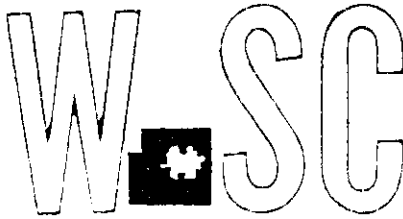


[illegible]

Debra K. Albert  
Notary Public  
Debra K. Albert  
My appointment expires: 6-27-98

Debra K. Albert  
Notary Public  
Debra K. Albert  
My appointment expires: 6-27-98

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421  
FAX (316) 268-4390

FILE COPY

July 21, 1997

Mid Kansas Engineering  
411 N Webb Road  
Wichita, KS 67206

Re: S/D 97-46 - One-step Preliminary-final Plat of PRAIRIE WOODS 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 17, 1997, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of July 11, 1997.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Keith Gooch  
Current Plans Division

KG:lfb

cc: BUILDERS, INC., 1081 S GLENDALE, WICHITA KS 67218  
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 258-4421  
FAX (316) 258-4390

July 11, 1997

FILE COPY

MID KANSAS ENGINEERING  
411 N WEBB ROAD  
WICHITA, KS 67206

Re: S/D 97-46 - ONE-STEP PRELIMINARY-FINAL PLAT OF PRAIRIE WOODS 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 11, 1997, the above captioned plat was considered. The action of the Committee was to approve the plat, subject to the following:

- 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. City Engineering asks for guarantees for improvements along Lark Lane and Pawnee.
- 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 on the acceptability of proposed street names. City Fire Department made the following requests: Manchester Street should be Westgate Street, Manchester Circle should be Westgate Circle and extend to replace Manchester Court, Stafford Street should turn into Leecrest Street between Lots 23 and 24.
- J. **City Engineering** needs to comment on the status of the applicant's drainage plan. City Engineering requests a detention pond be added at the southeast corner of the plat. The detention pond should be included as a drainage easement or reserve. For those lots next to drainage easements, minimum pad elevations need to be shown on the plat.
- 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. Attached are the additional utility easements requested by KG&E.
- 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.

S/D - 97-46 - One-Step Preliminary Final Plat of PRAIRIE WOODS AND ADDITION  
July 11, 1997 - Page 3

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 plat 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.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also 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 17, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Keith Gooch  
Current Plans Division

KG\lfb

Enclosure

cc: BUILDERS, INC., 1081 S GLENDALE, WICHITA KS 67218  
Mike Lindebak, City Engineer

**METROPOLITAN AREA PLANNING COMMISSION**

July 17, 1997

**STAFF REPORT**

(One -Step Preliminary-Final Plat, Approved 7/10/97)

**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**

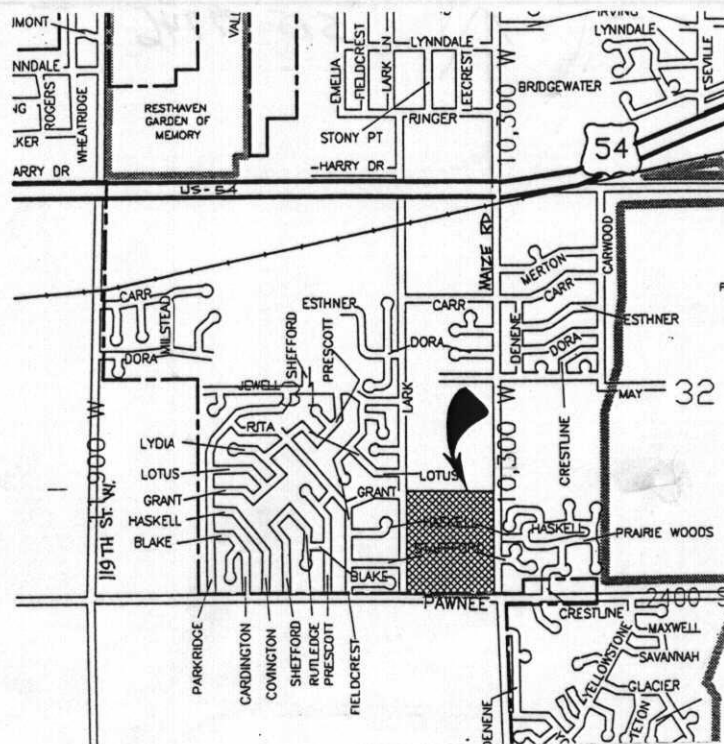
|              |            |
|--------------|------------|
| Residential: | 101        |
| Office:      |            |
| Commercial:  | 1          |
| Industrial:  |            |
| Total:       | <u>102</u> |

**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:

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S/D 97-46 -- One-Step Preliminary Final Plat of PRAIRIE WOODS 2ND ADDITION  
July 17, 1997 - Page 4

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