

of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.

- I. 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.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.

Note: This plat has been submitted in final form only.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-5
July 1, 1993

STAFF REPORT

(Final Plat, Final Plat Approved 6/24/93)

CASE NUMBER: S/D 93-40 - PRAIRIE ROSE ESTATES ADDITION

OWNER/APPLICANT: Rose America Corp., 1300 Hiram, Wichita, KS 67213

and Regina K. Hanna, 11725 Alderny Ct.,
Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Company, P. A., 315 Ellis,
Wichita, KS 67211

LOCATION: Northwest of Pawnee and 143rd Street East

SITE SIZE: 4.41 Acres

NUMBER OF LOTS

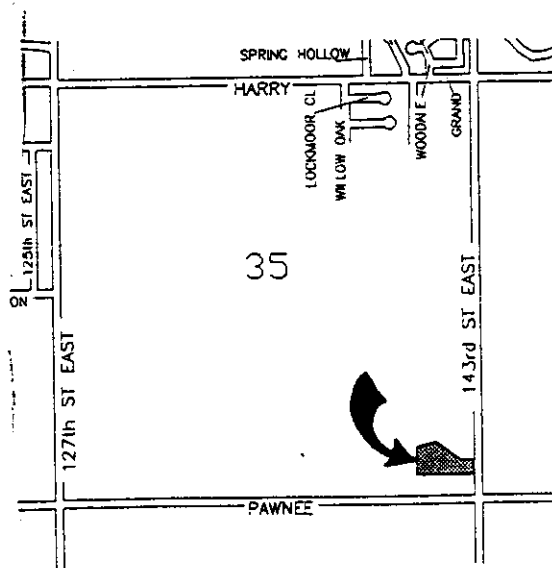
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 4.41 Acres

CURRENT ZONING: "R"

PROPOSED ZONING: "R"

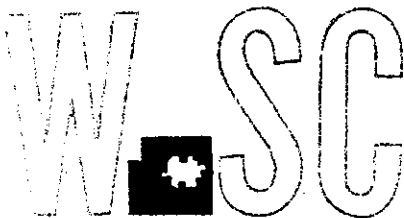
VICINITY MAP:



STAFF COMMENTS:

- ~~A.~~ Since neither municipal water nor sanitary sewer is available to serve this property, a memorandum from the Environmental Health Division of the Health Department specifying approval for on-site sewage facilities and water wells. Since this site is indicating an area of less than 5-acres, this approval will need to be for a septic system.
- ~~B.~~ This site's frontage to 143rd St. East is within the area required to dedicate major intersection right-of-way. That is, 75-feet of right-of-way needs to be dedicated for 143rd St. East for a distance of 250 feet from the center line of Pawnee. Over the next 100-feet, the dedication is to taper to the 50-foot requirement.
- The final plat tracing shall indicate the above noted right-of-way. This and any other street dedication should be clearly indicated on the face of the final plat tracing.
- ~~C.~~ The 35-foot building setback to 143rd Street East shall be adjusted from the above indicated right-of-way dedication.
- ~~D.~~ On the face of the final plat tracing and in the plat's text, the dedication of access control, except for one-opening to 143rd Street East shall be indicated.
- ~~E.~~ Since the property to the south of this plat is apparently in the same ownership, the applicant is advised that the narrow strip of property along Pawnee will be in a configuration and depth not easily developed for either residential or nonresidential uses. This will be further compounded when upon any requirement to plat, significant right-of-way requirements will be made for Pawnee and also 143rd Street East.
- ~~F.~~ Unless this plat is vacating and replatting a public easement or dedication, the reference in the Surveyor's text to KSA 12-512(b) is unnecessary and should be deleted from the final plat tracing.
- G. Prior to this plat being released for recording, proof shall be provided that this site's ownership is in the individuals shown as signing this plat. Also as indicated by the present platting binder, a mortgage exists on this site. Proof shall either be provided that this mortgage has been released or the plat must also be signed by the indicated mortgage holder.
- ~~H.~~ The applicant shall install or guarantee the installation

WICHITA - SEDGWICK COUNTY



July 2, 1993

METROPOLITAN AREA PLANNING
DEPARTMENT

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

Baughman Company, P. A.
Attn: Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 93-40 - Prairie Rose Estates Addition (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Metropolitan Area Planning Commission on July 1, 1993, 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 June 25, 1993.

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 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 developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Rose America Corp., 1300 Hiram, Wichita, KS 67213
Regina K. Hanna, 11725 Alderny Ct., Wichita, KS 67212
Mike Lindebak, City Engineer

P.S. Surveyors/Engineers: Please note that the accompanying "Engineer's Copy" of the plat was inadvertently left out of our June 25, 1993 mailing.

PRAIRIE ROSE ESTATES

SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

State of Kansas)
Sedgwick County)

SS
We, Baughman Company P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and plotted, "PRAIRIE ROSE ESTATES", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed described as follows: A tract in the S.E. 1/4 of Sec. 35, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point 295 feet north of the S.E. Corner thereof; thence west parallel with the south line of said S.E. 1/4, 740 feet; thence north parallel with the east line of said S.E. 1/4, 295 feet; thence with a deflection angle to the right of 64°00' a distance of 265 feet; thence with a deflection angle to the right of 69°11'40" a distance of 387.9 feet to a point 435 feet north and 219 feet west of the S.E. Corner of said S.E. 1/4; thence east parallel with the south line of said S.E. 1/4, 219 feet to the east line of said S.E. 1/4; thence south along the east line of said S.E. 1/4, 140 feet to beginning.

Existing easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Date _____ Baughman Company, P.A.

Gregory F. Severns Surveyor

Know all men by these presents that we, the undersigned owners, have caused the land described in the surveyors certificate to be plotted into a Lot, Block, and Street to be known as "PRAIRIE ROSE ESTATES" Sedgwick County, Kansas. The utility easement is hereby granted for the construction and maintenance of all public utilities. The floodway easement is hereby reserved for floodway purposes and shall be the responsibility of the owner of Lot 1 until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements of the drainage. No buildings shall be constructed on or within said floodway; nor shall fill, change of grade, or creation of channel or other work be carried on without the permission of said appropriate governing body. With such permission of said appropriate governing body, additional improvements and/or activities may be permitted within said floodway. The street is hereby dedicated to and for the use of the public. The Minimum Building Pad Elevations for the lowest opening to the structures shall be 1309.0 M.S.L.

Tom B. Hanna Regina K. Hanna

State of Kansas)
Sedgwick County)

SS
The foregoing instrument acknowledged before me, this _____ day of _____ 1993, by Tom B. Hanna and Regina K. Hanna, husband and wife.

Notary Public

My appointment Expires _____

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 6/24/93 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 6/25/93

This plat of "PRAIRIE ROSE ESTATES",
Sedgwick County, Kansas, has been submitted to and approved
by the Wichita-Sedgwick County Metropolitan Area Planning
Commission, Wichita, Kansas.

Dated this _____ day _____ 1993.
Wichita-Sedgwick County Metropolitan Area
Planning Commission.

L. O. Breckenridge, Jr. Chairman

Marvin S. Krout Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of
Wichita, Kansas, this _____ day of _____ 1993.

Elma Broadfoot Mayor

Pat Burnett City Clerk

This plat approved and all dedications
shown hereon accepted by the board of Commissioners of
Sedgwick County, Kansas, this _____ day of _____ 1993.

Mark F. Schroeder Chairman

Billy Q. McCray Chairman Pro-Tem

Betsy Gwin Commissioner

Paul W. Hancock Commissioner

Tom Winters Commissioner

Susan E. Crockett-Spoon County Clerk

Entered on transfer record this _____ day
of _____ 1993.

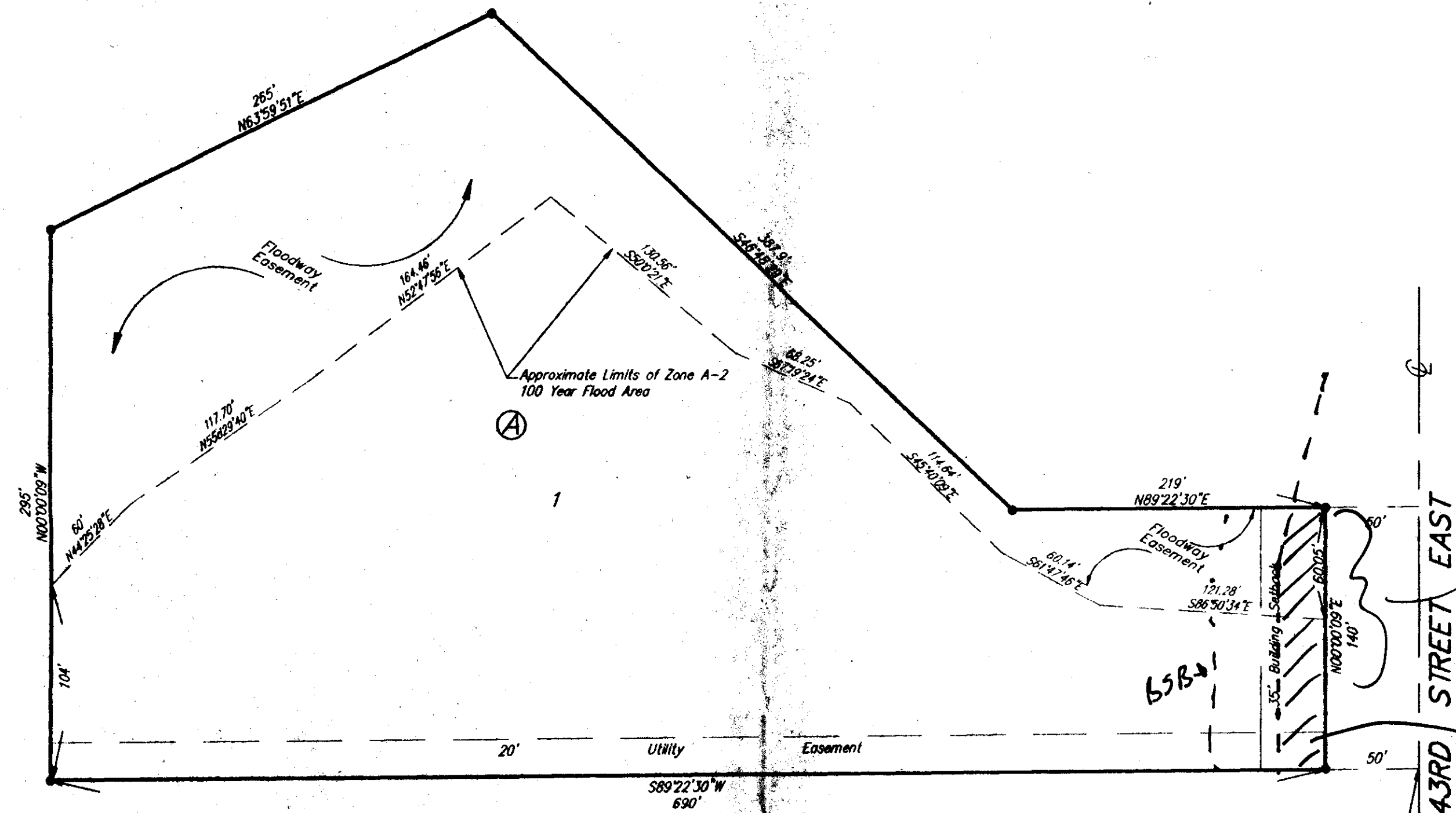
Susan E. Crockett-Spoon County Clerk

State of Kansas)
Sedgwick County)

SS
This is to certify that this plat has been
filed for record in the office of the Register of Deeds,
this _____ day of _____ 1993, at _____ o'clock
_____, and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy



PAWNEE AVENUE

S.E. Corner S.E. 1/4
Sec. 35, Twp. 27-S
R-2-E

MINIMUM BUILDING PAD ELEVATIONS
FOR LOWEST OPENING OF STRUCTURE

Lot & Block	Elevation M.S.L.
Lot 1, Block A	1309.0

BENCH MARK:

"X" Cut on north of east hubguard
of R.C.B.C. 150' South of Pawnee
on 143rd Street E.
Elevation = 1307.33 M.S.L.