansas 67209

Re: Miles Country Club Estates-
Miles Village Third Addition

Dear Gene:

I have been unable to reach you by telephone since we talked about the underground utilities on the above subject plat. I have read the requirements in the Subdivision Regulations for underground wiring and it basically provides that all residences and all subdivisions shall include underground wiring except for, 1) lines over 10,000 volts, 2) appurtenances serving such lines which may be mounted on the ground, i.e., transformer pads, etc., 3) those subdivisions located in developed areas which presently have an overhead distribution system, 4) for street light circuits on collector or arterials, and 5) those residential subs in the unincorporated areas having lot size of five acres or more. Based on those conditions for exceptions, it would appear that your plat does not qualify for exemption. These standards were looked at about two years ago, particularly as to the larger lots and it was the five acre size that was finally established as the cut-off for those subdivisions having or not having underground wiring. Although Miles Lake Waltanna Additions are in the areas to the west, I frankly, consider this particular plat to be a new area and not developing in an existing area. Based on these criteria and a look at the lots which are a generous size, but certainly not in the nature of five acre lots, it would be my recommendation that the underground wiring be installed.

There is a provision in the Subdivision Regulations which should have been dealt with at the time going through, that an appeal on any of the conditions could have been made at the time the plat was approved. I am not quite sure how to deal with the

Mr. Gene Miles
June 26, 1978
Page 2

question you now raise, because the Subdivision Regulations simply don't provide for changing the standards after they have already been through approvals of the governing bodies and the Planning Commission, etc. If there is to be a change, however, and you wish to pursue it, I would think that the only way it could be handled would be to submit a request to the Planning Commission for their recommendation and which would then be forwarded to the governing body having plat approval authority. If it is their desire to exempt you from that obligation, I would assume that would close the matter. If you have any questions, please call.

Sincerely,

Robert A. Lakin
Director of Planning

RAL:rme

cc: Jack H. Galbraith, Chief Planner, Current Plans Division
Jack S. Hutchinson, Sedgwick County Electrical Co-op
P. O. Box 220, Cheney, Kansas 67052
Marjorie L. Taylor, Chairman, Metropolitan Area Planning
Commission
Everett Patrick, Chairman, Board of County Commission
Theodore H. Hill, County Counselor

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 76-11 Name Miles Country Club Estates - Miles
Application & Sketch Filed: 9-20-76 Village Third Addition
Preliminary Plat Filed: 10-8-76 Approved by S/D: 10-21-76
Final Plat Filed: 8-28-77 Approved by S/D: 9-8-77
Approved by Metropolitan Area Planning Commission: 9-15-77

DESCRIPTION

General Location: East side of 231st Street West in an area south
of 47th Street South

Surveyor or Engineer: K. O. Taylor

Owner: Gene Miles Dev., Inc.

Address: 10711 W. Kellogg, Wichita, Kansas 67209

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>42.5</u> | 6. Access Control |
| 2. Number of Lots: | St. <u>231st St. West</u> No. Openings <u>0</u> |
| Residential <u>29</u> | St. _____ No. Openings _____ |
| Commercial _____ | St. _____ No. Openings _____ |
| Industrial _____ | 7. Req'd Improvements |
| Other _____ | St. Paving <u>not reqd</u> Water <u>not reqd</u> |
| Total Number of Lots: <u>29</u> | Sidewalk <u>not reqd</u> Drainage <u>reqd</u> |
| 3. Minimum Lot Area: <u>0.9</u> Acres | Sewer <u>not reqd</u> Other <u>none</u> |
| 4. Existing Zoning <u>none</u> | |
| 5. Special Problems Discussed <u>none</u> | |

The Health Dept. has approved the use of private septic systems and water wells. The County has accepted an irrevocable letter of credit in the amount of \$13,500, guaranteeing the improvement of the streets to County standards and the associated drainage improvement.

Planning Commission Recommendation:

That this plat be approved subject to recording within 30 days after approval by the Board of County Commissioners.

MOTION: Greider moved, Barrier seconded and it carried unanimously. Bell was absent.

ACTION:

Approve the plat as approved by the Metropolitan Area Planning Commission.



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1015 STILLWELL
WICHITA, KANSAS 67213

G. C. MCLURE JR., P. E.
COUNTY ENGINEER/DIRECTOR OF PUBLIC WORKS

268-7901
PHONE 222-2222

Newby

February 1, 1978

Curtis Newby, Junior Planner
Metropolitan Area Planning Department
City Hall-Tenth Floor
455 North Main
Wichita, Kansas 67202

RE: Miles County Club Estates/Miles Village 3rd Addition

Dear Curtis,

Enclosed is a copy of the Irrevocable Letter of Credit guaranteeing construction of street and drainage improvements in the Miles Country Club Estates/Miles Village 3rd Addition. The amount secured by this guarantee is adequate to complete construction as per the plans which have been approved by this department.

Yours very truly,

G. C. McLure, Jr., P.E.
County Engineer/Director
of Public Works

BY *Chris Brennenstuhl*
Chris Brennenstuhl, E.I.T.
Civil Engineer II

enclosure

cc: Gene Miles
K.O. Taylor

GCM/CMB/df





COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1018 STILLWELL
WICHITA, KANSAS 67213

268-7901
PHONE 268-7901

SEDGWICK COUNTY COURTHOUSE

G C MCLURE, JR. P. E.
COUNTY ENGINEER/DIRECTOR OF PUBLIC WORKS

DATE: February 1, 1978
TO: Dorothy K. White, County Clerk
ATTENTION: Judy Smith
FROM: Chris Brennenstuhl, E.I.T. *CMB*
SUBJECT: Letter of Credit for Miles Village 3rd Addition

Enclosed is the Irrevocable Letter of Credit for construction of street and drainage improvements is the Miles Country Club Estates/ Miles Village 3rd Addition. Please file this Letter of Credit in your office until such time as this department approves completion of the aforesaid improvements and authorizes release of this guarantee.

enclosure

cc: Gene Miles
K.O. Taylor
Curtis Newby

IRREVOCABLE LETTER OF CREDIT

WICHITA STATE BANK
(NAME OF BANK)

DATE: January 27, 1978

COUNTY OF SEDGWICK
STATE OF KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 13,500.00 for the account of Gene Miles Development, Inc.

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before September 15, 1979 (6)
(INSERT DATE TWO YEARS FROM MAPC APPROVAL OF PLAT)

1. Construction of roads per plat.
- 2.
- 3.

in Miles Country Club Estates, Miles Village 3rd Addn., a subdivision located in County of Sedgwick, State of Kansas.

Acting through the County Engineer/Director of Public Works, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The PURCHASER has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under Wichita State Bank, Credit NO. 206, dated January 27, 1978.
(Name of Bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before November 15, 1979

(insert a date at least 60 days after the date on line 6)

Very truly yours,

Wichita State Bank
(Name of Bank)

BY: [Signature]
(Authorized signature)





SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

318 STEWELL
WICHITA, KANSAS 67202

268-7901
PHONE 223-2202

G. C. MCLURE JR. P. E.
COUNTY ENGINEER/DIRECTOR OF PUBLIC WORKS

January 17, 1978

K.O. Taylor, P.E.
1542 South St. Francis
Wichita, Kansas 67211

RE: Beaver Creek Road Street Plans

Dear Kenny:

The final plans for street and drainage improvements in the Miles Country Club Estates-Miles Village Third Addition are acceptable to this office with the following comments:

1. The grassed channel shown to be constructed within the drainage easement between Lots 14 and 15 of Block 1 is acceptable only if:
 - a. A Homeowner's Association is formed to maintain the channel, and
 - b. The drainage easement is dedicated either on the Final Plat or by separate instrument.
2. This office must be notified prior to commencing construction of the improvements.
3. The road ditches and drainage channel must be seeded, fertilized and mulched prior to acceptance of the improvements by the County.

Brome Grass	20 lbs/Acre
Fescue K-31	25 lbs/Acre
Prairie Hay Mulch	750 lbs/Acre (15 bales/Acre @50 lbs/bale)
Fertilizer	
10-20-10	
or 30% Nitrogen	350 lbs/Acre

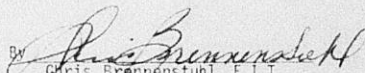
*Note: Guarantee for
st improvements still
required - see page 2 of this
letter.*

K.O. Taylor, P.E.
Beaver Creek Road Street Plans
January 17, 1978
Page 2

Once again, the Final Plat cannot be approved for recording until either an irrevocable letter of credit in the amount of \$13,500.00 has been established by the owner or the improvements have been completed and accepted by the County.

Yours very truly,

G.C. McLure, Jr., P.E.
County Engineer/Director
of Public Works

By 
Chris Brenneshunt, E.I.T.
Civil Engineer II

CMB/cm



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1115 STILLWELL
WICHITA, KANSAS 67211

G. C. MCLURE JR. P. E.
COUNTY ENGINEER/DIRECTOR OF PUBLIC WORKS

November 22, 1977

268-7901

PHONE 228-2228



K. O. Taylor, P.E.
1542 S. St. Francis
Wichita, Kansas 67211

RE: Beaver Creek Road Street Plans

Dear Kenny,

Enclosed is a copy of the plans for construction of Beaver Creek Road (Miles Country Club Estates-Miles Village Third Addition) which you submitted to this office for review. Several comments have been included on these plans; additionally, the following are also needed:

1. Please note on the plan sheet that Type B, MR-90 compaction is required in all fill areas.
2. Include on the plans the minimum entrance culvert required for each lot; these must be designed to carry a ten-year frequency design runoff.
3. Indicate the Drainage Area Coefficient of runoff, Rainfall intensity (100-yr), and Runoff (100-yr) for each cross-road culvert.
4. If drainage is to be carried northward to the creek from the cross-road culvert at Station 21 + 68, a 30-foot drainage easement must be provided between Lots 14 and 15, Block 1.
5. Storm runoff through drainage easements must be conveyed in 100-year frequency design underground storm sewers. Include size, length, design information, and profile for each.
6. At any change in centerline grade greater than 0.5%, a vertical curve of 100 feet or more in length must be shown. Suggested vertical alignment has been shown on the enclosed street plans.
7. Before the Final Plat can be released for recording, the street plans must receive final approval by this office. Also, no guarantee has been made for construction of street and drainage improvements; please contact the owner regarding the guarantee by means of an irrevocable letter of credit, a form for which is also enclosed.

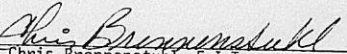
BEAVER CREEK ROAD STREET PLANS

If you have any questions, please contact this office.

Yours very truly,

G. C. McLure, Jr., P.E.
County Engineer/Director
of Public Works

BY


Chris Brennenstuhl, E.I.T.
Civil Engineer II

cc: Curtis Newby
Gene Miles

GCM/CMB/df

enclosures

11-18-77

Christ. called
to say that deferately
some additional side
lot easements are
needed on the plat
for street drainage,
and, ~~a~~ guarantess
for ~~a~~ underground
stormwater drainage
pipes to be installed
in said easements,

LAW OFFICES
THOMAS A. WOOD
HARRY L. NAJIM

300 W. DOUGLAS, SUITE 615 - WICHITA, KANSAS 67202
316 265-7228

October 6, 1977

Wichita-Sedgwick County
Metropolitan Area Planning Commission
455 North Main
Wichita, Kansas 67202



Attention: Mr. Jack Galbraith

Re: S/D 76-88
Miles County Club Estates,
Miles Village, Third Addition

Gentlemen:

This is to certify that I have examined Evidence of Title to the West Half of the Northwest Quarter of Section 24, Township 28 South, Range 3 West, Sedgwick County, Kansas.

In my opinion, title to the above described property is in Gene Miles Development, Inc.

Wichita State Bank is the holder of a first mortgage on the above described property.

Taxes for 1976 and prior years are paid.

This opinion is submitted for platting purposes only.

Very truly yours,

A handwritten signature in cursive script that reads "Thomas A. Wood".

Thomas A. Wood

TAW/jdc

Newby



September 14, 1977

COPY

Kenneth O. Taylor
1542 South St. Francis
Wichita, Kansas 67216

Dear Kenneth:

We are enclosing the drawing of Miles Country Club Estates. Miles Village Third Addition on which we have indicated possible location for utility easements.

We considered the possibility of an easement along the back side of Lots 18 through 19, however the swampy ground and the very rough terrain makes the installation of underground facilities impractical.

Yours very truly,
THE SEDGWICK COUNTY ELECTRIC
COOPERATIVE ASSOCIATION, INC.

Jack S. Hutchinson
Manager

JSH/mn
cc: Curt Newby, MAPD

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH
OFFICE OF Environmental Health

DATE September 12, 1977



TO Curtis Newby, Junior Planner

FROM Steve Innes, Environmental Conservation Coordinator

SUBJECT Percolation Tests
Miles Country Club Estates
- Miles Village Third Addition
S/D 76-88

Results of soil percolation tests conducted on this 42.5 acres at the S.E. corner of 231st St. W. and 47th S. were generally satisfactory with an average rate of less than 30 minutes. Two percolation holes, No. 10 & 11, had unsatisfactory rates. However, the Soil Conservation Service map indicates good loam soil for the entire area.

Therefore, individual water wells and septic systems are approved for the tract subject to the following conditions:

1. Until more specific soil information is developed in the areas surrounding holes 10 & 11, septic system lateral requirements for Lot 13, Block 1 and Lot 1, Block 2 will be based on the initial percolation tests.
2. Sewerage Facility Permits must be obtained for each lot. Lateral fields for sewage disposal will only be approved when located above the floodway.
3. That at such time as public sewers are available, that connections be made.
4. That water wells be installed in accordance with Article 30, State Water Well Regulations.

Steve Innes
Steve Innes, Coordinator
Environmental Conservation

SI/1b

cc: Gene Miles
10711 W. Kellogg

September 15, 1977

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

Re: S/D 76-88 - Final plat of
MILES COUNTRY CLUB ESTATES -
MILES VILLAGE THIRD ADDITION

Dear Mr. Taylor:

At the regular meeting of the Metropolitan Area Planning Commission on September 15, 1977, 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 September 9, 1977.

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 County Commissioners for consideration:

1. Compliance with the requirements of the Metropolitan Area Planning Department.
- 10-13-77. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- ☑ Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
- ☑ Certification that all taxes due and payable for 1976 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Jack H. Galbraith
Chief Planner

JHG:bh

cc: Gene Miles Dev., Inc., 10711 W. Kellogg, 67209
Dean Sellers, Assistant City Engineer
Joe Freeman, County Bldg. Plan. & Insp.

September 9, 1977

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

Re: S/D 76-88 - Final plat of
MILES COUNTRY CLUB ESTATES-
MILES VILLAGE THIRD ADDITION

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 8, 1977, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

see memo dated 9/12/77
The applicant shall contact the Environmental Health Division of the Community Health Department relative to obtaining instructions for conducting soil percolation tests and approval of a sewage treatment system and water supply. A letter shall be obtained from the Environmental Health Division approving such systems for subject property and a copy of said approval letter shall be submitted to the Planning Department.

see memo from Chris Ball
The applicant shall guarantee the improvement of the interior streets to suburban standards. Said guarantee to be by performance bond, letter of credit or cash.

see memo from Chris 1-17-78
The applicant's engineer shall submit street plans and profiles for the street improvements to the County Engineer for approval. A letter shall be obtained from the County Engineer approving said plans and shall be submitted to the Planning Department.

D. The applicant shall guarantee the construction and installation of all drainage improvements required on the plat.

OK
E. The applicant and/or his engineer shall contact the County Public Works Department relative to appropriate street names which shall be indicated on the final plat.

S/D 76-88
September 9, 1977
Page 2

- F. The angle and bearing indicated on the plat for the north line and the same bearing referenced in the engineer's text do not agree and shall be corrected.
- G. The applicant and/or his engineer shall contact the County Engineer's Office relative to additional drainage easements to be indicated on the plat.
- H. Recording of the plat within 30 days after approval by the Board of County 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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 15, 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 Dev., Inc., 10711 W. Kellogg, 67209
Dean Sellers, Assistant City Engineer
Joe Freeman, County Building, Planning & Inspection

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 76-88 Name MILES COUNTRY CLUB ESTATES-MILES VILLAGE THIRD ADD.
Date Application Rec'd. 9-20-76 Preliminary Approval 10-21-76
Scheduled S/D Meeting 9-8-77

DESCRIPTION

General Location Southeast corner of 47th Street South and 231st Street West.

Owner Gene Miles Developers, Inc.
Surveyor/Engineer K. O. Taylor
Address 1542 South St. Francis Phone 264-0341

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>42.5</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>50</u> R/W <u>1180</u> ft. |
| Residential <u>29</u> | b. <u>70</u> R/W <u>2700</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>29</u> | TOTAL <u>3880</u> ft. |
| 3. Minimum Lot Frontage <u>69.89</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>40,000</u> sq. ft. | |
| 5. Existing Zoning <u>None</u> | |
| 6. Proposed Zoning <u>None</u> | |
| 9. Public Water Supply <u>No</u> (Yes-No), Name _____ | |
| 10. Public Sanitary Sewers <u>No</u> (Yes-No), Name _____ | |
| 11. Health Department Approval (where applicable) <u>Yes</u> (Yes-No) | |
| 12. City of Wichita <u>No</u> : Three-Mile Area <u>No</u> | |

STAFF COMMENTS:

- A. The applicant shall contact the Environmental Health Division of the Community Health Department relative to obtaining instructions for conducting soil percolation tests and approval of a sewage treatment system and water supply. A letter shall be obtained from the Environmental Health Division approving such systems for subject property and a copy of said approval letter shall be submitted to the Planning Department.
- B. The applicant shall guarantee the improvement of the interior streets to suburban standards. Said guarantee to be by performance bond, letter of credit or cash.
- C. The applicant's engineer shall submit street plans and profiles for the street improvements to the County Engineer for approval. A letter shall be obtained from the County Engineer approving said plans and shall be submitted to the Planning Department.
- D. The applicant shall guarantee the construction and installation of all drainage improvements required on the plat.
- E. One of the two east-west streets shall be extended to the east line of the plat, to provide for future street access to the property to the east.
- F. The applicant and/or his engineer shall contact the County Public Works Department relative to appropriate street names which shall be indicated on the final plat.
- G. The angle and bearing indicated on the plat for the north line and the same bearing referenced in the engineer's text do not agree and shall be corrected.
- H. Recording of the plat within 30 days after approval by the Board of County Commissioners.

SCCD-Cons-5 (11/75)

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

Property Name Wiles County Club Estates MAILED TO:
Location SE Corner of 47th St. So and _____
231st St. West Name
Date 10-22-76 K.O. Taylor Firm
264-0341 Phone

Prepared by Larry L. Henry, District Conservationist
USDA-Soil Conservation Service,
4100 Maple, Wichita, Kansas 67209
Phone: 943 9471

Requested by: Wichita-Sedgwick County Metropolitan
Area Planning Commission

- A. SOIL TYPE: 50% Shellbarger sandy loam, 3 to 6% slopes - III
20% Flava fine sandy loam - V
15% Milan loam, 1 to 3% slopes - II
7% Vancos silt loam, 1 to 3% slopes, II
8% Vancos silt loam, 3 to 6% slopes - III

- B. SITUATION: The area has no problems at this time, but this area could have severe problems of wind and water erosion if not properly developed.

Conservation Starts When Construction Starts. A Ground Plan Outdoors Is As Important As A Floor Plan Inside.

C. EROSION CONTROL RECOMMENDATIONS: (The recommendations which apply to the above named property will be indicated by a checkmark.)

1. Disturb only the area needed for construction.
 2. Remove only those trees, shrubs, and grasses that must be removed for construction; protect the rest to preserve their esthetic and erosion-control values.
 3. Stockpile topsoil and protect it with anchored straw mulch or jute mat material.
 4. Disturbing as small an area as possible, install streets, curbs, water mains, electric and telephone cables, storm drains, and sewers in advance of home or other building construction.
 5. Install erosion and sediment control practices according to the Sedgwick County Conservation District standards and specifications.

* CONTINUED *

- ✓ 6. Temporarily stabilize each segment of graded or otherwise disturbed land, including the sediment-control devices not otherwise stabilized, by seeding and mulching or by mulching alone. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to the Sedgwick County Conservation District standards and specifications.

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

STANDARD RATES:

Native bluestem mix, 3 pounds per 1,000 square feet
Tall fescue, 3 pounds per 1,000 square feet
Bromegrass, 3 pounds per 1,000 square feet

SPECIAL RATES: _____

Apply nitrogen fertilizer at the rates listed below or have the soil tested and apply fertilizer accordingly.

STANDARD RATES:

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

SPECIAL RATES: _____

Adapted perennial grasses for sodding are fescue, zoysia, and bluegrass.

- ✓ 7. Loose-pile material that is excavated for building construction purposes. Keep it loose-piled until it is used for foundation backfill or until the lot is ready for final grading and permanent vegetation.
- ✓ 8. Stabilize each lot within 60 days after work starts on home or other building construction.
- ✓ 9. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
10. Discharge water from outlet structures at non-erosive velocities.
- ✓ 11. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: 316-943-9471.
12. Divert foreign runoff water around area during construction.
- ✓ 13. Remove all debris such as tree stumps, scrap lumber, mortar or concrete, and rocks. Do not bury them; wood will eventually rot and cause settling; rocks, mortar and concrete can cause real difficulties in lawn maintenance and later construction.
14. OTHER _____

DISTRIBUTION: Original to Developer and/or Owner
Copy to Metropolitan Area Planning Dept. Staff
File Copy: Sedgwick County Conservation District

October 26, 1976

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

Re: S/D 76-88 - Preliminary plat
of MILES COUNTRY CLUB ESTATES -
MILES VILLAGE THIRD ADDITION

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 21, 1976, 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. "Complete access control" adjacent to 231st Street West and adjacent to 47th Street South shall be indicated on all lots adjoining said streets.
- B. 75 feet of half-street right-of-way for a distance of 250 feet and tapering to 50 feet of right-of-way at a distance 350 feet from the intersecting centerlines of 47th Street and 231st Street shall be indicated in the plat unless the County Engineer recommends it not be required in this instance.
- C. It is recommended that Reserve A and Reserve B indicated on the plat be labeled as lots and developed residentially or if needed for drainage, be labeled as drainage reserves.
- D. The applicant shall contact the Environmental Health Division of County Health Department for information on what type of sewerage treatment system is to be used on subject property and instruction for conducting of soil percolation tests if required. A letter obtained from said Division approving a sewerage system and a water supply for each lot shall be submitted to the Planning Department.
- E. The applicant shall guarantee the improvement of all interior streets to County standards.

S/D 76-88
October 26, 1976
Page 2

- F. The applicant's engineer shall submit street plans and profiles for the street improvements to the County Engineer for approval. A letter from the County Engineer approving said plans shall be submitted to the Planning Department.
- G. The applicant shall guarantee the construction and installation of all drainage improvements required on the plat.
- H. One of the two southernmost east-west streets shall be extended to the east line of the plat.
- I. The applicant's engineer shall contact M. S. Mitchell of the Flood Control Office relative to the limits of the floodway to be indicated on the final plat and as well adjustments in street locations in connection with the floodway.
- J. The applicant and/or his engineer shall contact the County Public Works Department relative to appropriate street names to be indicated on the plat.
- K. 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- L. Requirements of a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Encl.

cc: Gene Miles Dev., Inc., 10711 W. Kellogg, 67209
Dean Sellers, Assistant City Engineer
Timothy Hamilton, County Building, Planning & Inspection

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 76-88 Name MILES COUNTRY CLUB ESTATES - MILES VILLAGE THIRD ADD.
Date Application Rec'd. 9-20-76 Preliminary Approval
Scheduled S/D Meeting 10-21-76

DESCRIPTION

General Location Southeast corner of 47th Street South and 231st Street West.

Owner Gene Miles Developers, Inc.
Surveyor/Engineer K. O. Taylor
Address 1542 South St. Francis Phone 264-0341

- | | | | |
|---|---------------------------------------|--------------------------------------|-------------------------------|
| 1. Gross Acreage of Plat | <u>80</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>50</u> R/W <u>3930</u> ft. | |
| Residential | <u>56</u> | b. <u>70</u> R/W <u>6155</u> ft. | |
| Commercial | | c. _____ R/W _____ ft. | |
| Industrial | | d. _____ R/W _____ ft. | |
| Other | <u>2</u> | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>58</u> | TOTAL | <u>10,085</u> ft. |
| 3. Minimum Lot Frontage | <u>100</u> ft. | 8. Sidewalk adjacent to all streets? | <u>yes</u> <u>X</u> <u>no</u> |
| 4. Minimum Lot Area | <u>40,000</u> sq. ft. | | |
| 5. Existing Zoning | <u>None</u> | | |
| 6. Proposed Zoning | <u>None</u> | | |
| 9. Public Water Supply | <u>No</u> (Yes-No), Name _____ | | |
| 10. Public Sanitary Sewers | <u>No</u> (Yes-No), Name _____ | | |
| 11. Health Department Approval (where applicable) | <u>Yes</u> (Yes-No) | | |
| 12. City of Wichita | <u>No</u> : Three-Mile Area <u>No</u> | | |

STAFF COMMENTS:

- A. "Complete access control" adjacent to 231st Street West and adjacent to 47th Street South shall be indicated on all lots adjoining said streets.
- B. 75 feet of half-street right-of-way for a distance of 250 feet and tapering to 50 feet of right-of-way at a distance 350 feet from the intersecting centerlines of 47th Street and 231st Street, shall be indicated on the plat.
- C. It is recommended that Reserve A and Reserve B indicated on the plat be labeled as lots and developed residentially or if needed for drainage, be labeled as drainage reserves.
- D. Consideration should be given to extending the east-west street between Block 1 and 2 to the east line of the plat, to provide future access to the property on the east. If said street is extended east, the right-of-way for said street shall be increased to 80 feet in width, the rural collector standard.
- E. The applicant shall contact the Environmental Health Division of County Health Department for information on what type of sewerage treatment system is to be used on subject property and instruction for conducting of soil percolation tests if required. A letter obtained from said Division approving a sewerage system and a water supply for each lot shall be submitted to the Planning Department.
- F. The applicant shall guarantee the improvement of all interior streets to County standards.
- G. The applicant's engineer shall submit street plans and profiles for the street improvements to the County Engineer for approval. A letter from the County Engineer approving said plans shall be submitted to the Planning Department.
- H. The applicant shall guarantee the construction and installation of all drainage improvements required on the plat.

- I. The applicant and/or his engineer shall contact the County Public Works Department relative to appropriate street names to be indicated on the plat.
- J. 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- K. Requirements of a final plat (see pages 20-25, Part 4, Article 5 of the M.A.P.C. Subdivision Regulations).

September 23, 1976

Steve Innes, Environmental Health Division
Louise Olivarez, Planning Analyst

Sketch plat - S/D 76-88 - Miles County Club Estates -
Miles Village Third Addition

The above referenced sketch plat was recently submitted to our office. I would appreciate your review of this plat with any comments you may have returned to me no later than Friday, October 1, 1976.

Louise Olivarez
Planning Analyst

LO:rme
Attachment

Memo and plat also sent to: Timothy Hamilton, County Department
of Public Works

10-1-76

*Mitch - will work out floodway on
prelim*

Reserves? should be lots?

75' $\frac{1}{2}$ ft R-O-W

Access Central

Street signs in with land to the east?

Health Dept approval

Info given to K.D. Taylor

Sketch

Map No.: 4044
Section No.: 24
Twp. No.: 28
Range: 3-W

S/D No. 76-88

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Miles Country Club Estates -
Miles Village Third Addition
General Location: SE cor. 47th St So. + 231st St. West

Name of Property Owner: Gene Miles Dev. Inc.
Address: 10711 West Kellogg 67209 Phone: 722-6630
Name of Subdivider: Gene Miles
Address: 10711 West Kellogg 67209 Phone: 722-6630
Name of Agent/Surveyor: R. O. Taylor
Address: 1542 S. St. Francis 67211 Phone: 264-0341
Date of Application: Sept. 20, 1976

SUBDIVISION INFORMATION:

- Gross Acreage of Plat 80
- Number of Lots:
 - Residential 56
 - Commercial _____
 - Industrial _____
 - Other (Open Spc + Rec.) 2
 - Total Number of Lots 58
- Minimum Lot Frontage 100 ft.
- Minimum Lot Area 40,000 ft.
- Existing Zoning N 2nd
- Proposed Zoning None
- Lineal Feet of New Streets:
 - a. 50 R/W 3930 ft.
 - b. 70 R/W 6155 ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 10,085 ft.
- Sidewalk adjacent to all streets? yes no
- Public Water Supply No (Yes-No), Name _____
- Public Sanitary Sewers No (Yes-No), Name _____
- Health Department Approval (where applicable) Yes (Yes-No)
- City of Wichita No Three-Mile Area No

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Gene Miles Dev. Inc.
By Gene Miles Pres.

Wichita-Sedgwick County Metropolitan Area
Planning Commission, 10th Floor, City Hall,
455 North Main, Wichita, Kansas 67202.

Received by Gene Miles
Date 9-20-76
Fee Submitted none
\$221.00 10-8-76