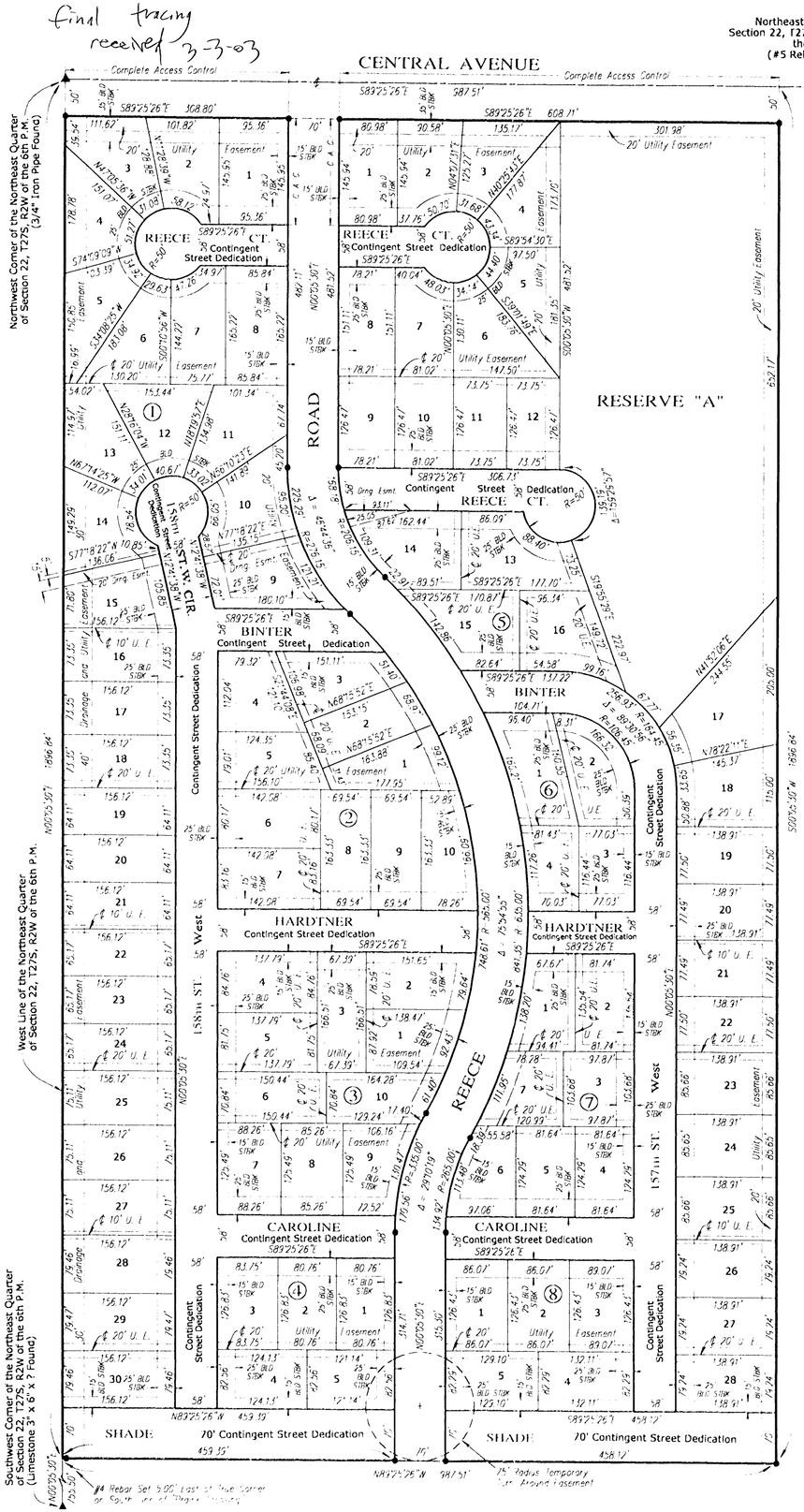
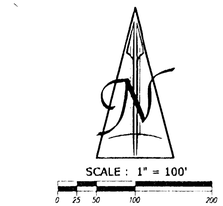
final tracing received 3-3-03

FINAL PLAT OF "PRAIRIE CROSSING"

AN ADDITION TO SEDGWICK COUNTY, KANSAS

IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 2 WEST OF THE 6TH P.M.





▲ = Section Corner Found as noted

● = #4 Rebar Set with I.D. Cap "TTLSI CLS22"

C. A. C. = Complete Access Control

U. E. = Utility Easement

Drng. Esmt. = Drainage Easement

BLD STBK = Building Setback

▨ = 90' x 30' Rectangle Temporary Hammerhead Turnaround Easement

Bearing Basis Assumed

BENCH MARK:

County Bench Mark, Railroad Spike in High Line Pole 35' Northwest of Northeast Corner of Section 22, T27S, R2W of the 6th P.M.

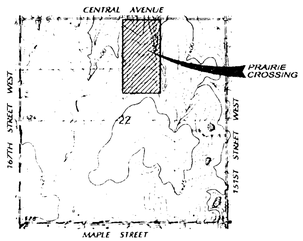
Elevation: 1390.66 MSL

FLOOD ZONE:

Subject property is in Zone C, as shown of Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Sedgwick County, Kansas, Community Panel Number 200321 0200 A, effective June 3, 1986.

VICINITY MAP

Sec. 22, T27S, R2W



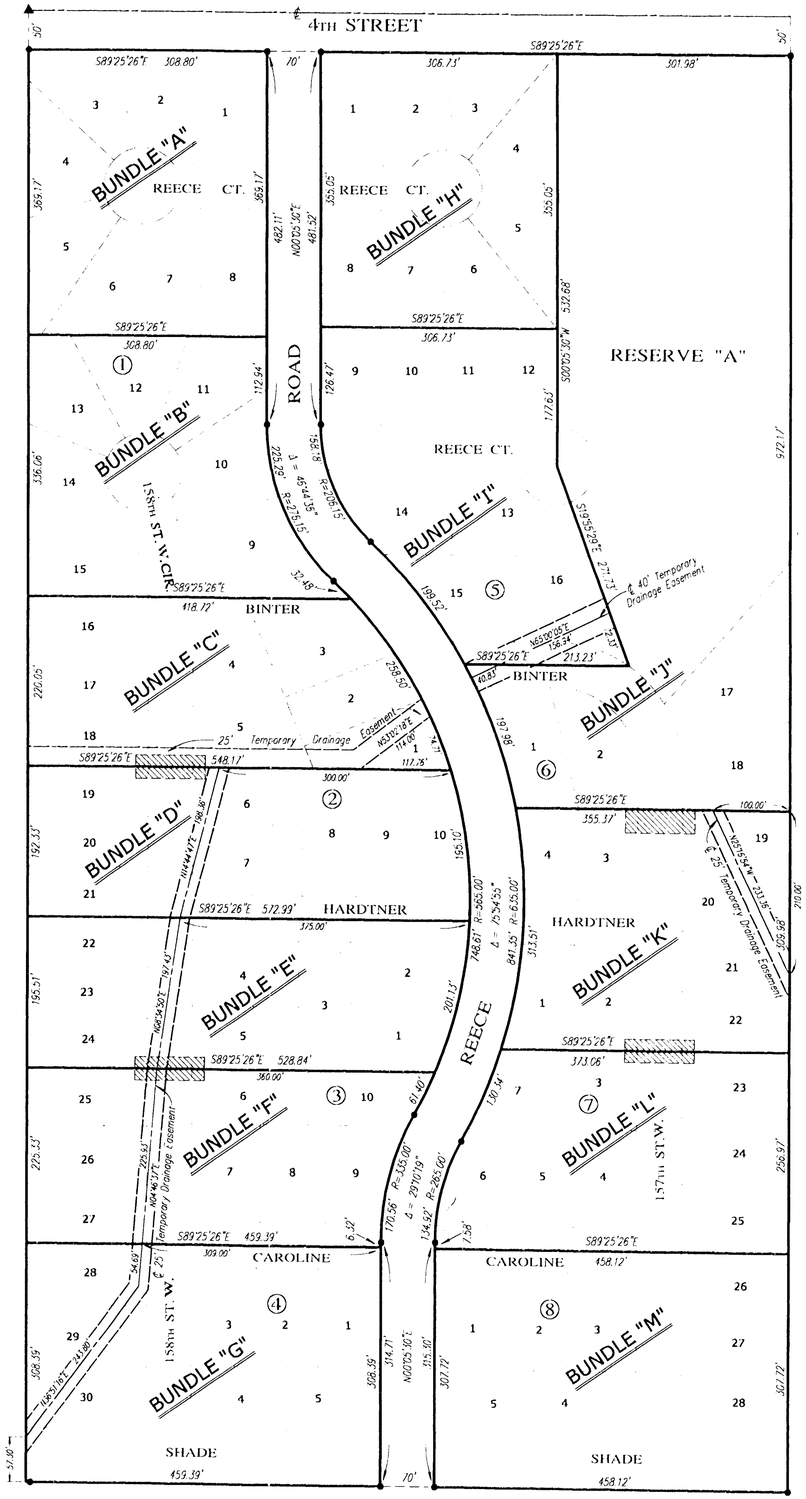
GODDARD QUADRANGLE
7.5 Minute Series

SCALE : 1" = 2,000'

TERRA TECH // LAND SURVEYING / INC.

22200 W. 63rd St. S.
Viola, Kansas 67149
(316) 794-2863 / 794-3273
Fax (316) 794-3274

BUNDLING OVERLAY



2 of 2

FINAL PLAT OF
"PRAIRIE CROSSING"
AN ADDITION TO SEDGWICK COUNTY, KANSAS
IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 2 WEST OF THE 6TH P.M.

State of Kansas)
ss
Sedgwick County)

Terra Tech Land Surveying, Inc., a corporation registered and authorized to practice Land Surveying in the State of Kansas, hereby certifies that it has surveyed and platted "PRAIRIE CROSSING", an Addition to Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

The North 1896.77 feet of the West 987.47 feet of the Northeast Quarter of Section 22, Township 27 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

TERRA TECH LAND SURVEYING, INC.

_____ _____
Dave Goodrich LS #957 Date

DAVE GOODRICH REGISTERED LS-957 KANSAS LAND SURVEYOR

Know all men by these presents that the undersigned, owners of the land described in the Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Streets and a Reserve, to be known as "PRAIRIE CROSSING", an Addition to Sedgwick County, Kansas. The Streets are hereby granted to and for the use of the public, except, however, that Shade, Caroline, Hardtner, Binter, 157th Street, 158th Street, 158th Circle, and the various Reece Courts, as shown on the face of the plat, are contingently dedicated; the dedications of which shall become effective in the event that the City of Wichita, or Sedgwick County determines a need for the right-of-way for any street purposes. The temporary turnaround easements (hammerhead and otherwise), as shown hereon, are hereby dedicated to the public for street purposes, however, these dedications shall expire at the time subject streets are extended. All abutters' rights of access to or from Central Avenue, over and across the North lines of Lots 1, 2 and 3, Block 1, "PRAIRIE CROSSING", and over and across the North lines of Lots 1, 2, 3, and Reserve "A", Block 5, "PRAIRIE CROSSING" are hereby granted to the appropriate governing body. All abutters' rights of access to or from Reece Road, over and across the East line of Lot 1, Block 1, "PRAIRIE CROSSING", and over and across the West line of Lot 1, Block 5, "PRAIRIE CROSSING" are hereby granted to the appropriate governing body. The utility easements as shown hereon are hereby granted for the construction and maintenance of all public utilities. Drainage easements as shown hereon are hereby granted for the conveyance of stormwater. Temporary drainage easements as shown hereon are hereby granted for the conveyance of stormwater, however these easements shall expire at such time as the conveyance of stormwater drainage is confined to street rights-of-way, and permanent drainage easements. Reserve "A" is platted for stormwater detention and retention and it shall be owned and maintained by the owner of Lot 17, Block 5, "PRAIRIE CROSSING". No building shall be constructed on or within said Reserve; nor shall any fill, change of grade, creation of channel or other work be carried on without permission of the appropriate governing body. A drainage plan has been developed for this plat and 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. A minimum pad elevation (lowest opening) of 1399.20 MSL is hereby established for Lots 4 and 5, Block 5, "PRAIRIE CROSSING", and a minimum pad elevation (lowest opening) of 1406.00 MSL is hereby established for Lots 12, 13, 16, and 17, Block 5, "PRAIRIE CROSSING".

_____ _____
Hudson R. Fahnestock Dorine R. Fahnestock

State of Kansas)
ss
Sedgwick County)
This instrument was acknowledged before me this _____ day of _____, 2003, by Hudson R. Fahnestock and Dorine R. Fahnestock.

_____, Notary Public

My Commission Expires:_____

This plat of "PRAIRIE CROSSING", 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 _____, 2003.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

_____, Chair
Bernard A. Hentzen

_____, Secretary
Dale Miller

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2003.

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

This plat approved and all dedications shown hereon are accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2003.

AT THE DIRECTION OF THE WICHITA CITY COUNCIL

_____, City Manager
Chris Churches

_____, City Clerk
Pat Burnett

State of Kansas)
ss
County of Sedgwick)

The dedications shown on the plat, if any, are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas, on _____, 2003.

(Seal)

_____, Commission Chairman
Ben Sciortino

Attest: _____, County Clerk
Don Brace
(Seal)

Entered on transfer record this _____ day of _____, 2003.

_____, County Clerk
Don Brace

State of Kansas)
ss
Sedgwick County)
This is to certify that this instrument was filed for record in the Register of Deeds Office, at _____ o'clock ____.M., on the _____ day of _____, 2003.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

TERRA TECH // LAND SURVEYING / INC.
22200 W. 63rd St. S.
Viola, Kansas 67149
(316) 794-2863 / 794-3273
Fax (316) 794-3274

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 23, 2003

Michele Webster
Terra Tech Land Surveying
2220 W. 63rd Street So.
Viola, KS 67149

RE: SUB 2002-68 -- Final Plat of Prairie Crossing Addition

At the regular meeting of the Metropolitan Area Planning Commission on January 23, 2003, 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 January 17, 2003.

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 four (4) copies. Also, if a change is required on the tracing after submittal, four (4) 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. (Cost: $8.00 for the first page; $4.00 for each additional page); and

3. A disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

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

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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 17, 2003

Michele Webster
Terra Tech Land Surveying
2220 W. 63rd Street So.
Viola, KS 67149

RE: SUB 2002-68 -- Final Plat of Prairie Crossing Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 16, 2003, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following staff comments:

A. Since sanitary sewer is unavailable 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 facilities. A memorandum shall be obtained specifying approval. Due to the size of the platted lots, approval will be needed for the use of septic systems.

B. The site is currently located within the Rural Water District No. 4. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter to MAPD and **County Code Enforcement** from the water district to that effect.

C. **City Water and Sewer Department** requests a petition for future extension of sanitary sewer and City water services.

D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

E. ***County Engineering requests that temporary easements shown on the drainage plan be reflected on the plat.***

F. The Applicant shall submit a restrictive covenant tieing the lots together and limiting each building site to one dwelling unit until the property is annexed by the City of Wichita and municipal water and sanitary sewer services become available. The covenant shall also restrict the location of structures on this plat to avoid interference with the possible future streets, easements and setbacks and limit future development until submittal of a paving petition.

G. The plat needs to indicate contingent dedications of street right-of-way for all streets other than Reece Road. On the final plat, the contingent dedications of right-of-way need to be referenced in the plattor's text.

H. **County Engineering** requests complete access control to Reece Rd. from Lot 1, Block 1 and Lot 1, Block 5.

I. The applicant shall guarantee the installation of Reece Road. **County Public Works** has advised that Reece Rd. needs to be installed prior to development of the individual lots.

J. The street guarantee shall include the installation of a temporary turnaround at the terminus of Reece Road at the plat's south line.

K. The applicant is reminded that this site is located within three miles of the City Limits of Wichita and will be heard by City Council. Therefore, the City Council certification needs to be included on the final plat.

L. The **County Fire Department/CountyGIS** needs to comment on the plat's street names. ***Jennie Cir and Taylor Cir need revised to Reece Ct.***

M. The plat shall be revised to reference R2W instead of R1E on the face of the plat.

N. Access drives to any structure in excess 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) The surface will need 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)

O. The plattor'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.

P. 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.)

Q. 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.

R. 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.

S. 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.

T. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

U. Perimeter closure computations shall be submitted with the final plat tracing.

V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

W. 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. ***Westar Energy has requested additional easements.***

X. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. 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, January 23, 2003, at 1:30 p.m.

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

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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-6
JANUARY 23, 2003

STAFF REPORT

(FINAL PLAT APROVED APPROVED 1/16/03, PRELIMINARY PLAT APPROVED 7/18/02)

CASE NUMBER: SUB 2002-68 – PRAIRIE CROSSING ADDITION

OWNER/APPLICANT: Hudson and Dorine Fahnestock, 752 N. 183rd St., Goddard, KS 67052

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Attn: Michele Webster, 22200 W. 63rd St. South, Viola, KS 67149

LOCATION: South side of Central, West of 151st St. West

SITE SIZE: 43 acres

NUMBER OF LOTS

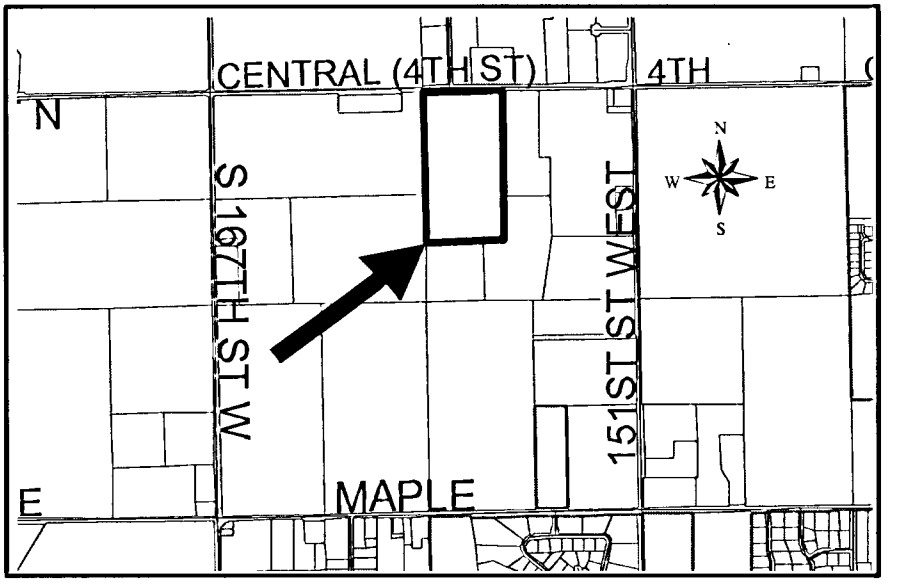
Residential:	95
Office:	
Commercial:	
Industrial:	
Total:	95

MINIMUM LOT AREA: 2.5 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is unplatted property located in the County within three miles of the City of Wichita. It is in an area designated as "2030 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan. It is located in the Goddard Area of Influence.

Since this plat is located in an area where public services are planned to be available for higher density development, "lot bundling" has been provided so the 13 building sites may be readily converted to urban-scale lots without replatting.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

A. Since sanitary sewer is unavailable 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 facilities. A memorandum shall be obtained specifying approval. Due to the size of the platted lots, approval will be needed for the use of septic systems.

B. The site is currently located within the Rural Water District No. 4. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter to MAPD and **County Code Enforcement** from the water district to that effect.

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