



SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

December 29, 1994

Mid-Kansas Engineering Consultants, Inc.  
411 North Webb  
Wichita, KS 67206

Re: S/D 94-78 - PRAIRIE WOODS (~~LE SAVANE PARC~~) ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 29, 1994, 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 December 22, 1994.

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 developments.

Please call if you have any questions.

Sincerely,

Don Losew  
Senior Planner

DL:rh

cc: Builders, Inc., 1081 S. Glendale, Wichita, KS 67218  
Mike Lindebak, City Engineer



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411 North Webb Road  
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Re: S/D 94-78 PRAIRIE WOODS (~~LE SAVANE PARC~~) ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 22, 1994, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Prior to this plat being scheduled for City Council review, all of the site shall be annexed to the City of Wichita. This will allow the lot sizes now being platted. The plat shall be subject to any conditions of such annexation.
- B. Prior to this plat being scheduled for City Council review, the applicant shall also obtain a zone change to residential zoning ("AA" etc.) for any areas presently zoned "LC" but indicated as being platted for residential purposes [such a zone change (Z-3152) has been filed for this site].
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted. As necessary, this guarantee shall include the extension of water lines in the perimeter streets (Pawnee and Maize) adjacent to this site. As appropriate, these guarantees may be combined with other existing guarantees.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for the paving of Crestline out to Pawnee. This guarantee shall include

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sidewalks along at least one side for the streets presently named Haskell/Prairie Woods/Savane and Crestline. Also, if acceptable to City Engineering, the sidewalks proposed for Reserves A, B, & C may be included within the paving guarantees.

H. Guarantees shall be provided for the paving, adjacent to this site, of any unpaved perimeter street. Specifically, guarantees for paving to at least the equivalent of a two (2) lane residential street shall be provided for Pawnee from Maize to Crestline. It is recommended that the applicant attempt to obtain a valid guarantee all the way to Yellowstone, east of this site.

It should be noted that certain recent Additions adjacent to Pawnee have provided various guarantees for paving.

I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

J. As this plat is indicating the use of off-site easements, such easements shall be created by separate instrument and submitted to Planning for processing with the final plat tracing (along north line of plat and across the Park's property to the southeast).

K. Provisions shall be made for ownership and maintenance of the proposed reserves. 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 reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. Further, this covenant shall indicate that the homeowners association will maintain the "Parking Strip", or unpaved areas between this plat's perimeter and driving surfaces for Maize and Pawnee.

L. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

M. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. 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.

N. As necessary off-site drainage easements will need to be provided for this site (across Park property to the northeast of the plat).

O. On the final plat tracing, to better indicate the areas of complete access control for Lot 14, Block 3, a 100-foot dimension should be shown for the two areas involved (to Maize and Pawnee).

P. On the final plat tracing, the MAPC signature block shall indicate the chairman as John W. McKay, Jr.

Q. *2 Don Morgan (K.G. & E. = called) 2/27/95 - OK to delete 20' E-W easement along lds 9, 10, 15*  
The final plat shall indicate the utility easements requested by K.G. & E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.

R. *- new fence - for just this east portion does not list*  
According to the platting binder, two (2) separate blanket easements effect this site; a 25' wide pipeline easement to Cities Services and a right-of-way easement to Sedgwick County Electric Cooperative Association Inc. Proof must be provided that these easements have been released. If the easements have been confined, proof needs to be provided that they do not in any way encroach the site. If the easements do impact this site, the easements shall be shown on the plat and this plat will be subject to our standard pipeline conditions.

S. 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.

T. 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.

U. 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.

V. 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.

W. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

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, December 29, 1994 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew  
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Builders, Inc., 1081 S. Glendale, Wichita, KS 67218  
Mike Lindebak, City Engineer



STAFF COMMENTS:

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