

BRADFORD NORTH

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

Copied from Tracing
1/24/96

BENCHMARKS

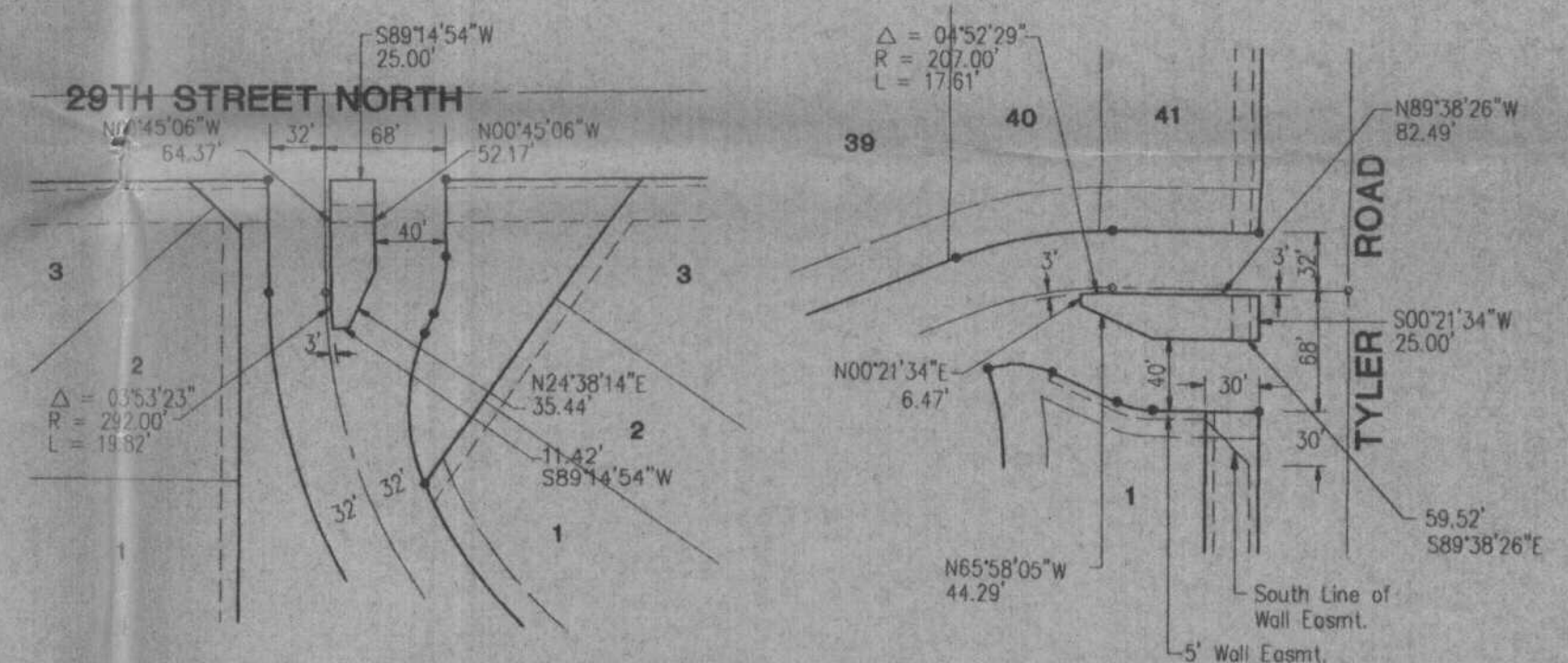
(City of Wichita Datum)

1. City of Wichita Benchmark disc @ Tyler Rd. and 25th St. N. in E. parking of Tyler Rd., 6.3' W. of Iron on E. R/W of Tyler Rd., 1' N. of fence corner E. & S. Elev. 165.61
2. City of Wichita Benchmark disc @ Tyler Rd. and 29th St. N., 32.3' S. and 30' E. of centerline both, 55.5' E. of PP, 9.2' SE of PP, 44.1' SE of section corner. Elev. 178.04
3. "x" cut on N. side of MH ring. Manhole is 13' S and 5' E of NW corner of Lot 23, Block 1, Sterling Farms 2nd Addition. Elev. 169.25
4. Top of steel "T" post set 1' below ground 10' N. of center Section 5, T27S, R1W Elev. 162.27

5. Top of steel "T" post set 6" below ground, 2' E of N-S Fence, 3' E and 24.5' N of W 1/16 Corner of NE Cor. Sect. 5, T27S R1W. Elev. 162.92
6. "x" cut on top of conc. headwall at entrance to gas line valve yard, 1160' ± E. of N 1/4 Cor. Sec 5, T27S, R1W, on S. side 29th St. N. Elev. 163.45
7. RR spike in PP. W side Tyler Rd., on N. side entrance to 2759 N. Tyler Rd. Elev. 175.44

DESCRIPTION	REQUIRED MINIMUM BUILDING ELEVATIONS	
	MIN. FLOOR ELEV.	MIN. LOW OPENING ELEV.
	CITY DATUM	M.S.L.
BLOCK 1		
Lots 1-31	163.7	135.1
Lots 32-37	163.7	135.1
Lots 38-40	163.7	135.1
BLOCK 2		
Lots 2-15	163.7	135.1
Lots 16-28	163.7	135.1
BLOCK 3		
Lots 1-16	166.5	135.9
Lots 55-57	166.5	135.9

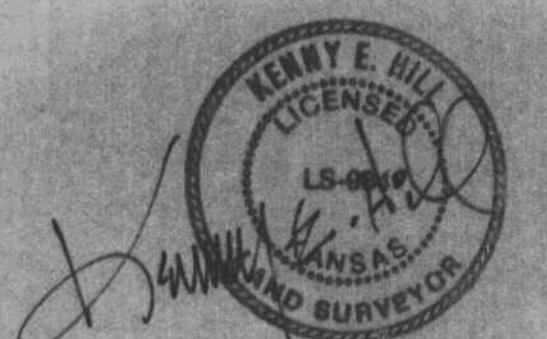
No building permits are to be issued for Lots 1 through 39, Block 1 or Lots 2 through 15, Block 2, unless the lowest floor can be constructed above 163.7 City Datum (135.1 M.S.L.) or unless the City of Wichita has received a letter of map revision from FEMA which will allow buildings to be constructed at the lowest opening listed in the accompanying table.



RESERVE B and G DETAILS

NO SCALE

SCALE: 1" = 100'



1-16-96

SHEET 1 of 2

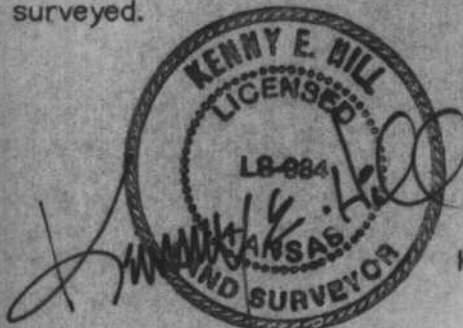
STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

I, Kenny E. Hill, being a duly licensed Land Surveyor in said County and State, do hereby certify that I have been in responsible charge of surveying and platting "BRADFORD NORTH ADDITION" to Wichita, Kansas, located in the Northeast Quarter of Section 5, Township 27 South, Range 1 West of the 6th P.M. Sedgwick County, Kansas being described as follows:

Beginning at the Southeast Corner of the Northeast Quarter of Section 5, township 27 South, Range 1 West of the 6th P.M. Sedgwick County, Kansas, thence West along the South line of the Northeast Quarter of said Section 5 on an assumed bearing of S89°15'32"W for a distance of 2633.42 feet to the Southwest corner of the Northeast Quarter of said Section 5; thence N00°14'23"E on the West line of the Northeast Quarter of said Section 5 for a distance of 2617.89 feet to the Northwest corner of said Northeast Quarter; thence N89°14'54"E for a distance of 934.38 feet; thence S57°13'30"E for a distance of 1643.33 feet; thence S00°21'34"W for a distance of 546.68 feet; thence N89°14'54"E for a distance of 317.00 feet to a point on the East line of the Northeast Quarter of said Section 5; thence S00°21'34"W for a distance of 1163.98 feet to the point of beginning, except for that part which is platted and is known as Bradford South Addition. Vacation of the previously dedicated easements are by virtue of K.S.A. 12-512 (b).

The accompanying plat is a true and correct exhibit of property surveyed.

Dated this 16th day of JANUARY, 1996.



Kenny E. Hill, L.S. 984

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, have caused the land described in the Surveyor's Certificate to be platted into lots, blocks, streets and reserves. The streets are hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for the construction and maintenance of drainage, a wall and utilities. Utilities may cross the wall easement. Reserves A, B, C, and G shall permit entry monuments, lighting, landscaping, fences, walls, irrigation systems, drainage and utilities confined to easements. Reserves D, E and F shall permit ponds, drainage, irrigation systems, walks, recreation facilities, and utilities confined to easements. Reserve H shall permit irrigation systems, recreation facilities, walks, utilities confined to easements and a swimming pool. The reserves are to be owned and maintained by a property owners association its successors and assigns. All abutters' rights of access to or from 29th Street North over and across the North line of Block 1, Block 4, Reserve A and Reserve C and also to or from Tyler Road over and across the East line of Block 5 and Block 6 are hereby granted to the City of Wichita. Minimum building elevations are as listed in the table on Sheet 1 of this plat. Vacation of the previously dedicated easements are by virtue of K.S.A. 12-512 (b).

3AH-Inc.

Mathias Eck, President

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this 16th day of JANUARY, 1996, by Mathias Eck, President of 3AH-Inc.



My Appointment Expires:

Carol R. Barnes
Notary Public
CAROL R. BARNES

KNOW ALL MEN BY THESE PRESENTS:

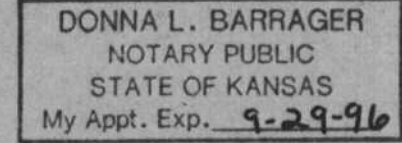
That the State Bank of Colwich, holders of a mortgage on the property described in the Surveyor's Certificate, do hereby consent to the plat of Bradford North Addition.

State Bank of Colwich

Frank A. Suellentrop, President

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this 16 day of Jan., 1996, by Frank A. Suellentrop, President of the State Bank of Colwich.



My Appointment Expires:

Donna L. Barrager
Notary Public
DONNA L. BARRAGER

This plat of BRADFORD NORTH ADDITION to Wichita, Kansas has been submitted to and approved by this WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

Dated this 28th day of December, 1995.



WICHITA SEDGWICK COUNTY
METROPOLITAN AREA PLANNING
COMMISSION

Susan Osborne-Howes, 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 _____, 1995.

Bob Knight, Mayor

Pat Burnett, Deputy City Clerk

Entered on transfer record this _____, day of _____, 1996.

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____, A.M.-P.M. on the _____, day of _____, 1996.

Pat Kettler, Register of Deeds

Ed Reso, Chief Deputy

LINE	DIRECTION	DISTANCE
1	S57°37'48"E	178.46'
2	N70°29'23"E	42.08'
3	N20°41'27"W	149.66'
4	S69°18'33"W	21.00'
5	N70°29'23"E	227.41'
6	S00°14'23"W	65.58'
7	S43°42'11"W	79.16'
8	N57°18'31"W	229.94'
9	S89°11'36"E	92.23'
10	S70°09'24"W	45.21'
11	N33°40'27"W	10.88'
12	N23°54'28"W	19.09'
13	N44°04'06"E	70.38'
14	S28°51'37"E	21.00'
15	N89°51'55"E	111.61'
16	N45°55'54"W	98.75'
17	N44°04'06"E	165.77'
18	N82°40'37"E	21.00'
19	S45°55'54"E	95.00'
20	N44°04'06"E	52.75'
21	N10°09'21"W	74.04'
22	N09°01'41"W	89.59'
23	N62°26'42"W	116.88'
24	N62°26'42"W	68.14'
25	N62°26'42"W	21.00'
26	S00°08'05"E	154.35'
27	N20°57'00"W	23.04'
28	N69°03'00"E	55.62'
29	N69°03'00"E	34.49'
30	N65°58'05"W	39.90'
31	S89°38'26"E	59.52'
32	S89°38'26"E	132.49'
33	S06°39'47"E	52.45'
34	N81°17'56"E	29.75'
35	S87°17'09"E	22.09'
36	S00°08'05"E	184.79'

LINE	DIRECTION	DISTANCE
37	S29°36'37"W	46.15'
38	S60°23'23"E	95.02'
39	N89°51'55"E	97.74'
40	S00°08'05"E	165.97'
41	N00°21'34"E	68.05'
42	S89°38'26"E	21.00'
43	S57°13'30"E	215.64'
44	N74°05'21"E	32.73'
45	S57°13'30"E	108.12'
46	S57°13'30"E	69.25'
47	S00°08'05"E	248.65'
48	N75°00'15"E	75.26'
49	S89°51'55"W	57.05'
50	S00°08'05"E	65.71'
51	S89°51'55"W	180.53'
52	N49°50'51"W	84.51'
53	S89°14'54"W	8.29'
54	N00°45'06"W	44.28'
55	N00°45'06"W	114.37'
56	S56°04'57"W	44.16'
57	S00°14'23"W	40.73'
58	N34°17'40"W	30.39'
59	S32°38'25"W	53.26'
60	S51°01'05"W	188.57'
61	N46°42'14"W	23.70'
62	N11°25'22"E	43.05'
63	S09°57'43"E	73.15'
64	S80°02'17"W	21.00'
65	S32°22'12"W	21.00'
66	S40°09'09"W	26.80'
67	S20°47'55"W	17.69'
68	N49°50'51"W	75.96'
69	S24°38'14"W	12.11'
70	N27°33'18"E	148.00'
71	N27°33'18"E	23.26'
72	S00°08'05"E	33.01'
73	S32°46'30"W	152.00'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
100	75.00'	33.23'	16.89'	32.96'	N11°56'34"E	25°23'20"
101	100.00'	86.31'	46.05'	83.66'	S00°05'22"E	49°27'11"
102	295.00'	181.31'	93.62'	178.47'	S18°21'31"E	35°12'50"
103	295.00'	71.47'	35.91'	71.30'	S42°54'24"E	13°52'54"
104	434.63'	146.81'	74.11'	146.12'	N30°28'32"E	19°21'14"
105	50.00'	252.29'	35.60'	58.00'	N69°20'25"W	289°02'23"
106	50.00'	227.58'	58.76'	76.16'	N28°54'46"E	260°47'35"
107	340.00'	226.21'	117.47'	222.06'	N51°25'47"E	38°07'11"
108	50.00'	227.58'	58.76'	76.16'	N08°01'36"W	260°47'35"
109	340.00'	192.89'	99.12'	190.31'	N16°07'04"E	32°30'17"
110	50.00'	251.77'	35.99'	58.42'	N56°17'31"W	288°30'37"
111	205.00'	137.38'	71.38'	134.82'	S19°03'50"W	38°23'49"
112	268.00'	69.51'	34.95'	69.32'	N82°26'05"E	14°51'40"
113	50.00'	252.29'	35.60'	58.00'	N89°51'55"E	289°05'56"
114	195.00'	63.08'	31.82'	62.81'	S84°16'18"W	18°32'06"
115	195.00'	99.50'	50.86'	98.43'	N71°50'34"W	291°41'00"
116	170.00'	122.58'	64.09'	119.94'	N36°34'04"W	41°18'51"
117	50.00'	227.58'	58.76'	76.16'	S49°14'38"E	260°47'35"
118	169.00'	169.85'	92.88'	162.79'	N28°25'58"W	57°35'04"
119	51.00'	51.83'	27.60'	50.29'	N81°34'04"W	48°41'09"
120	170.00'	146.81'	74.11'	146.66'	N08°01'22"W	15°46'34"
121	107.00'	168.08'	107.00'	151.32'	N44°51'55"E	90°00'00"
122	210.00'	78.10'	39.51'	77.65'	S79°42'17"W	21°18'34"
123	50.00'	20.66'	10.48'	20.51'	S77°48'15"E	23°40'21"
124	50.00'	37.23'	19.53'	36.38'	N87°18'02"W	42°39'55"
125	50.00'	252.29'	35.60'	58.00'	N89°51'55"E	289°05'56"
126	150.00'	54.49'	27.55'	54.20'	N10°32'33"W	20°48'56"
127	50.00'	252.29'	35.60'	58.00'	N80°58'19"E	289°05'56"
128	233.44'	149.05'	77.16'	146.53'	S09°15'49"W	36°34'58"
129	215.00'	182.01'	96.86'	176.63'	S86°41'51"E	48°30'18"
130	50.00'	227.58'	58.76'	76.16'	S77°09'30"W	260°47'35"
131	50.00'	252.29'	35.60'	58.00'	N79°50'39"E	289°05'56"
132	288.06'	121.02'	61.42'	120.13'	S01°52'49"W	24°04'19"
133	303.83'	108.51'	54.84'	107.93'	N03°41'05"E	20°27'45"
134	420.96'	8.98'	4.49'	8.98'	S81°54'36"W	01°13'21"
135	420.96'	257.40'	132.88'	253.41'	N79°57'43"W	35°02'01"
136	190.00'	199.81'	110.26'	190.73'	S59°44'16"W	60°15'18"
137	170.00'	33.10'	16.60'	33.05'	S24°01'56"W	11°09'21"
138	170.00'	55.15'	27.82'	54.91'	S09°09'36"W	18°35'21"
139	50.00'	252.29'	35.60'	58.00'	S29°36'37"W	289°05'56"
140	1421.20'	283.15'	142.05'	282.68'	N87°00'24"E	11°24'55"
141	264.23'	224.34'	119.43'	217.66'	S68°23'29"W	48°38'45"
142	50.00'	221.80'	66.15'	79.77'	N60°14'19"W	25°41'08"
143	236.95'	159.67'	83.00'	156.67'	S26°37'38"E	36°36'31"
144	50.00'	218.12'	71.48'	81.94'	N63°43'43"W	24°56'37"
145	142.21'	73.78'	37.74'	72.96'	N75°00'09"E	29°43'32"
146	186.80'	144.12'	75.86'	140.57'	S68°01'59"E	44°12'11"
147	178.57'	129.84'	67.94'	126.99'	N64°53'53"E	41°39'32"
148	254.88'	68.63'	34.52'	66.42'	S78°00'49"W	15°25'39"
149	288.31'	95.40'	48.14'	94.97'	N79°46'46"E	18°57'32"
150	329.00'	54.55'	27.34'	54.48'	N28°47'27"W	09°45'59"
151	330.00'	79.23'	39.61'	79.04'	S26°47'46"E	13°45'22"
152	200.00'	103.50'	52.94'	102.35'	N84°58'54"E	29°39'00"
153	50.00'	252.29'	35.60'	58.00'	S09°48'24"W	289°05'56"
154	330.00'	213.76'	110.78'	210.04'	S51°55'58"W	37°06'50"
155	330.00'	306.95'	165.59'	296.00'	S06°43'44"W	53°17'37"
156	160.00'	12.44'	6.22'	12.44'	S55°04'51"E	04°27'19"
157	50.00'	252.29'	35.60'	58.00'	S48°17'49"E	289°05'56"
158	160.00'	148.26'	79.94'	143.02'	S26°18'25"E	53°05'34"
159	287.00'	215.61'	113.18'	210.58'	S21°45'40"W	43°02'30"
160	287.00'	38.74'	19.40'	38.71'	S47°09'04"W	07°44'03"
161	50.00'	227.58'	58.76'	76.16'	N59°33'55"W	260°47'35"
162	461.73'	172.33'	87.18'	171.33'	N00°43'50"E	21°23'05"
163	182.75'	185.40'	101.57'	177.55'	S17°38'26"E	58°07'36"
164	290.00'	93.02'	46.91'	92.62'	N41°49'45"E	18°22'41"
165	230.00'	92.55'	46.91'	91.93'	S44°10'06"W	23°03'22"
166	125.00'	125.36'	63.22'	71.35'	N72°39'58"E	33°09'57"
167	230.00'	134.69'	69.34'	132.77'	S72°28'20"W	33°33'07"
168	160.00'	96.43'	49.73'	94.97'	S17°10'30"E	34°31'50"
169	50.00'	252.29'	35.60'	58.00'	N89°45'39"W	289°05'56"
170	265.00'	36.68'	18.37'	36.65'	N04°06'00"W	07°55'50"
171	265.00'	193.25'	101.15'	188.99'	N28°57'23"W	41°46'58"
172	222.00'	258.95'	146.47'	244.52'	S57°19'28"E	66°50'00"

Copied from Tracing
11/29/96

BRADFORD NORTH

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 28, 1995

Poe and Associates
c/o Ken Hill
434 N. Oliver
Wichita, KS 67208

Re: 93-78 BRADFORD NORTH ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 28, 1995, 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 21, 1995.

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: Yung Design Group, c/o Terry Smythe, 4912 East 29th Street North, Wichita, KS 67220
3AH, Inc., P. O. Box 9007, Wichita, KS 67277
Mike Lindebak, City Engineer



December 21, 1995

METROPOLITAN AREA PLANNING
DEPARTMENT

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

Poe and Associates
c/o Ken Hill
434 N. Oliver
Wichita, KS 67208

Re: 93-78 BRADFORD NORTH ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 21, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

Ken Hill annexed
In order to plat the lot sizes being indicated by this Addition, this site was required to be annexed to the City of Wichita. Such annexation has been completed.

- ☐ B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- ☐ C. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall also provide for any needed water line extensions along Tyler Road and 29th Street North adjacent to this site.
- ☐ D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- ☐ E. The applicant shall guarantee construction of the storm sewers required by this plat.
- ☐ F. The applicant shall guarantee the paving of the proposed interior streets.
- ☒ G. *Ken Hill meet w/ C.E. and get agreements worked out*
✓ 2/2/96 Prior to the final plat tracing being scheduled for Council review, the applicant shall meet with Planning and Engineering Department staffs to determine requirements and guarantees for paving of Tyler and 29th Street North adjacent to this site and the need for associated traffic improvements (left-turn lanes for the plat's entrances). Since the policy on such requirements is being reconsidered, the applicant is advised that he will be obligated to meet such requirements as are in effect at the time that the plat tracing is submitted for City Council action.

H. Have submitted a plan
The applicant shall, except for the cul-de-sac type streets, guarantee sidewalks along one side of each continuous or looped type street. Because of the length of Keith/Meadow Knoll and the expected volume of traffic on this street, sidewalk on both sides of this street should be provided. However, an alternate sidewalk plan could be considered, and the applicant may submit such a plan to Planning for its review and approval.

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

J.
Based upon the Comprehensive Plan, this area was intended to be developed with lot sizes of one (1) acre or larger. Approval of this plat by the Planning Commission therefore also should be considered as approving an amendment of the Comprehensive Plan as to the density of development being proposed by this plat.

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. This covenant shall also provide for the homeowners' association to maintain the "parking strip" areas between the perimeter of this plat and the driving surfaces of 29th Street North and Tyler Road.

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) L.C.C. will be submitted
Prior to a final plat being submitted to the City Council for review, a letter shall be submitted to Planning indicating that any buildings or structures presently located in dedicated street rights-of-way (Wedgewood, Wedgewood Ct.), have been removed. If the applicant desires to leave these structures temporarily in the street rights-of-way, they shall meet with the City's Law Department to determine if an acceptable agreement could be provided to allow this. In particular, it needs to be clarified if habitable structures can be allowed in public right-of-way. As an option, the applicant can final out a portion so as to exclude the area with the structures.

O.
On the final plat tracing, as shown on the preliminary plat each separate, noncontiguous Reserve needs to be provided a separate letter designation. That is each of the Reserve areas now shown as a Reserve A or B shall be individually lettered. The plat's text shall consequently also be revised to note each such Reserve and precisely note the uses to be

allowed in each Reserve.

- P. The plat's text shall also clearly note that utilities within the Reserves are confined to easements. As now written, all of the Reserve area, in addition to indicated easements could be used for utilities. In such a situation, no structures could be allowed in the Reserves since utility conflicts could be involved.

submitted a plan - also eliminate 3 lots to plat Res. for pool
Q. If the "recreation" facilities noted for one of the Reserves (b) is intended to include a swimming pool and associated facilities, the plat's text shall clearly state this and a site plan must be submitted to Planning for review and approval.

- R. The plat's text shall also be amended to indicate the platting of the wall easement and that utilities may cross this easement.

- S. On the final plat tracing, the following changes shall be made:

- The cul-de-sac serving Lots 34 thru 41, Block 1 shall be renamed Keith Ct.
- The cul-de-sac Wedgewood serving Lots 4 through 18, Block 5 shall be designated a Circle.
- The MAPC signature block shall be amended to indicate Susan Osborne-Howes as Chair(man).
- The MAPC approval date will most likely still occur this year and the noted date should therefore still be shown as 1995.
- The County Clerk's signature block shall be amended to indicate Susan E. Crockett-Spoon.
- The street segments where Keith is shown as meeting the Bradford South Addition shall use dashed lines to indicate where the street intersects that Addition. Solid lines are used to indicate private streets.

used to trace
As noted in the platting binder, the final plat tracing shall provide signatures for any entity holding a mortgage on this site (Bank of Colwich). Also, prior to releasing this plat for recording, proof shall be provided that all applicable 1995 property taxes have been paid for this site.

still want to cut site along Rte N.E. line
U. 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.

- V. 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.

- W. 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.

- X. 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.
- Y. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, Kansas Department of Wildlife and Parks, P. O. 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.

The applicant is particularly advised that a letter (April 24, 1995) from the Sedgwick County Conservation District has indicated that the likelihood of this site being involved with hydric soils and therefore wetland concerns is quite high.

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

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 28, 1995 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: Yung Design Group, c/o Terry Smythe, 4912 East 29th Street North, Wichita, KS 67220
3AH, Inc., P. O. Box 9007, Wichita, KS 67277
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-4

December 28, 1995

STAFF REPORT

(Revised Preliminary Plat Approved 4/20/95, Original Preliminary Plat Approved 5/12/94)
(Final Plat Approved 12/21/95)

CASE NUMBER: S/D 93-78 BRADFORD NORTH ADDITION

OWNER/APPLICANT: 3AH, Inc., P. O. Box 9007, Wichita, KS 67277

SURVEYOR/ENGINEER: Yung Design Group, c/o Terry Smythe, 4912 East 29th Street North,
Wichita, KS 67220
and
Poe and Associates, c/o Ken Hill, 434 N. Oliver, Wichita, KS 67208

LOCATION: Southwest corner of 29th Street North and Tyler Road

SITE SIZE: 75 Acres

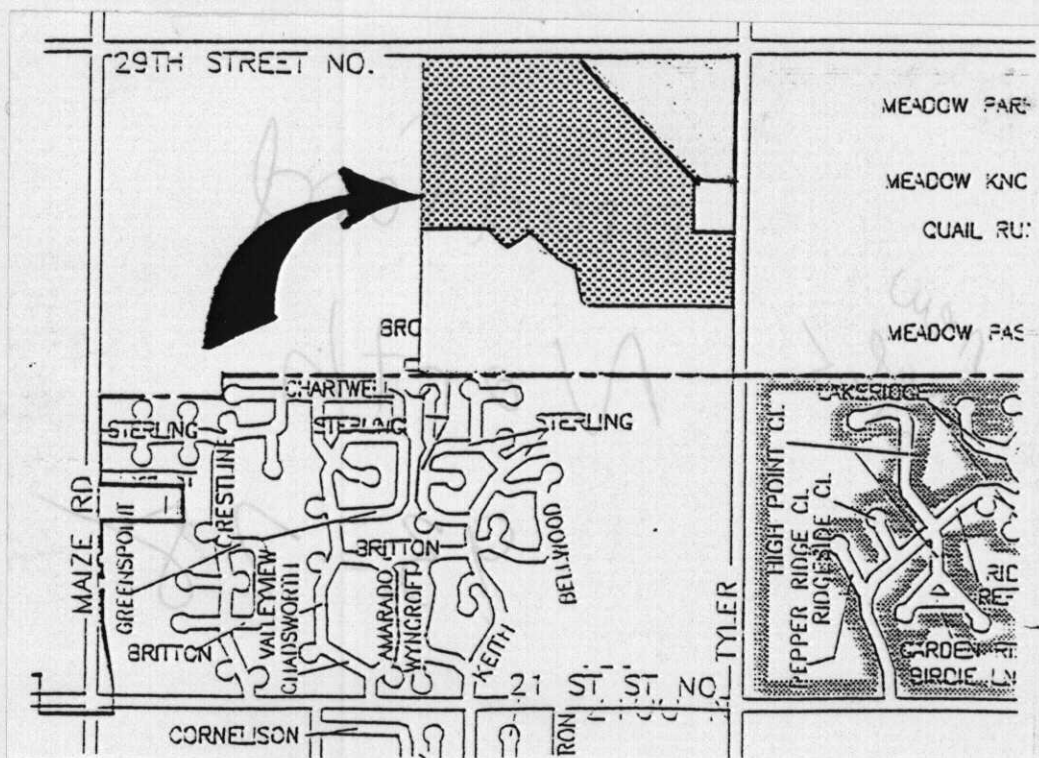
NUMBER OF LOTS

Residential:	240
Office:	
Commercial:	
Industrial:	
Total:	240

MINIMUM LOT AREA: ± 8,000 sq. ft.

CURRENT ZONING: "AA" City One Family Dwelling and "'LC" Light Commercial

VICINITY MAP:



STAFF COMMENTS:

- A. In order to plat the lot sizes being indicated by this Addition, this site was required to be annexed to the City of Wichita. Such annexation has been completed.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall also provide for any needed water line extensions along Tyler Road and 29th Street North adjacent to this site.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets.
- G. Prior to the final plat tracing being scheduled for Council review, the applicant shall meet with Planning and Engineering Department staffs to determine requirements and guarantees for paving of Tyler and 29th Street North adjacent to this site and the need for associated traffic improvements (left-turn lanes for the plat's entrances). Since the policy on such requirements is being reconsidered, the applicant is advised that he will be obligated to meet such requirements as are in effect at the time that the plat tracing is submitted for City Council action.
- H. The applicant shall, except for the cul-de-sac type streets, guarantee sidewalks along one side of each continuous or looped type street. Because of the length of Keith/Meadow Knoll and the expected volume of traffic on this street, sidewalk on both sides of this street should be provided. However, an alternate sidewalk plan could be considered, and the applicant may submit such a plan to Planning for its review and approval.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. Based upon the Comprehensive Plan, this area was intended to be developed with lot sizes of one (1) acre or larger. Approval of this plat by the Planning Commission therefore also should be considered as approving an amendment of the Comprehensive Plan as to the density of development being proposed by this plat.
- 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. This covenant shall also provide for the homeowners' association to maintain the "parking strip" areas between the perimeter of this plat and the driving surfaces of 29th Street North and Tyler Road.

- 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. Prior to a final plat being submitted to the City Council for review, a letter shall be submitted to Planning indicating that any buildings or structures presently located in dedicated street rights-of-way (Wedgewood, Wedgewood Ct.), have been removed. If the applicant desires to leave these structures temporarily in the street rights-of-way, they shall meet with the City's Law Department to determine if an acceptable agreement could be provided to allow this. In particular, it needs to be clarified if habitable structures can be allowed in public right-of-way. As an option, the applicant can final out a portion so as to exclude the area with the structures.
- O. On the final plat tracing, as shown on the preliminary plat each separate, noncontiguous Reserve needs to be provided a separate letter designation. That is each of the Reserve areas now shown as a Reserve A or B shall be individually lettered. The plat's text shall consequently also be revised to note each such Reserve and precisely note the uses to be allowed in each Reserve.
- P. The plat's text shall also clearly note that utilities within the Reserves are confined to easements. As now written, all of the Reserve area, in addition to indicated easements could be used for utilities. In such a situation, no structures could be allowed in the Reserves since utility conflicts could be involved.
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