applicant shall submit legal descriptions for two areas involved in a zone change to "LC" zoning. Specifically, areas at the southeast corner of Lot 2 and the southeast corner of Lot 3 are still zoned "AA", with zoning to "LC" approved subject to platting (Z-2886)

J. 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.

K. 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.

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

M. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

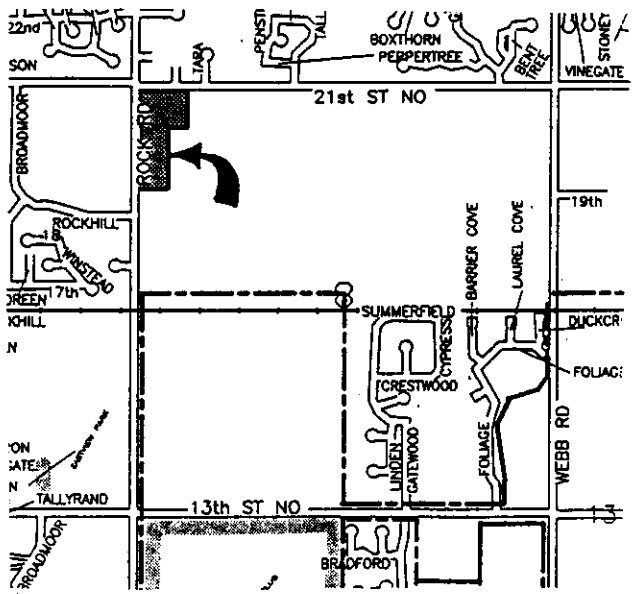
AGENDA ITEM NO. 2-2

March 25, 1993

STAFF REPORT
(Final Plat Approved 3/18/93, Preliminary Plat Approved 2/18/93)

CASE NUMBER:	S/D 93-4 BRADLEY FAIR ADDITION
OWNER/APPLICANT:	Wilson Estates, 200 Market Centre, 155 N. Market, Wichita, KS 67202
SURVEYOR/ENGINEER:	Bill Yung Design, 4912 East 29th Street North, Wichita, KS 67220 and Mid Kansas Engineering Corporation, 3500 North Rock Road, Wichita, KS 67226
LOCATION:	Near the southeast corner of 21st Street North and Rock Road
SITE SIZE:	11.75 acres
NUMBER OF LOTS Residential: Office: Commercial: Industrial: Total:	 6 6
MINIMUM LOT AREA:	22,400 sq. ft.
CURRENT ZONING:	"LC", "AA"
PROPOSED ZONING:	"LC" Subject to platting, (DP-191, Z-3040, Z-2886)

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer to serve any lots not already served.

B. The applicant shall guarantee the balance of all road improvements specified on the CUP, including decel lanes, dual center turn lanes, and the portions of major entrances within public rights-of-way.

C. Although traffic improvements, as noted in CUP, DP-191, need to be guaranteed at this time, these improvements involving signalization at major entrance(s) and the Rock/21st Street intersection, the applicant is advised that a private study is typically submitted which indicates when such improvements would be warranted.

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

E. Since the drainage plan for this site indicates drainage will be directed to the property east of the plat, the applicant shall submit for recording with the plat needed drainage agreements and/or easements for such drainage.

F. Prior to submission of a final plat, the applicant was to file a CUP adjustment request which changes the access controls and parcel (lot) boundaries to match the plat. Maximum gross floor area and maximum building coverage for each parcel shall be changed accordingly, with no overall increase. This adjustment has not yet been submitted, and the applicant is advised that this plat will not be scheduled for City Council review until such a request is approved.

G. Several joint access easements affecting certain lots in this plat have already been recorded. Additional ones are needed and shall be drafted by separate instrument for submission to the Planning staff for review at the time of, or prior to, submission of the final plat tracing. Also, the plattor's text indicates an access easement on Film 1109, Page 132 but no such easement is shown on the face of the plat. Either the easement's location needs to be shown on the plat or the reference to such an easement deleted from the plattor's text if no such easement exists.

H. On the final plat tracing, all utility easements shall be labeled and dimensioned; all building setbacks as approved on the CUP (after adjustment for parcel boundary changes) shall be shown and labeled; and all access controls shall match the adjusted CUP.

I. Prior to this plat being scheduled for City Council review, the

WICHITA — SEDGWICK COUNTY

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

March 25, 1993

Mid-Kansas Engineering Consultants
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 93-4 - **BRADLEY FAIR ADDITION (Final Plat)**

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 25, 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 March 18, 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,

DL /BGP

Don Losew
Senior Planner

DL:rh

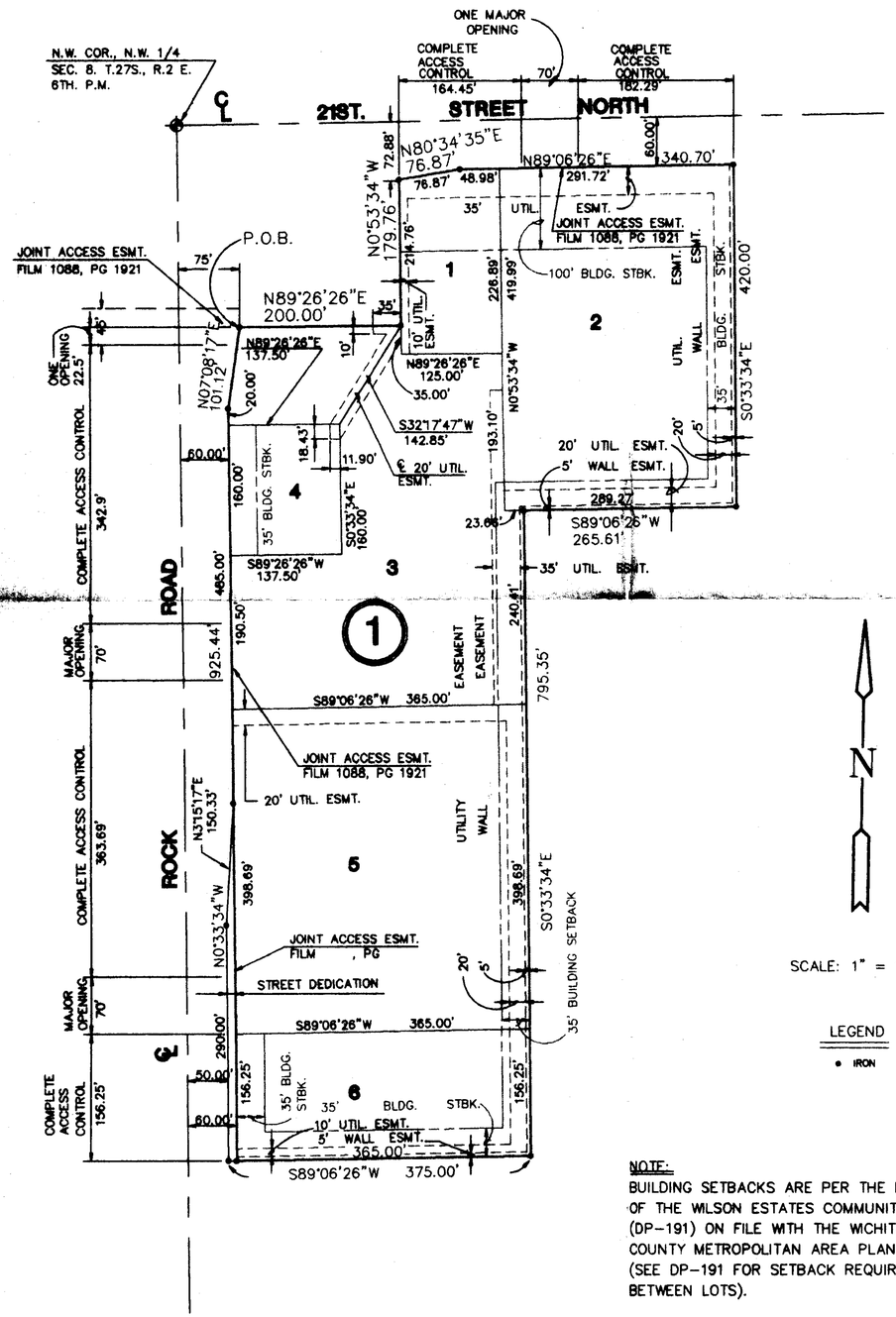
cc: Wilson Estates, 200 Market Centre, 155 North Market, Wichita, KS 67202
Bill Yung Design, 4912 E. 29th Street North, Wichita, KS 67220
Mike Lindebak, City Engineer

FILE

FINAL PLAT OF

BRADLEY FAIR ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



SCALE: 1" = 100'

LEGEND

• IRON

NOTE:
BUILDING SETBACKS ARE PER THE REQUIREMENTS OF THE WILSON ESTATES COMMUNITY UNIT PLAN (DP-191) ON FILE WITH THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPT., (SEE DP-191 FOR SETBACK REQUIREMENTS BETWEEN LOTES).

I, Kenneth H. Bengtson, [illegible] Civil Engineer and Registered Land Surveyer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "BRADLEY FAIR ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots and a Block the [illegible] accurately set forth in the accompanying plat and described herein:

A replat of Lot 1, Block [illegible] Wilson Estates Addition and Lots 1 and 2, Block 1, Wilson Estates [illegible] Addition, additions to Wichita, Sedgwick County, Kansas.

And Also:

A tract of land lying in the Southwest Quarter, Section 8, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Southwest corner of Lot 1, Block 1, WILSON ESTATES ADDITION, an addition to Wichita, Sedgwick County, Kansas; thence N 89° 26' 26" E, 200.00 feet along the South line to the Southeast corner of said Lot 1; thence N 0° 53' 34" W, 179.76 feet along the East line to the Northeast corner of said Lot 1; thence N 80° 34' 35" E, 76.87 feet; thence N 89° 06' 26" E, 340.70 feet; thence S 00° 33' 34" E, 420.00 feet; thence S 89° 06' 26" W, 265.61 feet; thence S 00° 33' 34" E, [illegible] feet; thence S 89° 06' 26" W, 375.00 feet to a point lying [illegible] East of the West line of said Northwest Quarter; thence [illegible] 33' 34" W, 290.00 feet parallel with said West line; thence [illegible] 19' 17" E, 150.33 feet to a point lying 60.00 feet East [illegible] line; thence N 00° 33' 34" W, 485.50 feet; thence N [illegible] E, 101.12 feet to the point of beginning.

All lots, blocks, [illegible] building setbacks located within the above described [illegible] being vacated and replatted by virtue of K.S.A. [illegible]

I hereby certify that [illegible] is correct to the best of by knowledge and belief this [illegible] day of _____, 1993.

_____
Kenneth H. Bengtson, P.E. [illegible] 7013
Mid-Kansas Engineering [illegible], Inc.
3500 N. Rock Road, Building [illegible]
Wichita, Kansas 67226

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's and Registered Land Surveyor's certificate, have caused the same to be surveyed and platted into Lots and a block the same to be known as "BRADLEY FAIR ADDITION", an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities, are hereby granted. The 5.00 foot wall easement is granted for the construction and maintenance of a wall; utilities may cross the wall easement. All abutters rights of access to and from Rock Road over and across the West line of "BRADLEY FAIR ADDITION", are hereby granted to the City of Wichita, Kansas, provided however Lot 3, Block 1, "BRADLEY FAIR ADDITION" shall have access at one location, as indicated on the face of the plat, and the access agreement found on Film 1088, Page 1921, filed with the Sedgwick County Register of Deeds. Lots 3 and 4, Block 1, "BRADLEY FAIR ADDITION" shall have joint access at one location, as indicated on the face of the plat, and the access agreement found on Film 1109, Page 132, filed with the Sedgwick County Register of Deeds. Lots 5 and 6, Block 1, "BRADLEY FAIR ADDITION" shall have joint access at one location, as indicated on the face of the plat and the access agreement found on Film , Page , filed with the Sedgwick County Register of Deeds. All abutters rights of access to and from 21st Street North over and across the North line of "BRADLEY FAIR ADDITION" are hereby granted to the City of Wichita, Kansas, provided however, Lots 1 and 2, Block 1, "BRADLEY FAIR ADDITION" shall have joint access at one location, as indicated on the face of the plat and the access agreement found on Film 1088, Page 1921, filed with the Sedgwick County Register of Deeds. Building setbacks shall be per the requirements of the Wilson Estates Community Unit Plan (DP-191) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department (see DP-191 for setback requirements between lots).

WILSON ESTATES, A PARTNERSHIP

_____
Robert G. Wilson, Managing Partner

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 1993, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Robert G. Wilson, Managing Partner, for Wilson Estates, A Partnership, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

_____
Notary Public

My appointment expires: _____

This plat of "BRADLEY FAIR ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1993.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIRMAN
L.O. Breckenridge

_____, 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 _____, 1993.

_____, MAYOR
Frank N. Ojile

_____, CITY CLERK
Pat Burnett

Entered on transfer record this _____ day of _____, 1993.

_____, COUNTY CLERK
Susan E. Crockett-Spoon

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1993.

_____, REGISTER OF DEEDS
Pat Kettler

_____, DEPUTY
Ed Rasa