

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 6

July 10, 1997

STAFF REPORT
(One -Step Preliminary-Final Plat)

CASE NUMBER: S/D 97-46 PRAIRIE WOODS 2ND ADDITION

OWNER/APPLICANT: Builders, Inc., 1081 S Glendale
Wichita KS 67218

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc., Greg Allison,
411 North Webb Rd., Wichita 67206

LOCATION: The Northwest corner of Pawnee and Maize Road

SITE SIZE: 39.5 Acres

NUMBER OF LOTS

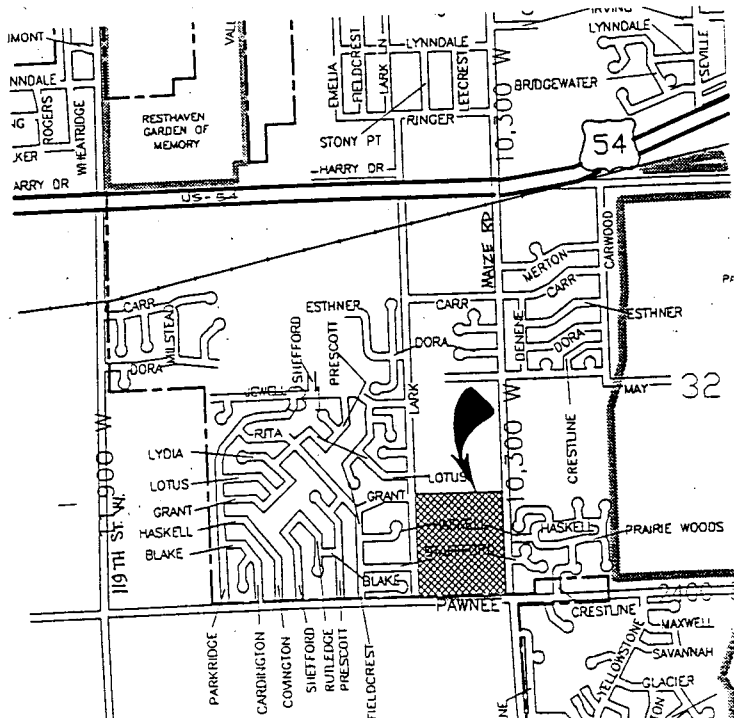
| | |
|--------------|------------|
| Residential: | 101 |
| Office: | |
| Commercial: | 1 |
| Industrial: | |
| Total: | <u>102</u> |

MINIMUM LOT AREA: 7710 sq. ft.

CURRENT ZONING: County R1 and LC

PROPOSED ZONING: SF6 and LC (Z-3152)

VICINITY MAP:



Note: This site was approved for "AA" and "A" (Z-3152) (now "SF-6" and "TF-3") Single-Family and Two-Family. The applicants were granted a platting extension in accordance with this zoning change.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets. **Engineering** needs to comment if any improvements or guarantees are needed to Maize Road or Pawnee. *\$ Clark*
- D. Sidewalks should be guaranteed along both sides of Haskell.
- E. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. A covenant providing for 4 off-street parking spaces per dwelling unit shall be provided for lots along roadways having 58 foot right-of-way. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- H. Provisions shall be made for ownership and maintenance of the proposed reserve. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.
- I. Representatives from the **City Fire Department** and/or OCI need to comment of the acceptability of proposed street names.

- J. **City Engineering** needs to comment on the status of the applicant's drainage plan.
- K. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)
- L. The applicant's engineer is advised that 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. 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 (316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- N. The applicant is advised that various State and Federal requirements 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. (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, Kansas, 67464, 913-546-2294 or Kansas department of Wildlife and Parks)
- O. The representatives from the **utility companies** should be prepared to comment on the need for utility easements to be platted on this property.
- P. Perimeter closure computations should be submitted with the final plat tracing.
- Q. Recording of the plat within 30 days after approval by the City Council.
- R. The applicant needs to revise the legal description to accurately portray the land being platted. Also the applicant must make sure that the distances and degrees on the drawing are identical to those in the legal description.
- S. The applicant shall submit a platting binder for this piece of property.

- T. The applicant needs to change the year from 1994 to 1997 on the text of the plat.
- U. **Traffic Engineering** needs to comment on the adequacy of proposed access control.
- V. Prior to final platy submission, the applicant(s) is requested to meet with MAPD and Wichita Park Department staff to consider possible land dedication for a public park as a part of a public-private partnership, rearrangement of lot pattern to private, and easement for recreation corridor, in accordance with the recently adopted Park Plan.
- W. The Deputy should be removed from Pat Burnett's title.



August 23, 1999

Mr. Larry Schaller
City of Wichita
1801 S. McLean
Wichita, KS 67213

REGARDING: Ridge Port Addition
472-89246 and
Prairie Woods, 2nd Add.
472-82934

Dear Mr. Schaller

Last week Ritchie Paving, Inc. submitted "**Requested For Final Measurement**" of the above referenced projects. At this time we are asking for written correspondence of the status of this project regarding "**Acceptance of the Project**" or "**Notification of defects**" to expiate the completion of these two projects.

Please advise our project superintendent of the project status through written correspondence. Thank you for you help in this matter.

Sincerely yours,

Ritchie Paving, Inc.

A handwritten signature in black ink, appearing to read 'Florence E. Jansen-Olsen', written in a cursive style.

Florence E. Jansen-Olsen
Contract Administrator

CC: Mike Lindebak

RECEIVED

AUG 24 1999

CITY - ENGINEERING



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Wichita, Kansas 67204
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