M. The applicant's engineer is advised that the Register of Deeds is requiring the name of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

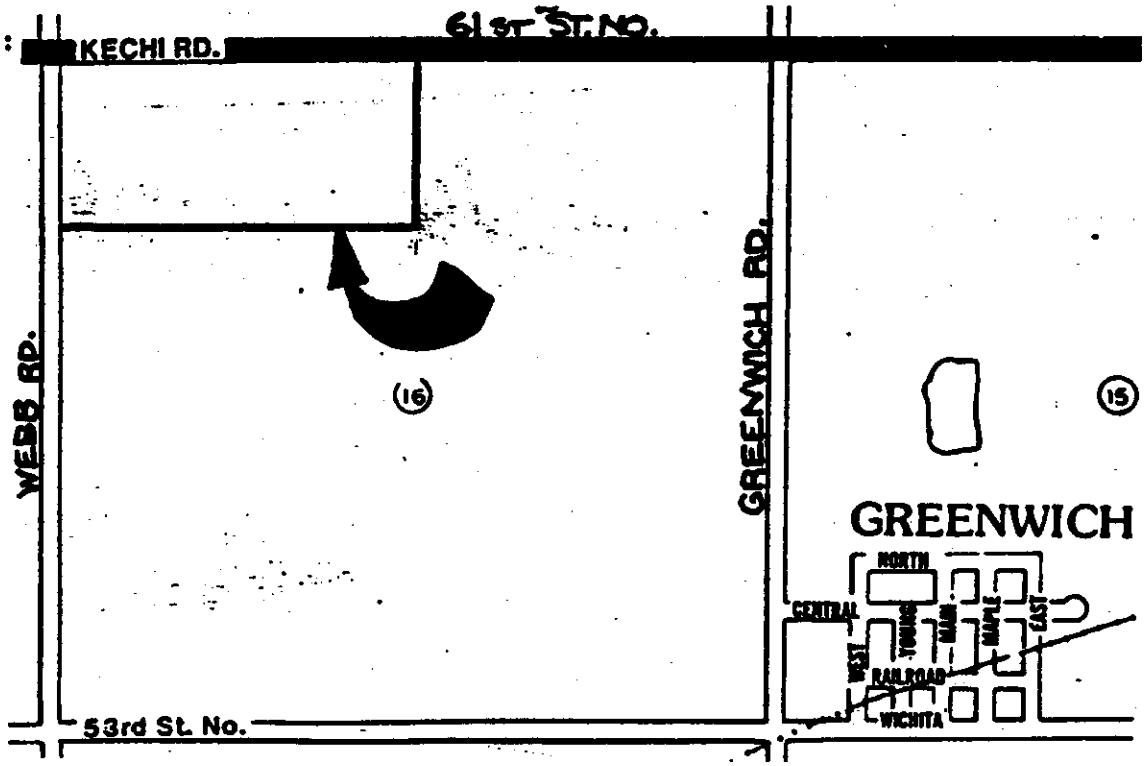
AGENDA ITEM NO. 2-9

March 2, 1989

STAFF REPORT
(Rehearing of Revised Final, Approved 7/21/88;
Final Approved 6/30/88;
Preliminary Plat Approved 6/2/88)

CASE NUMBER:	S/D 88-42 - PRAIRIE LAKES ADDITION
OWNER/APPLICANT:	Builders, Inc., 800 Epic Center, 301 N. Main, Wichita, KS 67202
SURVEYOR/ENGINEER:	Reiss & Goodness Engineers
LOCATION:	Southeast corner of K-254 (61st St. N.) and Webb Road.
SITE SIZE:	80.76 Acres
NUMBER OF LOTS	
Residential:	8
Office:	
Commercial:	
Industrial:	
Total:	8
MINIMUM LOT AREA:	5 Acres
CURRENT ZONING:	"R"

VICINITY MAP:



STAFF COMMENTS:

A. The applicant shall submit, by separate instrument, a contingent street dedication for the east 70-feet of this plat. The contingent street dedication shall be contingent upon all of the following conditions:

1. The County's need for the right-of-way for any street related purpose; and

2. Construction or guarantee of a suburban standard street; and

3. Approval by and reimbursement to Phillips Pipeline Company or its successor for reasonable protection to the present or future pipelines contained in the existing pipeline easement filed of public record in Misc. Book 702 and Page 242.

The final plat tracing shall properly label and dimension this 70-foot contingent street dedication and indicate that it is being dedicated by separate instrument. The platter's text shall only reference that a contingent dedication has been created by separate instrument.

B. The applicant shall also establish in the area being contingently dedicated a 70-foot wide private street easement to allow Lots 7 and 8 access to 61st Street North. This private street easement will need to be established by separate instrument. This document shall provide for the perpetual maintenance of the private street and shall reference who is responsible for initial construction of the roadway surface and under what condition the easement will expire. The private street easement shall be drafted and then submitted to the Planning Department for review and approval. After approval, it shall be recorded with the Register of Deeds so the easement and the recording information can be indicated on the final plat tracing. The private street name should be labeled as Prairie Lakes Circle.

On the final plat tracing all reference to Reserve A on the face of the plat and within the plat's text shall be deleted. Lot lines shall also be extended to the east of the plat since no Reserve is now being platted. A 100-foot setback from the east line of the plat (30-foot from the contingent dedication) shall also be indicated.

The applicant is advised that building permits will not be issued for Lots 7 and 8 until the construction and surfacing of the private street meets with the approval of the County Fire Department.

C. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.

D. The applicant shall submit copies of the instruments which establishes the Texas Transportation Pipeline and Phillips Pipeline Company easements on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.

E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.

F. On the final plat tracing, the recording information for the pipeline easement along the north line of the plat shall be referenced.

G. Since this property involves the platting of 10 acre lots, it is recommended that the requirements of Section 7-201(R) be modified to permit the platting of the long cul-de-sac.

H. Prior to this plat being submitted for review by the City Council, the existing structures which encroach easements shall be removed. Once they have been removed, a letter so stating shall be submitted form the applicant's surveyor.

I. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).

J. The applicant shall meet with Southwestern Bell to discuss the need for a utility easement along the south line of the plat. Once arrangements have been made, a letter from the telephone company shall be obtained for the plat file.

K. The applicant is advised that the location of a sewage lagoon on several lots may be complicated by the location of the floodway and pipeline easement. If sewer service lines are to cross the pipeline easement, then at the time of obtaining a building permit, a letter of approval from the pipeline company will be required.

L. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

NW COR. SEC. 16, T26S, R2E

B.M.

COMPLETE ACCESS CONTROL

COMPLETE ACCESS CONTROL EXCEPT FOR ONE OPENING PER LOT

℄ 61st STREET NORTH

NE. COR. NW 1/4 SEC. 16, T26S, R2E

N. LINE NW 1/4

N 89° 27' 32" E 2656.17

912.28

658.22

N 80° 55' 41" E 101.12

175.70

325.10

TEXACO TRADING AND TRANSPORTATION PIPELINE EASEMENT RECORDED ON FILM 999, PAGE 507

50' BUILDING SETBACK LINE

340.14

210

100

70

N 0° E 143.00

W. LINE NW 1/4

N 14° 02' 10" E 103.08

N 0° 00' 00" E (ASSUMED BEARING) 1324.43

35' BUILDING SETBACK LINE

325.49

621.87 S 0° 00' 00" W

351.31 S 0° W

20' WATER LINE AND UTILITY EASEMENT

50' BUILDING SETBACK LINE

639.92

E. LINE NW 1/4

1

2

3

4

105.94

185.00 S 90° 00' 00" E

137.75 S 45° E

667.85 N 82° 30' E

FLOODWAY

611.00 S 82° 30' 00" W

210.84 S 82° 30' W

FLOODWAY

N 74° 30' 34" E

625.64

658.19

268.83

985.90

299.87

1332.07

℄ 20' WATER LINE AND UTILITY EASEMENT

N 90° 00' 00" W 1283.83

N 90° 00' 00" W 1254.73

331.73 S 74° 30' 34" W

240 N 19° 14' 00" E

5

RESERVE A (PRIVATE STREET)

℄ WEBB ROAD

COMPLETE ACCESS CONTROL EXCEPT FOR ONE OPENING PER LOT

20' WATER LINE AND UTILITY EASEMENT

1283.83 N 90° 00' 00" W

177.83

300.00

234.45

N 74° 30' 34" E

278.50 S 30° 00' 00" W

80.00

1175.95 N 90° 00' 00" W

50' PHILLIPS PIPELINE CO. EASEMENT MISC. BK. 702, PG. 242

6

8

N 37° 45' 44" E

FLOODWAY

428.09

15' PHILLIPS PIPELINE CO. EASEMENT FILM 419, PG. 1469

341.99

334.27 S 8° 06' 58" W

122.64

78° 8"

235.62

324.67

BUILDING SETBACK

100'

1283.86

740

S 89° 37' 27" W

160

1327.18

10' UTILITY EASEMENT

1.04

S. LINE N 1/2 NW 1/4

SW COR. N 1/2, NW 1/4 SEC. 16, T26S, R2E

SE COR. N 1/2, NW 1/4 SEC. 16, T26S, R2E

N

SCALE: 1" = 100'

Revised (Feb 1989)

PRAIRIE LAKES ADDITION

SEDGWICK COUNTY, KANSAS

REISS & GOODE ENGINEERS
2160 WEST 21ST STREET
WICHITA, KANSAS 67203
(316) 832-0283

1989

LEGEND
● = 3/4" IRON OR 5/8" REBAR
B.M. = BENCHMARK

BENCHMARK: CHISLED SQUARE ON WEST HUBGUARD OF R.C. BRIDGE, 100' NORTH OF NORTHWEST CORNER OF SECTION 16. ELEV. 1388.10 MEAN SEA LEVEL DATUM

MINIMUM BUILDING PAD ELEVATIONS	
LOT	ELEVATION (MEAN SEA LEVEL DATUM)
2	1375
3	1375
4	1374
5	1377
6	1378
7	1375
8	1376

FINAL PLAT

SHEET 1 of 2

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON _____ SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED _____

REVISED COPY OFFICE COPY DO NOT REMOVE

Feb 89

LEGAL DESCRIPTION

The north half (N/2) of the Northwest Quarter (NW/4) of Section 16, Township 26 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas. Said tract of land containing 81.07 acres, more of less.

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

I, Adolf E. Reiss, being a duly licensed professional land surveyor in said County and State, do hereby certify that I have caused the tract of land as set forth in the Legal Description to be surveyed and platted, and that said survey and the accompanying exhibit are true and correct to the best of my knowledge and information available.

_____ _____
ADOLF E. REISS LS#77 DATE

Know all men by these presents that Builder's, Inc., by its President Alexander Dean, have caused the tract of land as set forth in the Legal Description to be surveyed and platted into lots, a block, a reserve, a floodway reserve and streets to be known as Prairie Lakes Addition, Sedgwick County, Kansas. Easements are hereby granted as indicated for utility construction and maintenance. Streets are hereby dedicated to and for the use of the public. Access control to Webb Road and 61st Street North, as indicated on the face of the plat, is hereby granted to the appropriate Governing Body and the location of permitted openings shall be determined by the Appropriate Engineer. Reserve A, shown on the plat is a private street for access and utility and drainage construction and maintenance. Reserve A is to be owned and maintained by a Lot Owners Association. The floodway reserve shown on the plat is for the construction and maintenance of public utilities and drainage purposes, and shall be the responsibility of the owners of Lots 2, 3, 4, 5, 6, 7, and 8 until such time as the Governing Agency exercising jurisdiction elects to assume responsibility for maintenance and improvement of the drainage. Provided further, that no building 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 appropriate Governing Agency. No structures shall be constructed below the minimum pad elevation designated on the face of the plat. Minimum pad elevations refer to mean sea level datum.

BUILDER'S, INC.

_____
ALEXANDER DEAN, PRESIDENT

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 1989 by Alexander Dean.

_____, Notary Public

My Appointment Expires: _____

This plat of Prairie Lakes Addition, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1989

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
ELTON PARSON

_____, Secretary
MARVIN S. KROUT

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas this _____ day of _____, 1989.

_____, Mayor
SHELDON KAMEN

_____, Duputy City Clerk
DALE E. REA

This plat approved and the dedication shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of_____, _____, 1989.

_____, Chairman
PAUL W. HANCOCK

_____, Chairman Pro-Tem
BERNARD A. HENTZEN

_____, Commissioner
DAVID BAYOUTH

_____, Commissioner
BILLY Q. McCRAY

_____, Commissioner
MARK F. SCHROEDER

ATTEST:

_____,
DON WRIGHT

Entered on Transfer Record this _____ day of _____, 1989.

_____, County Clerk
DON WRIGHT

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

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 _____, 1989.

_____, Register of Deeds
PAT KETTLER

_____, Deputy
ED RESA

PRAIRIE LAKES ADDITION
SEDGWICK COUNTY, KANSAS

REISS & GOODNESS ENGINEERS
2160 WEST 21st STREET
WICHITA, KANSAS 67204
(316) 832-0213

1989

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON _____ SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED _____

REVISED COPY (Feb 1989)

FINAL PLAT

OFFICE COPY
DO NOT REMOVE

SHEET 2 of 2

WICHITA -- SEDGWICK

4-6-89
DON

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

March 2, 1989

Bob Previtera, L.A.
Reiss and Goodness Engineers
2160 West 21st Street North
Wichita, KS 67203

Re: S/D 88-42 - Rehearing of Revised Final Plat of PRAIRIE LAKES ADDITION

Dear Mr. Previtera:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on March 2, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 24, 1989.

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 City Commissioners for consideration:

Enclosed 1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

Enclosed 2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.

Enclosed 3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:sm
cc: Builders, Inc., 800 Epic Center, 301 N. Main, Wichita 67202
Mike Lindebak, City Engineer
Jim Weber, County Engineer
Ron Worley, County Bureau of Public Works