

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2

February 9, 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

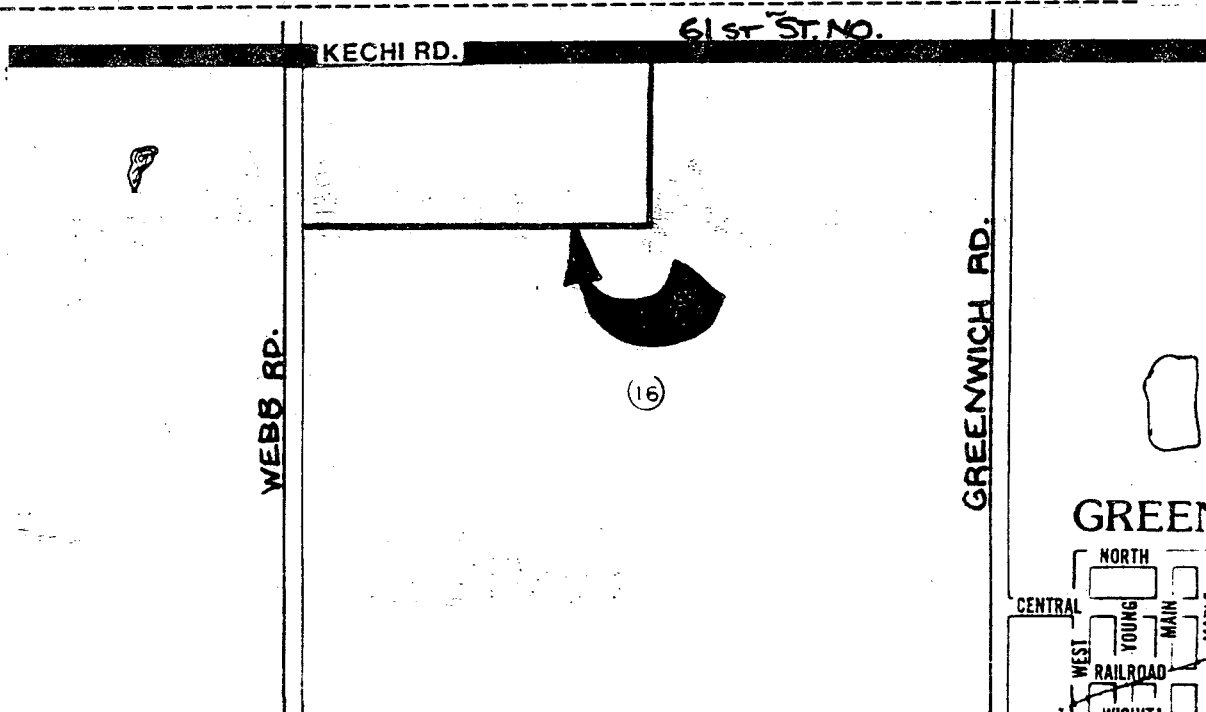
NUMBER OF LOTS

Residential:	8
Office:	
Commercial:	
Industrial:	
Total:	8

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "R"

VICINITY MAP:



STAFF COMMENTS:

Note: As is indicated by the accompanying letter from Reiss & Goodness Engineers, January 27, 1989, a request has been made for a rehearing of the conditions approved for the Prairie Lakes plat. The following comments are those approved by the MAPC at their July 21, 1988, hearing on this plat. At contention is comment A concerning the dedication of a public street along the east line of the plat.

As noted by the letter, the applicant is requesting reconsideration of the public street requirement due to costs associated with the crossing of a pipeline. The applicant now wishes to indicate this street as private but with a contingent dedication as a public street under conditions involving future development of abutting properties requiring this public right-of-way.

The County will need to indicate if such a contingent dedication is acceptable to them. In addition, however, if this street is opened as a public facility, an acceptable means for distributing the costs associated with the pipeline, to benefiting properties, needs to be available. Again, the County needs to verify if such an acceptable means for tying these costs to this site and other benefiting properties is possible.

If the applicant's request is approved, all other conditions of approval, including C, would still be applicable. The final plat tracing would, however, need to indicate on the face of the plat and within the plat's text a contingent street dedication. Depending upon how the County would address the additional street costs associated with the crossing of the pipeline, the applicant may also be required to file of record an affidavit. This affidavit indicating those lots, in this addition, that may be required to share in any future costs associated with the road being opened up as a public facility.

- A. When the preliminary plat for this property was approved, the proposed north/south street was required to be extended to the south line of the property so future access to the interior of the section could be established.

As was pointed out when the preliminary was reviewed, there exists sizable drainage and floodway areas between the center of this section of land and Webb Road to the west. A north/south roadway, centered on or near the half-section line, appears to be the logical location to establish a public roadway into the center of the section.

With the above comments in mind, the final plat tracing shall depict the dedication of a 70-foot wide north/south, public street as was approved by the full Planning Commission on July 7, 1988.

- B. 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.
- C. The applicant shall guarantee the construction of Prairie Lakes Circle to the standards of a suburban street, including construction of a temporary cul-de-sac.
- 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 from 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.
- 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).

February 23, 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

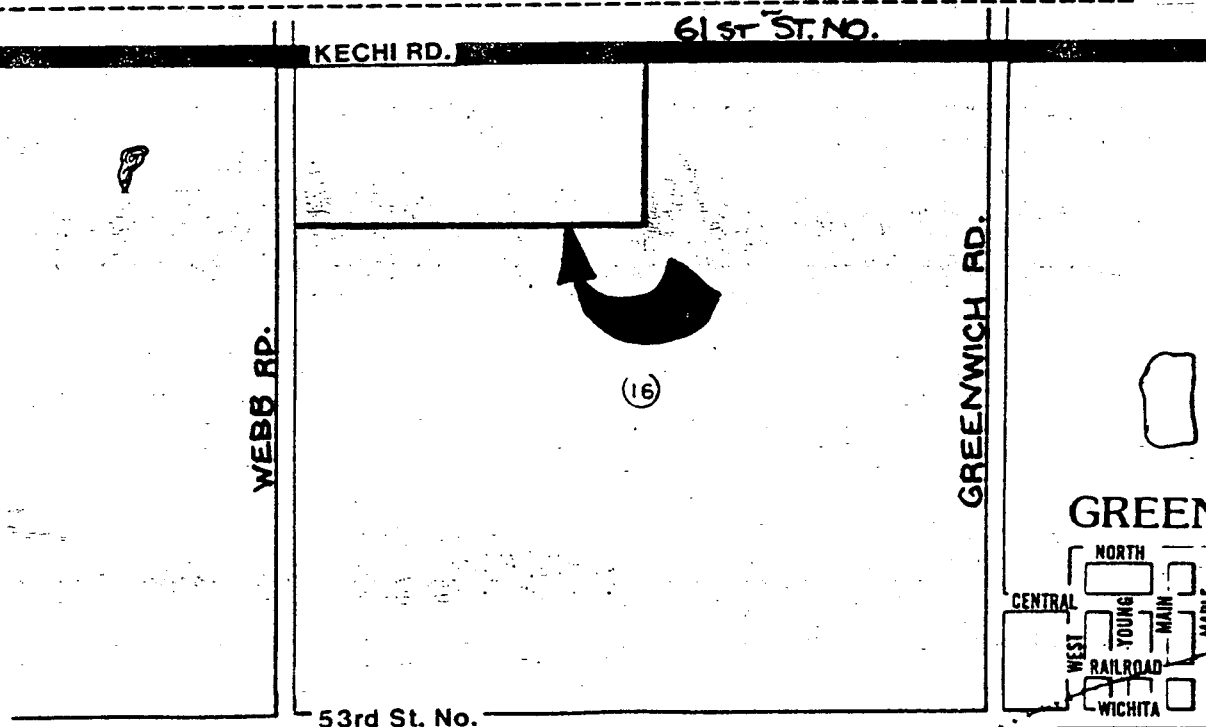
NUMBER OF LOTS

Residential:	8
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Industrial:	
Total:	8

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "R"

VICINITY MAP



STAFF COMMENTS:

Note: As is indicated by the accompanying letter from Reiss & Goodness Engineers, January 27, 1989, a request has been made for a rehearing of the conditions approved for the Prairie Lakes plat. The following comments are those approved by the MAPC at their July 21, 1988, hearing on this plat. At contention is comment A concerning the dedication of a public street along the east line of the plat.

As noted by the letter, the applicant is requesting reconsideration of the public street requirement due to costs associated with the crossing of a pipeline. The applicant now wishes to indicate this street as private but with a contingent dedication as a public street under conditions involving future development of abutting properties requiring this public right-of-way.

The County will need to indicate if such a contingent dedication is acceptable to them. In addition, however, if this street is opened as a public facility, an acceptable means for distributing the costs associated with the pipeline, to benefiting properties, needs to be available. Again, the County needs to verify if such an acceptable means for tying these costs to this site and other benefiting properties is possible.

If the applicant's request is approved, all other conditions of approval, including C, would still be applicable. The final plat tracing would, however, need to indicate on the face of the plat and within the plat's text a contingent street dedication. Depending upon how the County would address the additional street costs associated with the crossing of the pipeline, the applicant may also be required to file of record an affidavit. This affidavit indicating those lots, in this addition, that may be required to share in any future costs associated with the road being opened up as a public facility.

- A. When the preliminary plat for this property was approved, the proposed north/south street was required to be extended to the south line of the property so future access to the interior of the section could be established.

As was pointed out when the preliminary was reviewed, there exists sizable drainage and floodway areas between the center of this section of land and Webb Road to the west. A north/south roadway, centered on or near the half-section line, appears to be the logical location to establish a public roadway into the center of the section.

With the above comments in mind, the final plat tracing shall depict the dedication of a 70-foot wide north/south, public street as was approved by the full Planning Commission on July 7, 1988.

- C. ~~X~~ 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.
- C. The applicant shall guarantee the construction of Prairie Lakes Circle to the standards of a suburban street, including construction of a temporary cul-de-sac.
- 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 from 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.
- 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).



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

February 24, 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 Thursday, February 23, 1989, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

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.

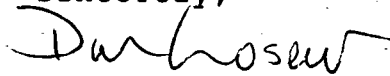
The applicant is advised that building permits will not be issued for Lots 7 and 8 until the construction and surfacing of the private street meets with the approval of the County Fire Department.

- 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 from 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.
- 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).

This matter will be forwarded to the Planning Commission for its consideration on Thursday after the Subdivision meeting, March 2, 1989. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Associate Planner

DL:sm

Enclosure

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

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

March 2, 1989

Bob Previterra, 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. Previterra:

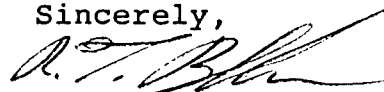
At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on March 2, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated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

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

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # _____

JUNE 2, 1988

STAFF REPORT
(Preliminary Plat)

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:

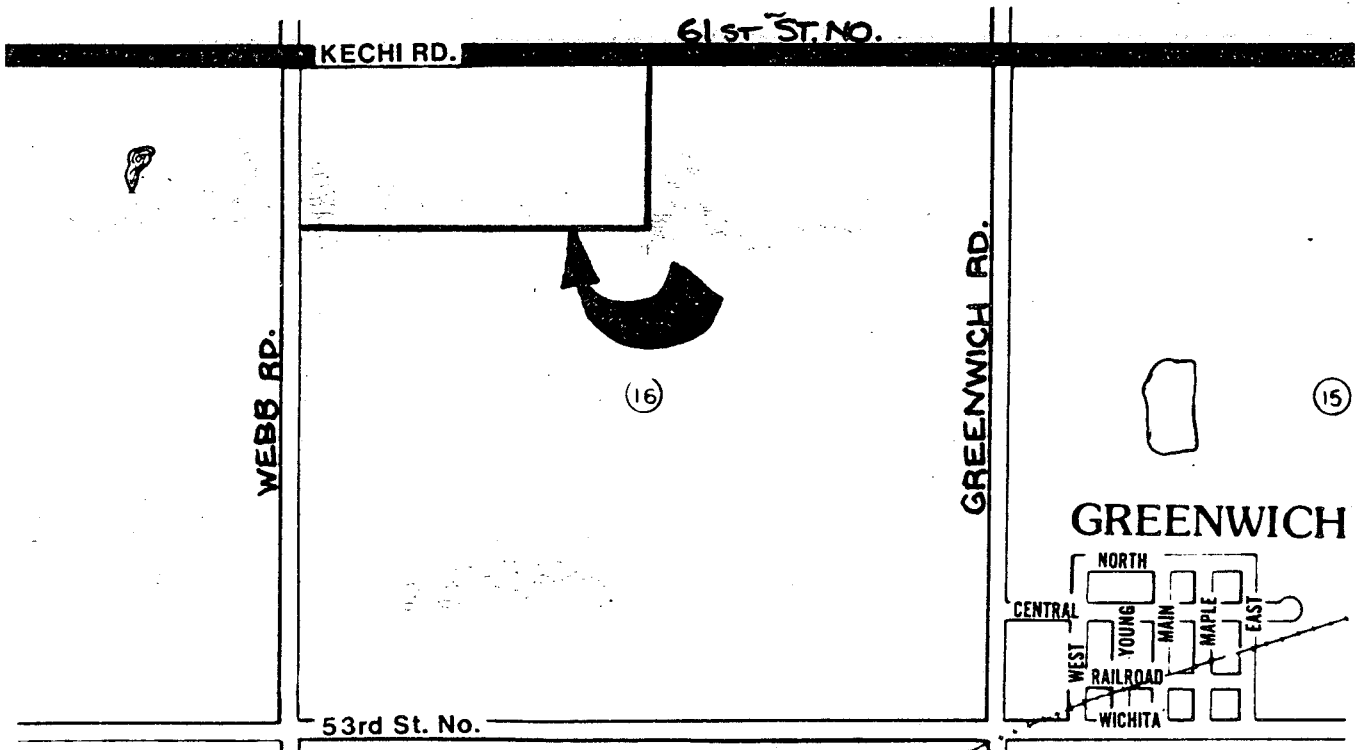
Residential:	8
Office:	
Commercial:	
Industrial:	
Total:	8

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "R"

PROPOSED ZONING: "R"

VICINITY MAP:



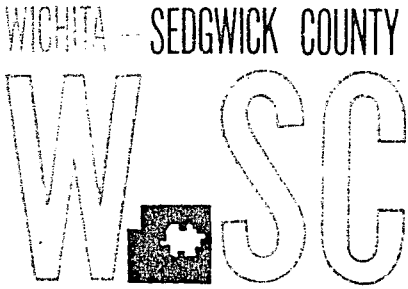
STAFF COMMENTS:

- A. 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.
- B. The applicant shall guarantee the construction of Prairie Lakes Circle to the standards of a suburban street.
- C. On the final plat, a minimum of 40 feet of "complete access control" shall be indicated from Lot 1 to the major street intersection (CAC to K-254 from the west 40 feet of the lot and CAC to Webb Road from the north 40 feet of the lot). The representative from the Bureau of Public Services should be prepared to state if more than 40 feet of complete access control should be dedicated.
- D. On the final plat, angles or bearings and distances shall be indicated for the perimeter of the proposed floodway.
- E. Since this plat involves the platting of a floodway, the platting text on the final plat shall reference the standard floodway language.
- F. On the final plat, the perimeter street to the north shall be labeled as 61st Street North.
- G. The applicant shall submit a 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.
- H. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.
- I. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- J. 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.
- K. On the final plat, the long cul-de-sac (Prairie Lakes Circle) shall be extended to the south line of this plat. This is required in order to provide for future road access to the interior of the subject section.
- 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.

PRAIRIE LAKES ADDITION

Page 3

- M. 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.
- 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).
- P. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

June 3, 1988

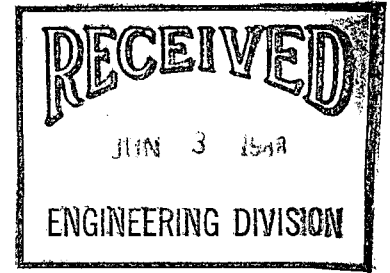
Reiss & Goodness Engineers
2160 W. 21st Street
Wichita, KS 67203

Re: Preliminary Plat S/D 88-42 - PRAIRIE LAKES ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 2, 1988, 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. 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.
- B. The applicant shall guarantee the construction of Prairie Lakes Circle to the standards of a suburban street.
- C. On the final plat, "complete access control" shall be indicated to 61st Street North from the west 280 feet of Lot 1. Also, "complete access control" shall be indicated to Webb Road from the north 285 feet of Lot 1.
- D. On the final plat, angles or bearings and distances shall be indicated for the perimeter of the proposed floodway.
- E. Since this plat involves the platting of a floodway, the platator's text on the final plat shall reference the standard floodway language.
- F. On the final plat, the perimeter street to the north shall be labeled as 61st Street North.
- G. The applicant shall submit a 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.



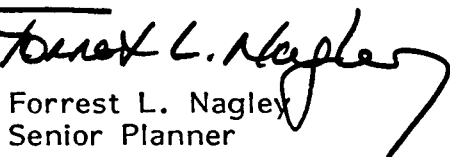
SEDGWICK COUNTY

Preliminary Plat S/D 88-42 - PRAIRIE LAKES ADDITION
Page 2

- H. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.
- I. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- J. 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.
- K. On the final plat, the long cul-de-sac (Prairie Lakes Circle) shall be extended to the south line of this plat. This is required in order to provide for future road access to the interior of the subject section.
- L. 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 from the applicant's surveyor.
- M. On the final plat, the east 20 feet of Lot 4 shall be indicated as a utility easement.
- N. 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.
- O. 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.
- 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.
- Q. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:dik
Enclosure

cc: Builders, Inc., 800 Epic Center, 301 N. Main, Wichita, KS 67202
Mike Lindebak, City Engineer
David Spears, Director of Sedgwick County Bureau of Public Services

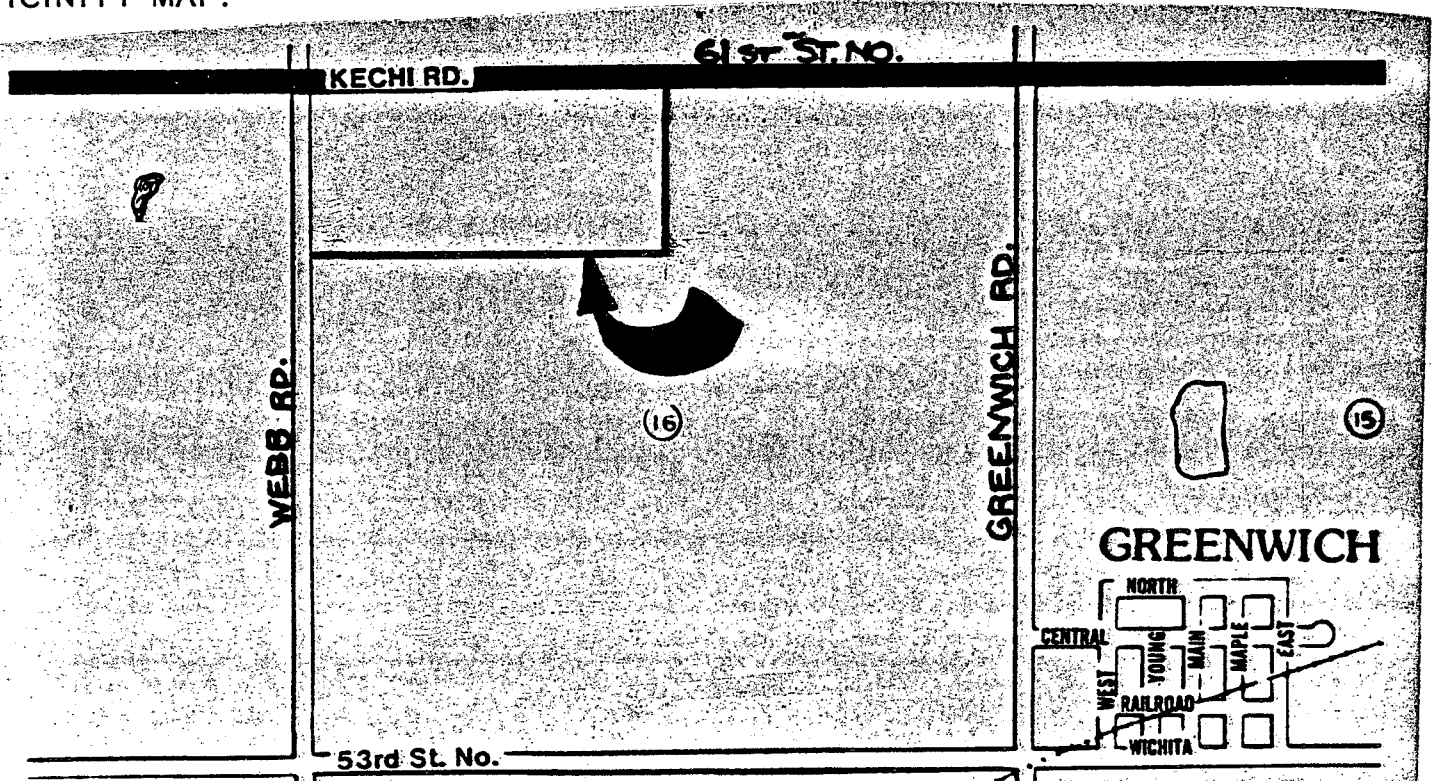
SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # 4
JUNE 30, 1988

STAFF REPORT
(Final Plat; Preliminary 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
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Residential: 8
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Commercial:
Industrial:
Total: 8
MINIMUM LOT AREA: 10 Acres
CURRENT ZONING: "R"
PROPOSED ZONING: "R"

VICINITY MAP:



STAFF COMMENTS:

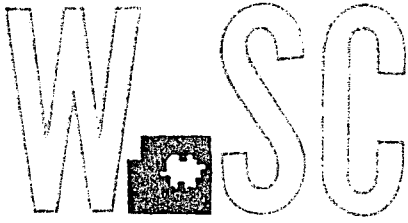
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- B. The applicant shall guarantee the construction of Prairie Lakes Circle to the standards of a suburban street, including construction of a temporary cul-de-sac.
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- E. On the final plat tracing, the recording information for the pipeline easement along the north line of the plat shall be referenced.
- F. 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.
- G. 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 from the applicant's surveyor.
- H. On the final plat tracing, the reference to access controls along the east line of Prairie Lakes Drive shall be deleted from both the face of the plat and within the plattor's text. The granting of this access control is not proper as it must be granted by the property owner to the west not by this plattor. Access control is granted from abutting property to a street, not from a street to abutting property.
- I. The final tracing shall amend the plattor's text to simply indicate that in terms of access "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."
- J. On the final tracing, the plattor's text shall be amended to reference that the temporary cul-de-sac is located on Lots 7 and 8, rather than on Prairie Lakes Circle.

PRAIRIE LAKES ADDITION

Page 3

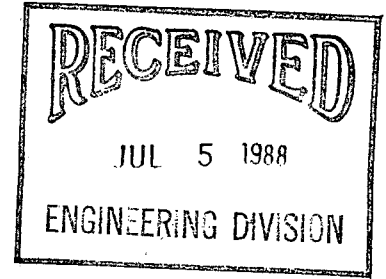
- K. On the final plat tracing, the wording in the plattor's text regarding the temporary turnaround easement on Lots 7 and 8 shall be amended to state that the turnaround easement is hereby granted to the public. The text shall also be amended to state that the easement automatically is vacated when the subject street is extended into the property to the south of this plat. The associated note on the face of the plat shall also be amended.
- L. On the final plat tracing, the plattor's text shall be amended to reference that maintenance of the floodway is the responsibility of the owners of Lots 2, 3, 4, 5, 6, 7 and 8.
- M. The final plat tracing shall be amended to reference in the plattor's text that minimum pad elevations are as indicated on the face of the plat.
- O. 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).
- P. On the final plat tracing, the building setback along the north line of the plat on Lot 1 shall be dimensioned from the major street right-of-way dedication for 61st Street North.
- Q. On the final plat tracing, the "drive" suffix shall be deleted from the Prairie Lakes street name. The "drive" suffix denoted a frontage road adjacent to a limited access highway. For now, the "circle" suffix is appropriate.
- 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- S. 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.
- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- V. Recording of the plat within 30 days after approval by the City Council.
- W. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the perimeter of the floodway acceptable and are the proposed minimum building pad elevations correct?

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561



July 1, 1988

Reiss & Goodness Engineers
2160 W. 21st Street
Wichita, KS 67203

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

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 30, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. 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.
- B. The applicant shall guarantee the construction of Prairie Lakes Circle to the standards of a suburban street, including construction of a temporary cul-de-sac.
- C. 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.
- D. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.
- E. On the final plat tracing, the recording information for the pipeline easement along the north line of the plat shall be referenced.
- F. 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.

- G. 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 from the applicant's surveyor.
- H. On the final plat tracing, the reference to access controls along the east line of Prairie Lakes Drive shall be deleted from both the face of the plat and within the plattor's text. The granting of this access control is not proper as it must be granted by the property owner to the west not by this plattor. Access control is granted from abutting property to a street, not from a street to abutting property.
- I. The final tracing shall amend the plattor's text to simply indicate that in terms of access "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."
- J. On the final tracing, the plattor's text shall be amended to reference that the temporary cul-de-sac is located on Lots 7 and 8, rather than on Prairie Lakes Circle.
- K. On the final plat tracing, the wording in the plattor's text regarding the temporary turnaround easement on Lots 7 and 8 shall be amended to state that the turnaround easement is hereby granted to the public. The text shall also be amended to state that the easement automatically is vacated when the subject street is extended into the property to the south of this plat. The associated note on the face of the plat shall also be amended.
- L. On the final plat tracing, the plattor's text shall be amended to reference that maintenance of the floodway is the responsibility of the owners of Lots 2, 3, 4, 5, 6, 7 and 8.
- M. The final plat tracing shall be amended to reference in the plattor's text that minimum pad elevations are as indicated on the face of the plat.
- O. 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).
- P. On the final plat tracing, the building setback along the north line of the plat on Lot 1 shall be dimensioned from the major street right-of-way dedication for 61st Street North.
- Q. On the final plat tracing, the "drive" suffix shall be deleted from the Prairie Lakes street name. The "drive" suffix denoted a frontage road adjacent to a limited access highway. For now, the "circle" suffix is appropriate.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 88-42 - PRAIRIE LAKES ADDITION
Page 3

- R. 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.
- S. 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.
- T. 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.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- W. Recording of the plat within 30 days after approval by the City Council.

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. The certificate will be required if petitions are submitted. 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, July 7, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Donald Losew
Junior Planner

DL:dlk
Enclosure

cc: Builders, Inc., 800 Epic Center, 301 N. Main, Wichita, KS 67202
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # 6

JULY 14, 1988

STAFF REPORT
(Revised Final Plat; Final Approved 6/30/88;
Preliminary 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:

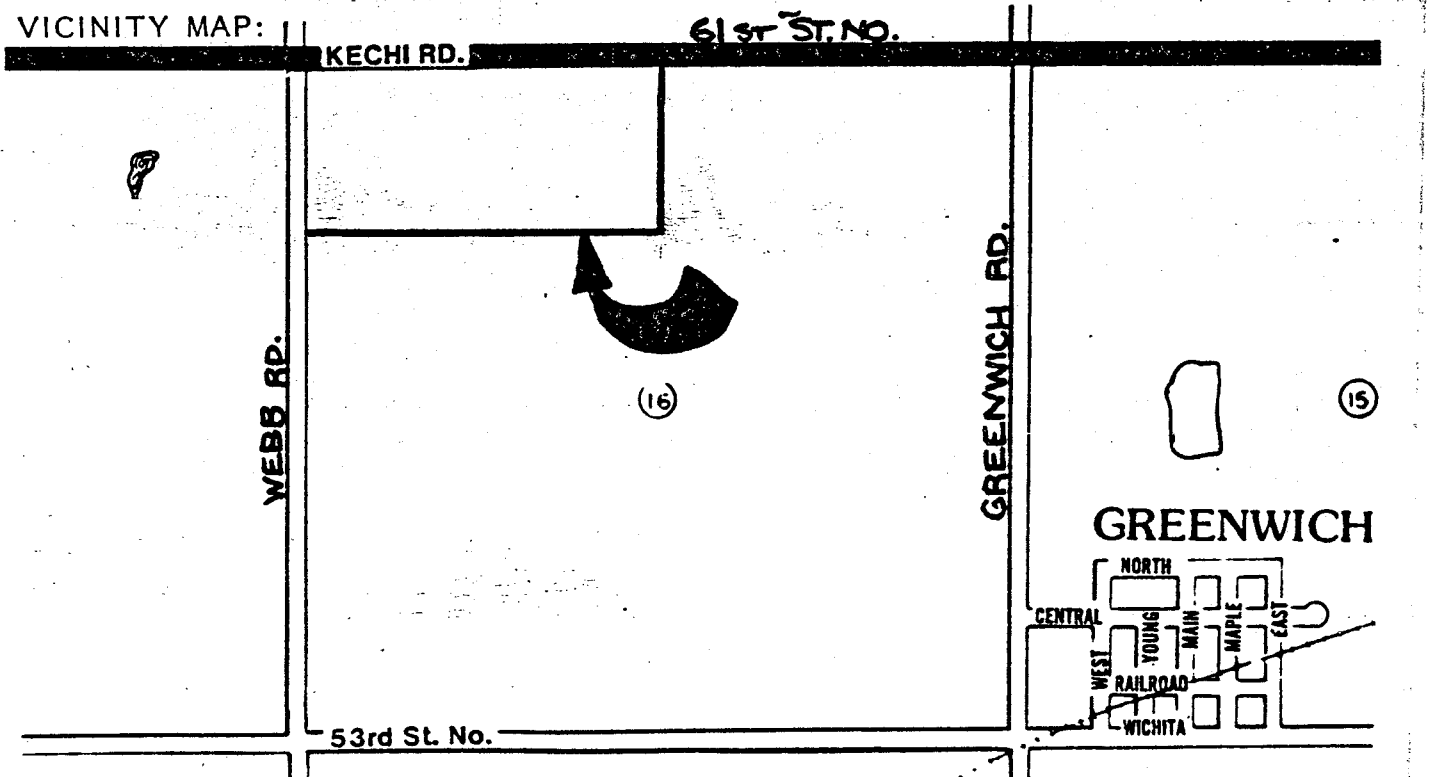
Residential:	8
Office:	
Commercial:	
Industrial:	
Total:	8

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "R"

PROPOSED ZONING: "R"

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat has been submitted as a revised final plat in order to propose the platting of a private street (Reserve A).

- A. When the preliminary plat for this property was approved, the proposed north/south street was required to be extended to the south line of the property so future access to the interior of the section could be established.

As was pointed out when the preliminary was reviewed, there exists sizable drainage and floodway areas between the center of this section of land and Webb Road to the west. A north/south roadway, centered on or near the half-section line, appears to be the logical location to establish a public roadway into the center of the section.

With the above comments in mind, the final plat tracing shall depict the dedication of a 70-foot wide north/south, public street as was approved by the full Planning Commission on July 7, 1988. If the applicant chooses to pursue platting a private roadway system, it shall be at a location selected so as to not interfere with a public street centered on the half-section line. Any plat submitted with a private roadway system, shall dedicate the east 35 feet of this property as public street right-of-way for the west half of a future public road centered on the half-section line.

Any proposed private street system shall indicate street names for the private streets. The private streets shall be platted as reserves. A covenant shall be submitted for recording with the plat which indicates who will own and maintain the reserve.

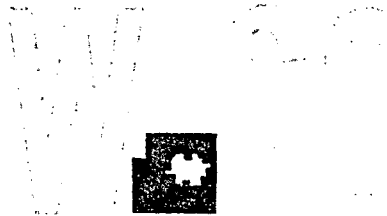
- B. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- C. The applicant shall guarantee the construction of Prairie Lakes Circle to the standards of a suburban street, including construction of a temporary cul-de-sac.
- 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.

PRAIRIE LAKES ADDITION

Page 3

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

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

July 15, 1988

Reiss & Goodness Engineers
2160 W. 21st Street
Wichita, KS 67203

Re: Final Plat (Revised) S/D 88-42 - PRAIRIE LAKES

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 14, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. When the preliminary plat for this property was approved, the proposed north/south street was required to be extended to the south line of the property so future access to the interior of the section could be established.

As was pointed out when the preliminary was reviewed, there exists sizable drainage and floodway areas between the center of this section of land and Webb Road to the west. A north/south roadway, centered on or near the half-section line, appears to be the logical location to establish a public roadway into the center of the section.

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- 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 from 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.
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PRAIRIE LAKES - Page 3

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, July 21, 1988, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in cursive script that reads "Donald Losew". The signature is written in black ink and includes a long horizontal flourish at the end.

Donald Losew
Junior Planner

DL:jcm
Enclosure

cc: Builders Inc., 800 Epic Center, 301 N. Main, Wichita, KS, 67202
Mike Lindebak, City Engineer
Jim Weber, County Engineer