

**STAFF REPORT**  
**(One-Step Final Plat)**

**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**

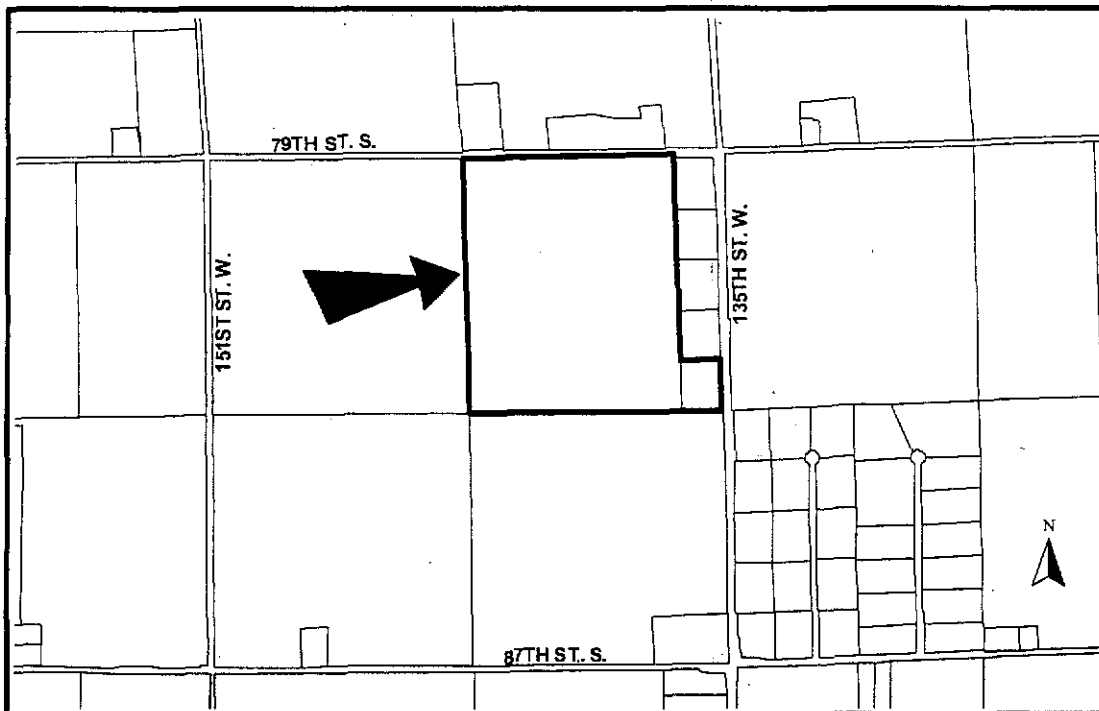
Residential:	27
Office:	
Commercial:	
Industrial:	
Total:	27

**MINIMUM LOT AREA:** 4.52 Acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



**SUB 2004-31 -- One-Step Final Plat of PRAIRIE MEADOW ESTATES ADDITION**  
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**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.
- 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 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.)
- 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. Complete access control should be platted along the frontage 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 platting 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. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-ft utility easements be platted in order to allow for the installation of the utilities without damage to such tree rows.
- M. The plat'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.
- 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. (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.)
- 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. 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.
- Q. 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. 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.
- V. 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](mailto:cholloway@wichita.gov)). This will be used by the City and County GIS Department.