

PLAT NO. S/D 79-69 MAP NO. 6050

NAME STONEHENGE

LOCATION: South of 29th St. North & west of
Webb Road

ENGINEER Bill G. Yung Design

OWNER Comotara Development Company, et al

APPLICATION FILED 6-4-79

SKETCH PLAT FILED _____

PRELIMINARY FILED 6-4-79

S/D ACTION 6-14-79 *approved 11-5-85*

FINAL FILED _____

S/D ACTION _____

MAPC ACTION _____

ECC ACTION _____

RECORDED _____

REMARKS Associated Case DP-96

closed for Williams Wood etc

S/D 79-69 - STONEHENGE - South of
29th St. North & west of Webb Road. ✓
Bill G. Yung Design.

ACTION

DATE

6-14-79

S/D COMMITTEE (Robin) approved

S/D (final)

M.A.P.C. _____

B.C.C./B. CO. C. _____

*Posted
6-6-79*

Map No. 6050
Sec. 5
Twp. 27S
Range 2E

Subdivision Report and Progress

S/D No.: S/D 79-69

Name: STONEHENGE

General Location: South of 29th St. North and west of Webb Road.

Owner: Comotara Development Company

Address: 2225 Hathway Circle Wichita Zip Code: 67226 Phone: 686-7451

Subdivider: Comotara Properties Inc.

Address: 2225 Hathway Circle Wichita Zip Code: 67226 Phone: 686-7451

Engineer/Surveyor: Bill G. Yung Design

Address: 1355 North Waco Zip Code: 67203 Phone: 264-0676

PLAT DATA

1. Gross Acreage of Plat 88+
2. Number of Lots:
 - Residential 53
 - Commercial _____
 - Industrial _____
 - Other _____
 - Total 53
3. Min. Lot Area _____ sq. ft.
4. Lineal Feet of New Streets:
 - (a) _____ R/W _____ ft.
 - (b) _____ R/W _____ ft.
 - (c) _____ R/W _____ ft.
 - (d) _____ R/W _____ ft.
 - (e) Total _____ ft.
5. Existing Zoning "AA"
6. Proposed Zoning "AA"
7. Assoc. Zoning Case DP-96

PLAT PROGRESS

- APPLICATION RECEIVED 6-4-79
- SKETCH PLAT RECEIVED _____
- PREL. PLAT RECEIVED 6-4-79
- S/D Comm. Action 6-14-79
- FINAL PLAT RECEIVED _____
- S/D Comm. Action _____
- M.A.P.C. ACTION _____
- B.C.C. ACTION _____

COMMENTS:

Tracing Received _____
Released for Recording _____
Plat Recorded _____

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

July 9, 1980

TO John Wynkoop, Director of Water and Water Pollution Control
FROM Jack H. Galbraith, Chief Planner
SUBJECT Development events for Pebble Green Addition now being referred to as "Bluestem".

This will bring you up-to-date on the events for the above development which is the last of the three developments referred to in Bob Lakin's memo to me on June 30, 1980. I am sure you will realize that it is impossible for us to now recall all of the events and contacts on this section of land. Our staff has reviewed all of the associated case files and the following account is of those events we can document, knowing that several informal discussions have also occurred.

The area covered in the following description of development events includes approximately two-thirds of Section 5, Township 27S, Range 2 east, which is the area now contained in the Village of Bluestem C.U.P.

- Event:** Discussed filing a request for a C.U.P. to develop a golf course, single-family, and multifamily. Also discussed platting of the same area.

Date: January 1979

Contact Person: Bill Yung

Remarks: Talked with Jack Galbraith
- Event:** Submission and distribution of preliminary C.U.P.

Date: January 22 and 23, 1979

Contact Person: Bill Yung, Flood Control, Public Works, Traffic Engineering and Central Inspection

Remarks: Received comments by February 5, 1979
- Event:** Filing of C.U.P. application (Applewood Section Five C.U.P.)

Date: February 12, 1979

Contact Person: Bill Yung

Remarks: Application received by Mike Meek, Senior Planner

4. Event: Filing of preliminary plat on a portion of the C.U.P.
Date: February 12, 1979
Contact Person: Bill Yung
Remarks: Application received by Curtis Newby, Junior Planner
5. Event: Transmittal of comments in regard to C.U.P.
Date: February 20, 1979
Contact Person: Bill Yung
Remarks: Relayed comments from Flood Control, Public Works, Central Inspection and Traffic Engineering. Revised copies due by March 2 if C.U.P. was to be heard by the MAPC on March 15.
6. Event: Preliminary plat considered by Subdivision Committee of MAPC
Date: February 22, 1979
Contact Person: Bill Yung
Remarks: Preliminary plat approved subject to conditions as outlined in letter to Bill Yung dated February 23, 1979
7. Event: Meeting with applicant and agent regarding comments in letter regarding the C.U.P.
Date: Early March, 1979
Contact Person: Bill Yung and Bob Fox
Remarks: Discussed possible problems and potential revisions to C.U.P.
8. Event: Submission and distribution of revised C.U.P. (Pebble Creek C.U.P.)
Date: April 8 and 9, 1979
Contact Person: Bill Yung, Flood Control, Traffic Engineering, Public Works and Central Inspection
Remarks: Comments received from Traffic Engineering, Public Works, Central Inspection and Flood Control by April 23, 1979

9. Event: C.U.P. considered by Planning Commission
Date: May 3, 1979
Contact Person: Bill Yung
Remarks: Advertised May 3, 1979, notices sent May 10, 1979. Approved subject to conditions outlined in letter to Bill Yung dated May 25, 1979.

10. Event: Discussion of platting the entire C.U.P.
Date: May 1979
Contact Person: Bill Yung
Remarks: Talked with Jack Galbraith, Mike Meek and Louise Olivarez.

11. Event: Filing of four preliminary plats covering the entire C.U.P.
Date: June 4, 1979
Contact Person: Bill Yung
Remarks: Applications for Glenrock Green, Moss Rock, Stonehenge and Pebble Green received by Louise Olivarez. Previous preliminary plat application file closed.

12. Event: Subdivision Committee considered the four preliminary plats
Date: June 14, 1979
Contact Person: Bill Yung
Remarks: Preliminary plats approved subject to conditions outlined in letters to Bill Yung, dated June 15, 1979.

13. Event: Board of City Commissioners considered C.U.P.
Date: June 19, 1979
Contact Person: Bill Yung
Remarks: Approved subject to revised conditions as outlined in letter to Bill Yung dated June 20, 1979 and submission of five revised copies of C.U.P.

14. Event: Final plat submitted for Pebble Green
Date: July 30, 1979
Contact Person: Bill Yung
Remarks: Discussion of conditions of preliminary plat approval as outlined in letter to Bill Yung, dated June 15, 1979.

15. Event: Consideration of final plat of Pebble Green by the Subdivision Committee of the MAPC
Date: August 9, 1979
Contact Person: Bill Yung
Remarks: Approved subject to conditions as outlined in letter to Bill Yung, dated August 10, 1979.

16. Event: Meeting with applicant and agent to discuss homeowners association requirements of C.U.P.
Date: August, 1979
Contact Person: Bill Yung, Bob Fox, and Dave Ritchie
Remarks: Bob Lakin and Jack Galbriath agreed to temporarily waive homeowners association requirements until subject property was sold and building permits are requested.

17. Event: Consideration of final plat of Pebble Green by MAPC
Date: August 16, 1979
Contact Person: Bill Yung
Remarks: Approved subject to conditions as outlined in letter to Bill Yung, dated August 16, 1979.

18. Event: Submission of five revised copies of C.U.P.
Date: December 11, 1979
Contact Person: Bill Yung
Remarks: Revised copies marked approved and two copies forwarded to Central Inspection.

19. Event: Consideration of final plat of Pebble Green by Board of City Commissioners
Date: January 15, 1980
Contact Person: Van Doren, Hazard, Stallings
Remarks: Final MAPD review conducted on August 7, 1980. City Commission approved final plat.
20. Event: Recording of final plat of Pebble Green
Date: January 24, 1980
Contact Person: Registrar of Deeds
Remarks: N/A
21. Event: Discussion of possible amendment to C.U.P.
Date: Early April, 1980
Contact Person: Dave Ritchie, Bob Fox, Bill Yung
Remarks: Met with Jack Galbraith and Art Chambers. Amendment would include minor changes to all parcels and increase density.
22. Event: Filing of application to amend the C.U.P. (Village of Bluestem).
Date: April 14, 1980
Contact Person: Bill Yung
Remarks: Application received by Art Chambers, Junior Planner, name changed to Village of Bluestem
23. Event: Distribution of proposed amendment to C.U.P. for comments
Date: April 16, 1980
Contact Person: City Engineer, Traffic Engineering, Flood Control and Central Inspection
Remarks: Comments due by April 25.

24. Event: Transmittal of comments concerning amendment to the C.U.P.
Date: May 2, 1980
Contact Person: Bill Yung
Remarks: Comments from MAPD, Flood Control and Traffic Engineering were included. Tentatively scheduled the C.U.P. for MAPC review on May 22, 1980 provided that 14 amended copies were received by May 8, 1980.
25. Event: Discussion of comment letter dated May 2, 1980
Date: May 6, 1980 (approximate)
Contact Person: Bill Yung
Remarks: Art Chambers, MAPD, met with Bill Yung to discuss format of general provisions and other minor changes.
26. Event: MAPC consideration of amended C.U.P.
Date: May 22, 1980
Contact Person: Bill Yung
Remarks: MAPC approved subject to conditions outlined in a letter to Bill Yung dated May 23, 1980. Advertised April 29, 1980 and notices to adjoining property owners sent May 8, 1980. Ten revised copies due by June 6 if C.U.P. is to be heard by City Commission on June 17, 1980.
27. Event: Discussion of vacating Pebble Green plat and submitting a new plat.
Date: May 1980
Contact Person: Bill Yung
Remarks: Met with Jack Galbraith and Louise Olivarez
28. Event: Filing of a preliminary plat (Bluestem Village)
Date: May 29, 1980
Contact Person: Bill Yung
Remarks: Replat of the Pebble Green plat. Application received by Louise Olivarez, Senior Planner

29. Event: Consideration of preliminary plat of Bluestem Village by the Subdivision of MAPC
- Date: June 12, 1980
- Remarks: Approved subject to conditions as outlined in letter to Bill Yung, dated June 13, 1980.
30. Event: Board of City Commissioners consideration of amended C.U.P.
- Date: June 17, 1980
- Contact Person: Bill Yung
- Remarks: Approved subject to conditions as outlined in memo to Central Inspection dated June 25, 1980. Approved copies of the amended C.U.P. forwarded with the June 25, 1980 memo.
31. Event: Subdivision Committee consideration of final plat of Village of Bluestem
- Date: June 26, 1980
- Contact Person: Van Doren, Hazard, Stallings
- Remarks: Approved subject to conditions as outlined in letter to Van Doren, Hazard, Stallings, dated June 27, 1980.
32. Event: Discussion of possible adjustment on two parcels of the Village of Bluestem C.U.P.
- Date: Late June, 1980
- Contact Person: Bill Yung
- Remarks: Bill Yung and Art Chambers discussed the possibility of administratively adjusting a portion of the C.U.P. Bill Yung was to submit revised plans for MAPD consideration.
33. Event: Consideration of final plat of Village of Bluestem by the MAPC
- Date: July 3, 1980
- Contact Person: Van Doren, Hazard, Stallings
- Remarks: Approved subject to conditions as outlined in letter to Van Doren, Hazard, Stallings, dated July 3, 1980.

34. Event: Final review of final plat of Bluestem Village

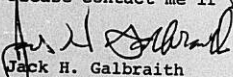
Date: July 3, 1980

Contact Person: N/A

Remarks: Review by MAPD staff. Referred to City Commission on July 7, 1980.

As the plats continue to progress through the Subdivision process I will keep you posted. In addition, I will keep you informed of any activity in regard to the Bluestem C.U.P.

Please contact me if you have any questions.


Jack H. Galbraith
Chief Planner

JHG:ADC:sad

June 15, 1979

Van Doren-Hazard-Stallings
260 North Rock Road
Suite 250
Wichita, Kansas 67206

Re: S/D 79-69 - Preliminary plat of Stonehenge

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 14, 1979, 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. A drainage concept has been approved for this property. Prior to submission of any final plats, detailed drainage plans will need to be submitted to the City Engineer's office for review and approval.
- B. The applicant shall guarantee all drainage improvements required by the plat.
- C. The applicant shall guarantee the installation of sanitary sewer to serve each lot.
- D. The applicant shall guarantee the installation of City water to serve each lot.
- E. The applicant shall submit paving guarantees for all streets.
- F. The applicant shall submit a covenant which provides for 4 off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street.
- G. A master homeowners' association for the entire section of land shall be filed at such time as any portion of this section is final-platted. Also, individual homeowners' association agreements shall be filed for Block 3, Block 4, and Lot 20 of Block 2 in order to provide for the maintenance of the private drives, common open spaces, etc.
- H. Private street names shall not be shown on the final plat.

Van Doren-Hazard-Stallings

June 15, 1979

Page 2

- I. The balance of the right-of-way for the street leading to 29th Street North shall be included in the final plat of Stonehenge or shall be dedicated by separate instrument.
- J. Prior to submission of any final plats, the applicant's engineer shall contact Roberta Mendenhall in the Public Works Department regarding street names.
- K. The applicant shall obtain letters from the Cooperative Refinery Association, Kanab Pipeline Company and Kansas Gas and Electric stating that the easements shown on the final plat are sufficient and stating what building setbacks, if any, are required to be maintained from their pipelines. The applicant shall also obtain approval from the various companies for the pipeline crossings which are proposed (i.e., crossings by paved streets, paved golf court paths, other easements, etc.). Copies of the letters shall be submitted to Planning.
- L. The applicant's engineer shall contact the Planning Department regarding setbacks on some of the corner lots and cul-de-sac lots.
- M. In accordance with the C.U.P., guarantees for golf cart/public street ramps or roll back curbs shall be required at the time of platting. The guarantees shall include the cost of signing these crossings.
- N. 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.
- O. Requirements for 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,

Louise Olivarez
Senior Planner

LO:hh

Encl.

cc: Bill G. Yung Design, 1355 N. Waco, 67203
Comotara Prop., Inc., 2225 Hathway Circle
Dean Sellers, Assistant City Engineer

Preliminary pl

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 79-69 Name Stonehenge
Date Application Rec'd 6-4-79 Preliminary Approval
Scheduled S/D Meeting 6-14-79

DESCRIPTION

General Location South of 29th Street North and west of Webb Road

Owner Comotara Development Company
Surveyor/Engineer Bill G. Yung Design
Address 1355 North Waco 67203 Phone 264-0676

1. Gross Acreage of Plat 88+
2. Number of Lots:
 - Residential 53
 - Commercial _____
 - Industrial _____
 - Other _____
3. Minimum Lot Frontage 60' @ setback ft.
4. Minimum Lot Area 10,000 square ft.
5. Existing Zoning AA
6. Proposed Zoning AA with CUP (DP-96)
7. Lineal Feet of New Streets:
 - a. 100' R/W 190 ft.
 - b. 64' R/W 3200 ft.
 - c. 58' R/W 1240 ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 4630 ft.
8. Sidewalk adjacent to all streets? yes X no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) NA (Yes-No)
12. City of Wichita Yes: Three-Mile Area _____

STAFF COMMENTS:

- A. The City and County Public Works representatives should be prepared to discuss the status of the previously submitted site drainage plan.
- B. The applicant shall guarantee all drainage improvements required by the plat.
- C. The applicant shall guarantee the installation of sanitary sewer to serve each lot.
- D. The applicant shall guarantee the installation of City water to serve each lot.
- E. The applicant shall submit paving guarantees for all streets.
- F. The applicant shall submit a covenant which provides for 4 off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street.
- G. A master homeowners' association for the entire section of land shall be filed at such time as any portion of this section is final-platted. Also, individual homeowners' association agreements shall be filed for Block 3, Block 4, and Lot 20 of Block 2 in order to provide for the maintenance of the private drives, common open spaces, etc.
- H. Private street names shall not be shown on the final plat.
- I. The balance of the right-of-way for the street leading to 29th Street North shall be included in the final plat of Stonehenge or shall be dedicated by separate instrument.
- J. The City Department of Public Works shall be prepared to comment on the suitability of the proposed street names.

T9-303

(Over)

- K. The applicant shall obtain letters from the Cooperative Refinery Association, Kanab Pipeline Company and Kansas Gas and Electric stating that the easements shown on the final plat are sufficient and stating what building setbacks, if any, are required to be maintained from their pipelines. The applicant shall also obtain approval from the various companies for the pipeline crossings which are proposed (i.e., crossings by paved streets, paved golf cart paths, other easements, etc.).
- L. The applicant shall contact the Planning Department regarding setbacks on some of the corner lots and cul-de-sac lots.
- M. In accordance with the C.U.P., guarantees for golf cart/public street ramps or roll back curbs shall be required at the time of platting. The guarantees shall include the cost of signing these crossings.
- N. 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.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Map No.: 6050
Section No.: 5
Twp. No.: 27 S
Range: 2 E

S/D No. 79-69

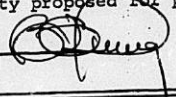
APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Stonehenge (N.E. 1/4, Sec. 5, T27S, R2E)
General Location: South of 29th St. North & West of Webb road
Name of Property Owner: Comotara Development Company Phone: 686-7451
Address: 2225 Hathway Circle, Wichita
Name of Subdivider: Comotara Properties Inc. Phone: 686-7451
Address: 2225 Hathway Circle, Wichita
Name of Agent/Surveyor: Bill G. Yung, Design Phone: 264-0676
Address: 1355 North Waco
Date of Application: June 4, 1979

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 88⁺
2. Number of Lots: 53
 - Residential _____
 - Commercial _____
 - Industrial _____
 - Other _____
3. Total Number of Lots 53
4. Minimum Lot Frontage 60' @ setback ~~ft.~~
5. Minimum Lot Area 10,000 S.F. ~~ft.~~
6. Existing Zoning A.A.
7. Proposed Zoning A.A. with C.U.P. (DP-96)
7. Lineal Feet of New Streets:
 - a. 100' R/W 190' ft.
 - b. 64' R/W 3200' ft.
 - c. 58' R/W 1240' ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL 4630' ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name "
11. Health Department Approval (where applicable) N.A. (Yes-No)
12. City of Wichita yes Three-Mile Area

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: Robert J. Key 

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

Received by LO
Date 6-4-79
Fee Submitted 996⁰⁰
(fee for all 4 1/4 sections
less fee paid with
5/10 79-10)