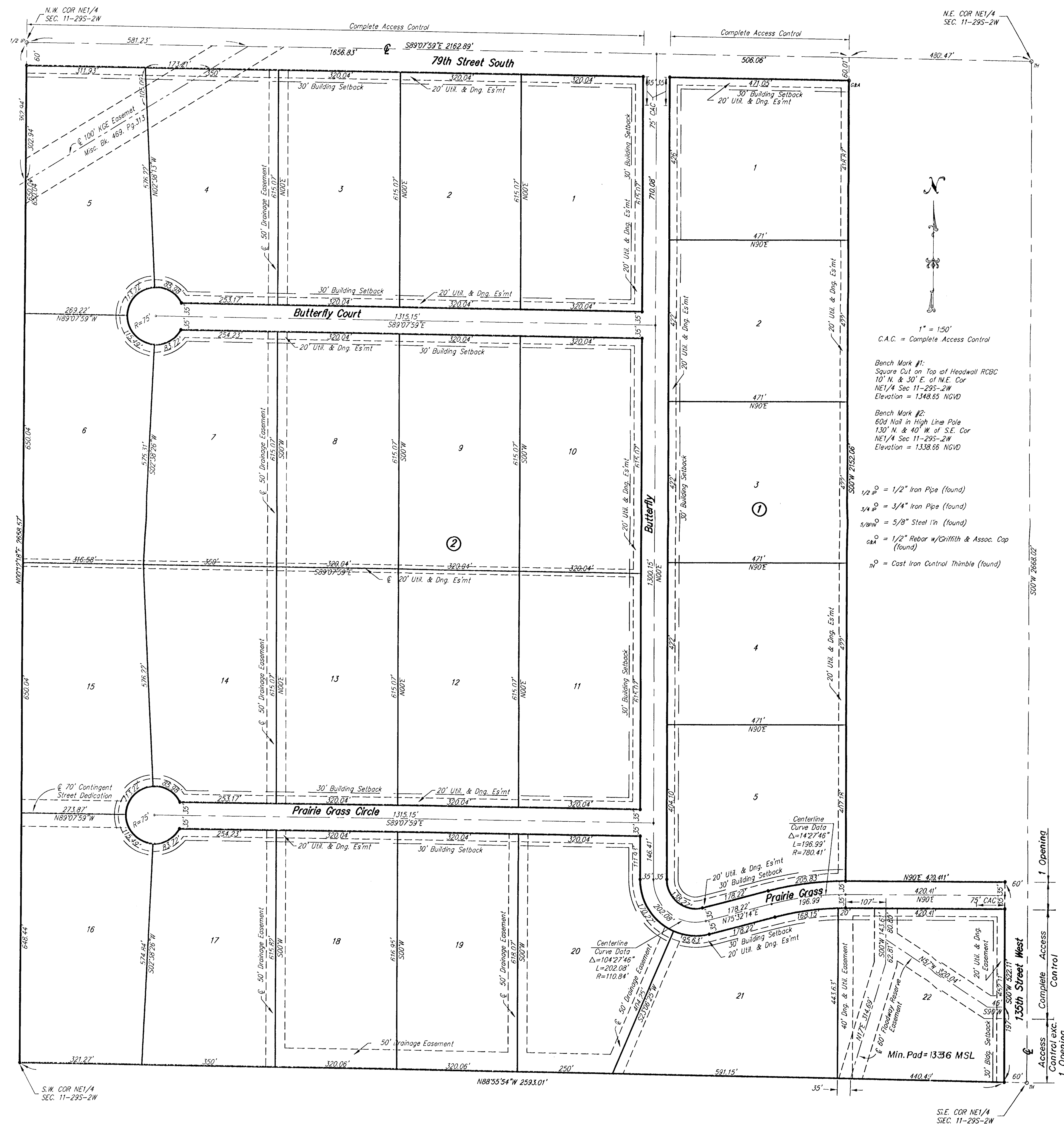


Neither party acknowledges that this drawing is accurate or to scale except that which concerns said encroachment.

Please contact Westar Energy (or its successor) Electric Transmission Line Engineering Department (currently 785-575-8167) before conducting any proposed construction activities that could place people, equipment or facilities within Westar Energy's easement, shown on this plat, designated as Book 469M Page 313 date August 11, 1960.



PRAIRIE MEADOW ESTATES

An Addition to Sedgwick County, Kansas

State of Kansas) SS
Sedgwick County)

We, Savoy Company, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and plotted "PRAIRIE MEADOW ESTATES", an Addition to Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Replat of Lot 1, Block 1, North Wood Estates, Sedgwick County, Kansas, together with The NE1/4 of Sec. 11, Twp. 29-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, except the east 480.41 feet thereof (as measured perpendicular to the east line of said NE1/4).

All Public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Date: July 23, 2004 Savoy Company, P.A.
Surveyor
Mark A. Savoy RLS #788

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, Blocks and Streets to be known as "PRAIRIE MEADOW ESTATES", an Addition to Sedgwick County, Kansas. The Streets are hereby dedicated to and for the use of the public. The utility and drainage easements are hereby granted as indicated for the construction and maintenance of all public utilities and for drainage purposes. The drainage easements are hereby granted as indicated for drainage purposes. The Floodway Reserves are hereby granted for floodway purposes, and shall be the responsibility of the owner of Lot 22, until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of drainage, provided further that no structure shall be constructed on or within said Floodway Reserve, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Engineer of the appropriate governing body. A drainage plan has been developed for this plat and all drainage easements and rights-of-way shall remain at established grades or modified with the approval of the Engineer of the appropriate governing body, and unobstructed to allow for the conveyance of stormwater. Access controls are hereby granted to the appropriate governing body as indicated on the face of the plat. The contingent street dedication is hereby dedicated to and for the use of the public, contingent upon the need for the right of way to conn with a future street dedication to the west.

Jerry L. Falke
President
JC Land Development, Inc.

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____, 2004, by Jerry L. Falke, President of JC Land Development, Inc., on behalf of the corporation.

My App't. Exp _____ Notary Public

This plat of "PRAIRIE MEADOW ESTATES", an Addition to Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 2004.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman

Ronald Marnell

Secretary

John L. Schlegel

This plat approved and all dedications shown hereon, are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas, this day _____ of _____, 2004.

Chairman

Tom Winters

County Clerk

Don Brace

Entered on transfer record this _____ day of _____, 2004.

County Clerk

Don Brace

Reviewed in accordance with K.S.A. 58-2005 on this 23rd day of July, 2004.

Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

State of Kansas) SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2004, at _____ o'clock _____ M. and is duly recorded.

Register of Deeds

Bill Meek

Deputy

Linda Kizzire

We, the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "PRAIRIE MEADOW ESTATES", an Addition to Sedgwick County, Kansas.

Sam E. Trummel, Sr. V.P.
Emprise Bank

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 26th day of July, 2004, by Sam E. Trummel, Sr. Vice President Emprise Bank, on behalf of the Bank.

My App't. Exp 2/5/2006 Kellie D. Neill Notary Public



Savoy Company, P.A.
Land Surveyors

PH (316) 265-0005

FAX (316) 265-0275

535 S. Emporia, Suite 104, Wichita, KS 67202

www.savoyco.com

PROJECT NO. 04A02856 B



Wichita-Sedgwick County Metropolitan Area Planning Department

April 8, 2004

Harlan Foraker
CED, P.A.
810 W. Douglas, Ste. C
Wichita, KS 67203

RE: SUB 2004-31 -- One-Step Final Plat of Prairie Meadow Estates Addition

At the regular meeting of the Metropolitan Area Planning Commission on April 8, 2004, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated April 2, 2004, with the following revision to Item G:

"Due to drainage constraints, County Engineering has recommended one opening for Lot 22, Block 2, located south of the floodway reserve easement."

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,
3. A disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: J.C. Land Development, Inc., 9415 E. Harry, Wichita, KS 67218
Mark Savoy, Savoy Company, P.A., 535 S. Emporia, Ste. 104, Wichita, KS 67202
Kevin Holman, Sedgwick County Fire Department
Jim Armour, Acting City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works
City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichita.gov



Wichita-Sedgwick County Metropolitan Area Planning Department

April 2, 2004

Harlan Foraker
CED, P.A.
810 W. Douglas, Ste. C
Wichita, KS 67203

RE: SUB 2004-31 -- One-Step Final Plat of Prairie Meadow Estates Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 1, 2004, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following staff comments:

- A. Since neither sanitary sewer nor municipal water is available to serve this property, the applicant shall contact County Code Enforcement to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval. Due to drainage constraints for Lot 22, Block 2, County Code Enforcement should comment on the buildable area. County Code Enforcement has approved a site plan for this lot.
- B. The site is currently located within the Sedgwick County Rural Water District No. 4. If service is available, feasible and the property is eligible for service, County Code Enforcement recommends connection.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage plan. A drainage plan is needed. The drainage easements currently do not follow the natural drainage pattern. Realignment of easements is recommended or a guarantee for realignment of drainage channels. Additional easements or increase in easement widths may be required.
- E. Per Sedgwick County Fire Department, access drives to any structures in access of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, the surface needs to be

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an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed.)

- F. In accordance with Access Management Regulations for County plats, complete access control is required for arterials intersecting with local streets. Complete access control of 75 feet is needed along Prairie Meadow Circle from 135th St. West and from 79th St South.
- G. Due to drainage constraints, County Engineering has recommended one opening along the south property line of Lot 22, Block 2.
- H. County Engineering recommends a contingent street dedication between Lots 15 & 16.
- I. The applicant shall guarantee the installation of the proposed streets including a 36-ft rock suburban street standard for the cul-de-sac streets.
- J. The platlor's text shall correctly reference the utility and drainage easements.
- K. GIS needs to comment on the plat's street names. New street names are needed.
- L. The platlor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- M. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- N. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- O. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- P. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

- Q. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- U. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, April 8, 2004. The meeting will begin at 12:30 p.m., in the Metropolitan Area Planning Conference Room - 10th Floor, 455 N. Main Street, Wichita, KS.

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

If you have any questions regarding this plat, please call.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: J.C. Land Development, Inc., 9415 E. Harry, Wichita, KS 67218
Mark Savoy, Savoy Company, P.A., 535 S. Emporia, Ste. 104, Wichita, KS 67202
Kevin Holman, Sedgwick County Fire Department
Jim Armour, Acting City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

STAFF REPORT
(One-Step Final Plat Approved 4/1/04)

CASE NUMBER: SUB 2004-31 -- PRAIRIE MEADOW ESTATES ADDITION

OWNER/APPLICANT: J.C. Land Development, Inc., 9415 E. Harry, Wichita, KS 67207

AGENT: Certified Engineering Design, P.A., Attn: Harlan Foraker, 810 W. Douglas, Suite C, Wichita, KS 67203

SURVEYOR/ENGINEER: Savoy Company, 535 S. Emporia, Suite 104, Wichita, KS 67202

LOCATION: South side of 79th St. South, West side of 135th St. West

SITE SIZE: 132.5 Acres

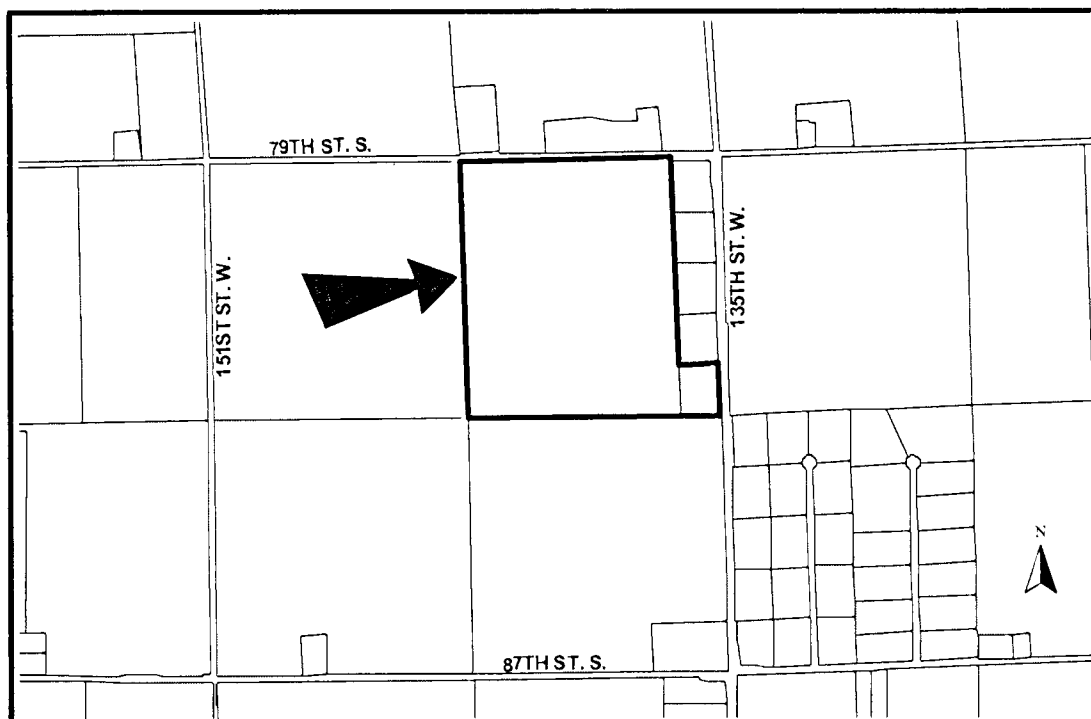
NUMBER OF LOTS

Residential:	27
Office:	
Commercial:	
Industrial:	
Total:	<u>27</u>

MINIMUM LOT AREA: 4.52 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP

NOTE: This is a replat of Lot 1, Block 1 in the North Wood Estates Addition in addition to unplatted property to the west. This site is located in the County in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan. It is located in the Clearwater Area of Influence.

STAFF COMMENTS:

- A. Since neither sanitary sewer nor municipal water is available to serve this property, the applicant shall contact County Code Enforcement to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval. Due to drainage constraints for Lot 22, Block 2, County Code Enforcement should comment on the buildable area. County Code Enforcement has approved a site plan for this lot.
- B. The site is currently located within the Sedgwick County Rural Water District No. 4. If service is available, feasible and the property is eligible for service, County Code Enforcement recommends connection.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage plan. A drainage plan is needed. The drainage easements currently do not follow the natural drainage pattern. Realignment of easements is recommended or a guarantee for realignment of drainage channels. Additional easements or increase in easement widths may be required.
- E. Per Sedgwick County Fire Department, access drives to any structures in access of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, the surface needs to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed.)
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