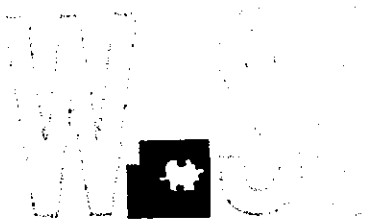


SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4421

May 20, 1994

Yung Design Group
Attn: Terry Smythe
4912 East 29th Street North
Wichita, KS 67220

Re: S/D 94-13 - BRADFORD SOUTH (Final Plat)

Dear Mr. Smythe:

At the regular meeting of the Metropolitan Area Planning Commission on May 19, 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 May 13, 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 developers.

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Don Losew".

Don Losew
Senior Planner

DL:rh

cc: Poe and Associates, 434 North Oliver, Wichita, KS 67208
Jay Russell, P. O. Box 9007, Wichita, KS 67277-0007
Mike Lindebak, City Engineer

File Copy



- V. The final plat shall indicate the utility easements requested by Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- W. 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.
- X. 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.
- Y. 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.
- Z. 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.
- AA. 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 amending of the Comprehensive Plan as to the density of development being proposed by this plat.
- BB. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- CC. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

May 19, 1994

STAFF REPORT

(Final Plat Approved 5/12/94, Preliminary Plat Approved 3/3/94)

CASE NUMBER: S/D 94-13 BRADFORD SOUTH (The Wetlands) ADDITION

OWNER/APPLICANT: ~~Mesa Homes, Inc., 221 S. Broadway #302, Wichita, KS 67202~~
Jay Russell, P. O. Box 9007, Wichita, KS 67277-0007

SURVEYOR/ENGINEER: Yung Design Group, c/o Terry Smythe, 4912 East 29th Street North,
Wichita, KS 67220

and Poe and Associates, 434 North Oliver, Wichita, KS 67208

LOCATION: 1/2 mile north of 21st Street North on the west side of Tyler Road

SITE SIZE: 40 Acres

NUMBER OF LOTS

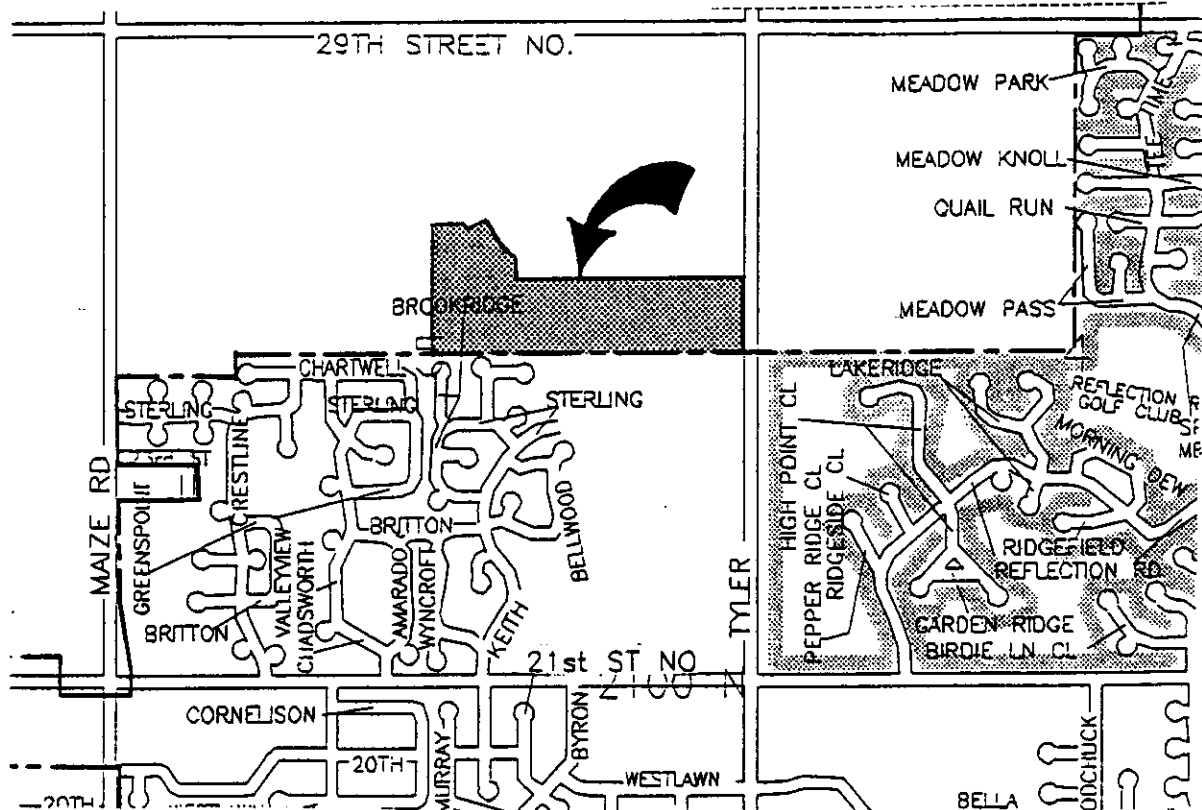
Residential: 117
Office:
Commercial:
Industrial:
Total: 117

MINIMUM LOT AREA: 8,400 sq. ft.

CURRENT ZONING: "R-1"

PROPOSED ZONING: "AA" Upon annexation

VICINITY MAP:



Handwritten: TRUE COPY

STAFF COMMENTS:

- A. Not only will this plat be using City of Wichita facilities but to plat the indicated lot sizes, this site will require annexation to the City. This annexation shall be requested and must be approved prior to the plat being submitted to the City Council for approval.
- 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.
- 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. The paving guarantee shall also provide for sidewalks along one side of Central Park and Bradford.
- G. The applicant shall also guarantee the paving of Tyler Road adjacent to this site. Since this site is also only a portion of an overall plan to develop the entire northeast quarter section, the paving of Tyler Road up to 29th Street North and the paving of 29th Street North for 1/2 mile west of Tyler Road also needs to be addressed at this time.

Prior to submitting the final plat tracing, the applicant shall meet with Planning and City Engineering in order to determine an appropriate means for guaranteeing the paving of Tyler and 29th Street North adjacent to this site.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. The plattor's text shall be amended to also note that complete access control is being dedicated to Tyler Road from Reserve A.
- J. The platting of minimum building pad elevations shall also be noted on the face of the plat (Sheet No. 1 of 2). A note should be inserted below the north arrow which either references these elevations or indicates such elevations are as indicated in the plattor's text.
- K. In regard to the platting of minimum building pad elevations, the applicant shall meet with City Engineering to determine which lots are involved and further which lots will need to plat a lowest floor or opening level. The final plat tracing shall indicate all such requirements.
- L. 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 that the homeowners' association will be responsible for maintaining the open space area or "parking strip" between this plat's east line and the paved/driving surface of Tyler Road.

- M. 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.
- N. 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.
- O. The platting binder indicates a pipeline (Arkla) as impacting this site. However, no such pipeline is indicated on the final plat. The applicant needs to explain if such a pipeline in any way encumbers this site. If one does, it shall be shown on the final plat tracing and this plat will be subject to the standard pipeline requirement. A copy of the pipeline instrument noted in the platting binder shall be submitted to Planning before this Plat will be scheduled for City Council review.
- P. Apparently a number or portions of utility easements are to be provided off-site (as along the north line of the plat). Such easements shall first be submitted to City Engineering for review and approval and subsequently to Planning for processing with this plat.
- Q. On the final plat tracing dashed lines should be used to indicate where public streets such as Bellwood and Bradford meet the perimeter of this plat.
- R. On the final plat tracing, the MAPC Chairman's signature block shall indicate James D. Miner.
- S. Prior to this plat being released for recording, the applicant shall provide proof that all property taxes as noted in the platting binder have been paid on this site.
- T. The plattor's text shall clearly note and establish the purpose of the access (and drainage) easements serving Reserve B.
- U. As indicated by the platting binder, an interest in this site (mortgage) is shown in a Joann L. Donell. This interest needs to be shown on the plat. If, however, the interest noted in the binder is for property other than is involved in this specific plat, the applicant shall submit a marked copy of the overall preliminary plat for this quarter section, outlining those areas or parcels noted in the binder as being effected by the interest noted for Joann L. Donell.

TITLE COPY

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 SOUTH 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 Sixth Principal Meridian in Sedgwick County, Kansas, thence West along the South line of the Northeast Quarter of said Section 5 having an assumed Bearing of S 89°15'32" W, two-thousand six-hundred thirty-three and forty-two hundredths (2633.42) feet to the Southwest Corner of the Northeast Quarter of said Section 5, thence North along the West line of the Northeast Quarter of said Section 5, having a Bearing of N 0°14'23" E, nine-hundred fifty-five (955.00) feet to a point, thence S 89°45'37" E, two-hundred twenty-two (222.00) feet to a point, thence S 56°04'23" E, eighty-six (86.00) feet to a point, thence N 67°43'02" E, two-hundred ten (210.00) feet to a point, thence S 23°54'28" E, ninety-two (92.00) feet to a point, thence along a curve to the left having a chord Bearing of S 57°19'28" E, a central angle of 66°50' and a radius of two-hundred twenty-two (222.00) feet for an arc distance of two-hundred fifty-eight and ninety-five hundredths (258.95) feet to a point, thence S 0°44'28" E, one-hundred sixty (160.00) feet to a point, thence N 89°51'55" E, one-thousand nine-hundred (1900.00) feet to a point on the East line of Northeast Quarter of said Section 5, thence S 0°21'34" W, five-hundred eighty (580.00) feet to the point of beginning. Containing 40.93 acres more or less, including Tyler Right-of-way.

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

Dated this ___ day of _____, 1994.

Kenny E. Hill, L.S.

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 and utilities. Reserves A and B are reserved for entry monuments, lighting, landscaping, utilities confined to easements, irrigation systems, walkways, drainage, drainage walls. All reserves are to be owned and maintained by a property owners association its successors and its successors. Elevation for the homes built in this addition shall be (???) (City of Wichita Datum). All abutters' rights of access to or from Tyler Road over and across the East line of Lot 1, Block 2, Lots 4, 5, 6, Block 1 are hereby granted to the appropriate governing body.

3-AH, Inc.

Mathias Eck

STATE OF KANSAS, COUNTY OF SEDGWICK: SS.

This instrument was acknowledged before me on this ___ day of _____, 1994, by Mathias Eck, President of 3-AH, Inc.

Notary Public

My Appointment Expires: _____

STATE OF KANSAS, COUNTY OF SEDGWICK: SS.

That we, The State Bank of Colwich, holders of a mortgage on the property described in the land surveyors certificate do hereby consent to the plat of BRADFORD SOUTH ADDITION.

THE STATE BANK OF COLWICH

Frank Suellentrop, President

Attest:

STATE OF KANSAS, COUNTY OF SEDGWICK: SS.

This instrument was acknowledged before me on this ___ day of _____, 1994, for The State Bank of Colwich by Frank Suellentrop, President and _____

Notary Public

My Appointment Expires: _____

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

Dated this ___ day of _____, 1994.

WICHITA SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

J. D. _____ Chairman

Krout, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, on this ___ day of _____, 1994.

Erma Broadfoot, Mayor

Pat Burnett, Deputy City Clerk

Entered on transfer record this ___ day of _____, 1994.

Susan E. Crocket-Spoon, County Clerk

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____, A.M.-P.M. on this ___ day of _____, 1994.

Pat Kettler, Register of Deeds

Ed Repp, Chief Deputy

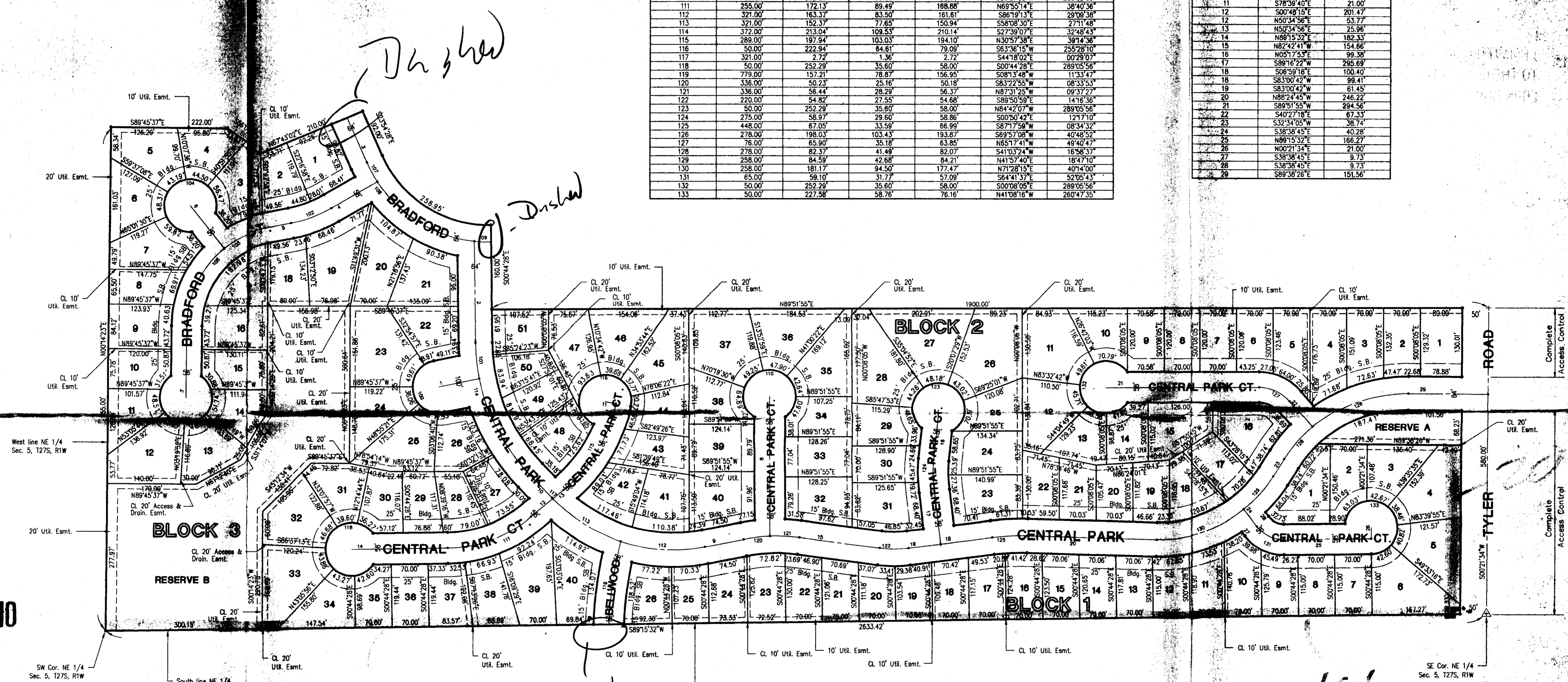
BRADFORD SOUTH

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
100	50.00'	157.08'	<infinite>	100.00'	S111°46'E	180°00'00"
101	372.00'	68.20'	34.20'	68.11'	S05°59'37"E	10°30'18"
102	250.00'	82.36'	41.58'	81.99'	N69°53'36"E	18°52'36"
103	190.00'	93.85'	47.90'	92.90'	S65°10'50"W	28°18'06"
104	50.00'	252.29'	35.60'	58.00'	S31°01'47"W	289°05'56"
105	190.00'	168.43'	90.20'	162.87'	S28°38'05"W	50°17'25"
106	50.00'	252.29'	35.60'	58.00'	S89°45'37"E	289°05'56"
107	254.00'	41.48'	20.79'	41.43'	S28°35'11"E	09°21'25"
108	254.00'	222.71'	119.09'	215.65'	S58°23'03"E	50°14'19"
109	254.00'	32.09'	16.06'	32.06'	S87°07'20"E	07°14'15"
110	50.00'	252.29'	35.60'	58.00'	S89°51'55"W	289°05'56"
111	255.00'	172.13'	89.49'	168.88'	N69°55'14"E	38°40'36"
112	321.00'	163.37'	83.59'	161.61'	S86°01'35"E	29°09'58"
113	321.00'	152.37'	77.63'	150.94'	S58°08'30"E	27°11'48"
114	372.00'	213.04'	109.53'	210.14'	S27°39'07"E	32°48'43"
115	289.00'	197.94'	103.03'	194.10'	N30°57'38"E	39°14'38"
116	50.00'	222.94'	84.61'	79.09'	S63°36'15"W	255°28'10"
117	321.00'	2.72'	1.36'	2.72'	S44°18'02"E	00°29'07"
118	50.00'	252.29'	35.60'	58.00'	S00°44'28"E	289°05'56"
119	779.00'	157.21'	78.77'	156.95'	S08°13'48"W	11°33'47"
120	336.00'	50.23'	25.16'	50.18'	S63°22'55"W	08°33'53"
121	336.00'	58.44'	28.23'	58.37'	N89°19'29"W	09°37'23"
122	220.00'	54.82'	27.58'	54.68'	S89°50'58"E	1°18'56"
123	50.00'	252.29'	35.60'	58.00'	N84°42'07"W	289°05'56"
124	275.00'	58.97'	29.60'	58.86'	S00°50'42"E	12°17'10"
125	448.00'	67.05'	33.59'	66.99'	S87°17'58"W	08°34'32"
126	278.00'	198.03'	103.43'	193.87'	S69°57'08"W	40°48'52"
127	76.00'	65.90'	35.18'	63.85'	N65°17'41"W	49°40'47"
128	278.00'	82.37'	41.49'	82.07'	S41°03'24"W	16°58'37"
129	258.00'	84.59'	42.68'	84.21'	N41°57'40"E	18°47'10"
130	258.00'	181.17'	94.50'	177.47'	N72°28'15"E	40°14'00"
131	65.00'	59.10'	31.77'	57.09'	S64°41'37"E	52°05'43"
132	50.00'	252.29'	35.60'	58.00'	S00°08'05"E	289°05'56"
133	50.00'	227.58'	58.76'	76.16'	N41°08'16"W	260°47'35"

STAKE	DIRECTION	DISTANCE
1	N78°31'42"E	78.00'
2	N00°44'28"W	151.97'
3	N83°54'28"W	92.91'
4	N60°27'18"E	100.67'
5	S79°19'54"W	49.56'
6	N38°58'13"W	104.00'
7	S00°14'23"W	135.32'
8	N00°08'06"W	266.96'
9	N79°05'58"E	74.50'
10	N44°03'29"W	58.89'
11	S78°39'40"E	21.00'
12	S00°48'15"E	201.47'
13	N50°34'56"E	53.77'
14	N50°34'56"E	25.96'
15	N89°15'32"E	182.33'
16	N82°42'41"W	154.66'
17	N05°17'53"E	99.38'
18	S89°16'22"W	295.69'
19	S08°59'18"E	100.40'
20	S83°00'42"W	98.41'
21	S83°00'42"W	61.45'
22	N88°24'45"W	246.22'
23	S89°51'55"W	294.56'
24	S40°27'16"E	67.33'
25	S32°34'05"W	38.74'
26	S38°38'45"E	40.28'
27	N89°15'32"E	166.27'
28	N00°13'45"E	21.00'
29	S38°38'45"E	9.73'
30	S89°38'26"E	151.56'



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THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 5/12/94 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINE IN OUR LETTER DATED 5-13-94

BRADFORD SOUTH

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

SW. Bull Esm 1/5 10' or 20'

- Min PLS on Face Act (use 1/2)
- Dashed 1/2 mile St.
- Res A CAC to Tyler in P.H. Tx.
- M&C Chms = none
- 93 taxes per plat build
- Property Int. Chms (see attached Den will)
- Pipeline per Plat Build
- Platting Tech note "has 5' line to Res B"

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON _____ SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINE IN OUR LETTER DATED _____

If only for use the south side - don't put any drainage on the private go-around