

STAFF COMMENTS:

- A. Prior to submitting the final plat tracing for City and County review, the applicant shall submit to County Engineering a drainage plan. This plan must be approved by County Engineering and any requirements provided for by the plat.
- 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. At the time of submitting the final plat tracing, the applicant shall submit a restrictive covenant concerning ownership and maintenance of the floodway reserve. This covenant shall note that the owner of Lot 1 of the addition will be responsible for the floodway's ownership and maintenance. If, however, the County has to maintain the floodway, it may do so, and charge back to the property owner any associated costs in a manner similar to special assessments. This covenant shall be binding on future owners and assigns.
- D. If indicated by the drainage plan, a minimum building pad elevation may be required for this site. If needed, the plat shall reference this elevation both on the face of the plat and in the plat's text. On-site and off-site benchmarks shall also be indicated.
- E. As requested by K.G. & E., the final plat tracing shall indicate 10 foot utility easements along both the east and west lines of the plat.
- F. The applicant's surveyor is reminded that the title or platting binder is to be submitted at the time that the final plat is submitted for review.
- G. 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.
- H. Requirements for a final plat (see pages 24-29, Part 4, Article 5 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.

August 1, 1991

STAFF REPORT
(Final Plat Approved 7/25/91)

CASE NUMBER: S/D 91-33 - PRAIRIE CREEK ADDITION

OWNER/APPLICANT: Mike Brady, 11530 E. Osie, Wichita,
KS 67207

ENGINEER/SURVEYOR: Reiss & Goodness Engineers, 2160 W. 21st
Street, Wichita, KS 67203

LOCATION: West of Webb Road on the north side of 39th
St. South (MacArthur).

SITE SIZE: 10 Acres

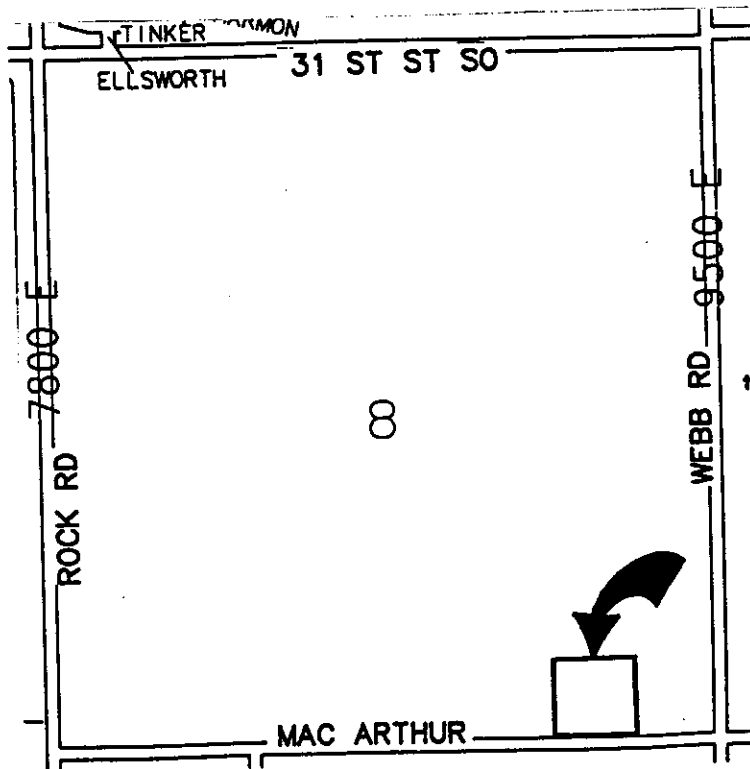
NUMBER OF LOTS

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

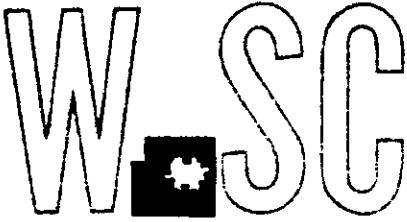
MINIMUM LOT AREA: 9.24 Acres

CURRENT ZONING: R-1 Suburban Residential

VICINITY MAP:



WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

Mike Brady
11530 E. Osie
Wichita, KS 67207

August 1, 1991

Re: S/D 91-33 (Final Plat) - Prairie Creek Addition

Dear Mike:

At the regular meeting of the Metropolitan Area Planning Commission on August 1, 1991, 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 26, 1991.

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:sm

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

Mike Lindebak, City Engineer

FILE COPY

LEGAL DESCRIPTION

The West one-half of the South one-half of the Southeast one-quarter of the Southeast one-quarter of Section 8, Township 28 South, Range 2 East of the 6th Principal Meridian, Sedgwick County, Kansas.

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

I, Adolf E. Reiss, being a duly licensed professional land surveyor in said County and State, do hereby certify that I have caused the tract of land as set forth in the Legal Description to be surveyed and platted and that said survey and the accompanying exhibit are true and correct to the best of my knowledge and information available.

ADOLF E. REISS LS#77

DATE

Know all men by these presents that Michael S. Brady and Joanne L. Brady, husband and wife, and Gordon A. Perry and Lois J. Perry, husband and wife, have caused the tract of land as set forth in the Legal Description to be surveyed and platted into a lot, a street and a floodway reserve to be known as Prairie Creek, Sedgwick County, Kansas. Streets are hereby dedicated to and for the use of the public. Access control 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. The floodway reserve shown on the plat is for the construction and maintenance of public utilities and drainage purposes, and shall be the responsibility of the owners of Lot 1 until such time as the Governing Agency exercising jurisdiction elects to assume responsibility for maintenance and improvement of the drainage. Provided further, that no building shall be constructed on or within said floodway reserve, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the appropriate Governing Agency.

MICHAEL S. BRADY

GORDON A. PERRY

JOANNE L. BRADY

LOIS J. PERRY

We, William J. Ramsey and Lucy B. Ramsey, husband and wife, holders of a mortgage on the above described property do hereby consent to the plat of Prairie Creek, Sedgwick County, Kansas.

WILLIAM J. RAMSEY

LUCY B. RAMSEY

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 1991 by William J. Ramsey and Lucy B. Ramsey, husband and wife.

_____, Notary Public

My Appointment Expires: _____

This plat of Prairie Creek, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1991.

_____, Chairman
GEORGE SHERMAN

_____, Secretary
MARVIN S. KROUT

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1991.

_____, Mayor
BOB KNIGHT

_____, Deputy City Clerk
PAT BURNETT

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1991.

_____, Chairman
BILLY Q. McCRAY

_____, Chair Pro Tem
BETSY GWIN

_____, Commissioner
PAUL W. HANCOCK

_____, Commissioner
BERNARD A. HENTZEN

_____, Commissioner
MARK F. SCHROEDER

ATTEST:

_____, County Clerk
DON WRIGHT

Entered on transfer record this _____ day of _____, 1991.

_____, County Clerk
DON WRIGHT

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

This is to certify that this instrument was filed for record in the Register of Deeds office at _____ o'clock _____ M. on the _____ day of _____, 1991.

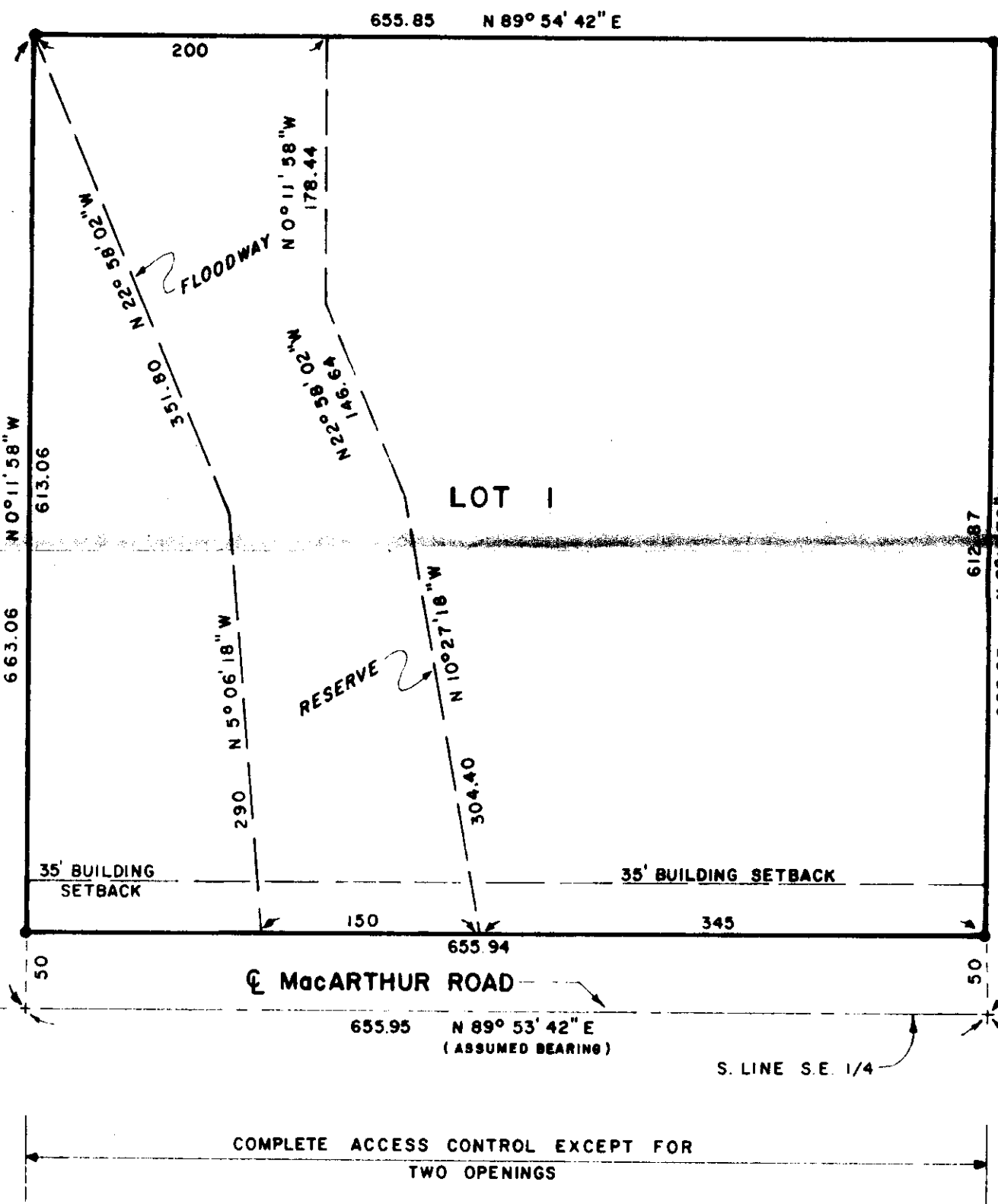
_____, Register of Deeds
PAT KETTLER

_____, Deputy
ED RESA

LEGEND
● 5/8" IRON SET



SCALE 1"=100'



PRAIRIE CREEK
SEDGWICK COUNTY, KANSAS

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 1991 by Michael S. Brady and Joanne L. Brady, husband and wife, and Gordon A. Perry and Lois J. Perry, husband and wife.

_____, Notary Public

REISS & GOODNESS ENGINEERS

My Appointment Expires: _____