November 12, 1987

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Final Plat S/D 87-86 - BRADFORD PLACE (Formerly Country Walk)

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 12, 1987, 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 November 5, 1987.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.

3. Certification that all real estate taxes for the first half of 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Ritchie Associates, 8100 E. 22nd St. N., Bldg. 500, Wichita, KS 67226
Bill Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220

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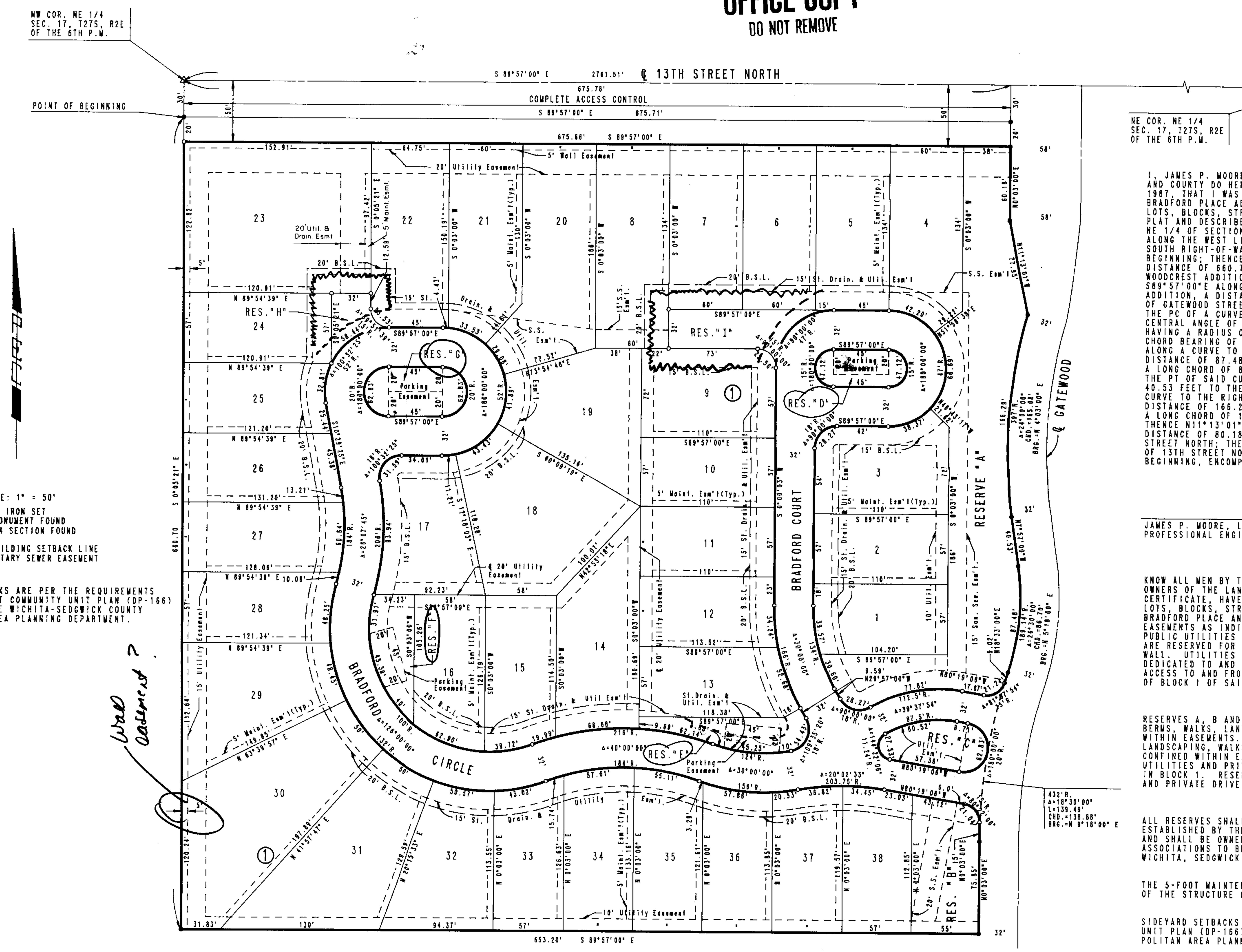
THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 11/5/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 11/5/87

FINAL PLAT

BRADFORD PLACE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE



SIDEYARD SETBACKS ARE PER THE REQUIREMENTS OF THE LAKEPOINT COMMUNITY UNIT PLAN (DP-166) ON FILE WITH THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT.

I, JAMES P. MOORE, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY DO HEREBY CERTIFY ON THIS ______ DAY OF ____________, 1987, THAT I WAS IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF BRADFORD PLACE ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS AND RESERVES, AS SHOWN ON THE ACCOMPANYING PLAT AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE NE 1/4 OF SECTION 17, T27S, R2E OF THE 6TH PM; THENCE S0°05'21"E ALONG THE WEST LINE OF SAID NE 1/4 A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 13TH STREET NORTH, BEING THE POINT OF BEGINNING; THENCE S0°05'21"E ALONG THE WEST LINE OF SAID NE 1/4 A DISTANCE OF 660.70 FEET TO THE NORTHWEST CORNER OF LOT 25, BLOCK 1, WOODCREST ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE S89°57'00"E ALONG THE NORTH LINE OF SAID BLOCK 1, WOODCREST ADDITION, A DISTANCE OF 653.20 FEET TO THE WEST RIGHT-OF-WAY LINE OF GATEWOOD STREET; THENCE N0°03'00"E A DISTANCE OF 75.85 FEET TO THE PC OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°30'00" A DISTANCE OF 139.49 FEET (SAID CURVE HAVING A RADIUS OF 432.00 FEET, A LONG CHORD OF 138.88 FEET AND A CHORD BEARING OF N9°18'00"E) TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26°30'00" A DISTANCE OF 87.48 FEET (SAID CURVE HAVING A RADIUS OF 189.14 FEET, A LONG CHORD OF 86.70 FEET AND A CHORD BEARING OF N5°18'00"E) TO THE PT OF SAID CURVE TO THE LEFT; THENCE N7°57'00"W A DISTANCE OF 40.53 FEET TO THE PC OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 24°00'00", A DISTANCE OF 166.29 FEET (SAID CURVE HAVING A RADIUS OF 397.00 FEET, A LONG CHORD OF 165.08 FEET AND A CHORD BEARING OF N4°03'00"E); THENCE N11°13'01"W A DISTANCE OF 77.95 FEET; THENCE N0°03'00"E A DISTANCE OF 80.18 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 13TH STREET NORTH; THENCE N89°57'00"W ALONG THE SOUTH RIGHT-OF-WAY LINE OF 13TH STREET NORTH A DISTANCE OF 675.71 FEET TO THE POINT OF BEGINNING, ENCOMPASSING 10.2 ACRES MORE OR LESS.

____
JAMES P. MOORE, LS 829
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE LAND SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS AND RESERVES, THE SAME TO BE KNOWN AS BRADFORD PLACE AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. THE WALL EASEMENTS AS SHOWN ARE RESERVED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ALL ABUTTERS RIGHTS OF ACCESS TO AND FROM 13TH STREET NORTH OVER AND ACROSS THE NORTH LINE OF BLOCK 1 OF SAID PLAT ARE HEREBY GRANTED TO THE CITY OF WICHITA.

vehicular *with parking easements*

RESERVES A, B AND C ARE HEREBY PLATTED FOR ENTRY MONUMENTS, EARTH BERMS, WALKS, LANDSCAPING, DRAINAGE, AND FOR UTILITIES CONFINED WITHIN EASEMENTS. RESERVES D, E, F AND G ARE HEREBY PLATTED FOR LANDSCAPING, WALKS, [illegible], DRAINAGE, PARKING AND FOR UTILITIES CONFINED WITHIN EASEMENTS. RESERVE H IS HEREBY PLATTED FOR DRAINAGE, UTILITIES AND PRIVATE DRIVE TO PROVIDE ACCESS TO LOTS 23 AND 24 IN BLOCK 1. RESERVE I IS HEREBY PLATTED FOR DRAINAGE UTILITIES AND PRIVATE DRIVE TO PROVIDE ACCESS TO LOTS 5, 6, 7, AND 8, IN BLOCK 1.

outside of street, drg and utility easements

ALL RESERVES SHALL BE SUBJECT TO THE RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS ASSOCIATION AGREEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE ONE OR MORE HOMEOWNERS' ASSOCIATIONS TO BE FORMED WITHIN BRADFORD PLACE ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

THE 5-FOOT MAINTENANCE ACCESS EASEMENTS ARE PLATTED FOR THE MAINTENANCE OF THE STRUCTURE ON THE ADJACENT LOT AND ROOF OVERHANG.

a maximum 2.0 foot

SIDEYARD SETBACKS ARE PER THE REQUIREMENTS OF THE LAKEPOINT COMMUNITY UNIT PLAN (DP-166) ON FILE WITH THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT.

OWNERS: LAKEPOINT COMPANY, A KANSAS GENERAL PARTNERSHIP
BY RITCHIE DEVELOPMENT CORPORATION,
MANAGING PARTNER OF SAID PARTNERSHIP.

BY ________________________________
JACK D. RITCHIE, C.E.O.

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF ______________, 1987, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME RITCHIE DEVELOPMENT CORPORATION, BY JACK D. RITCHIE, C.E.O., ON BEHALF OF LAKEPOINT COMPANY, A KANSAS GENERAL 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 TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

________________________, NOTARY PUBLIC

MY APPOINTMENT EXPIRES ________________________

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS ________ DAY OF ______________, 1987.

________________________, CHAIRMAN
ELTON PARSONS

________________________, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, DATED THIS ________ DAY OF ______________, 1987.

________________________, MAYOR
ROBERT G. KNIGHT

________________________, DEPUTY CITY CLERK
DALE E. REA

ENTERED ON TRANSFER RECORD THIS ______ DAY OF ____________, 1987.

________________________, COUNTY CLERK
DON WRIGHT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT ________ .M., ON THIS ________ DAY OF ______________, 1987.

________________________, REGISTER OF DEEDS
PAT KETTLER

________________________, DEPUTY
ED RESA

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

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

X. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

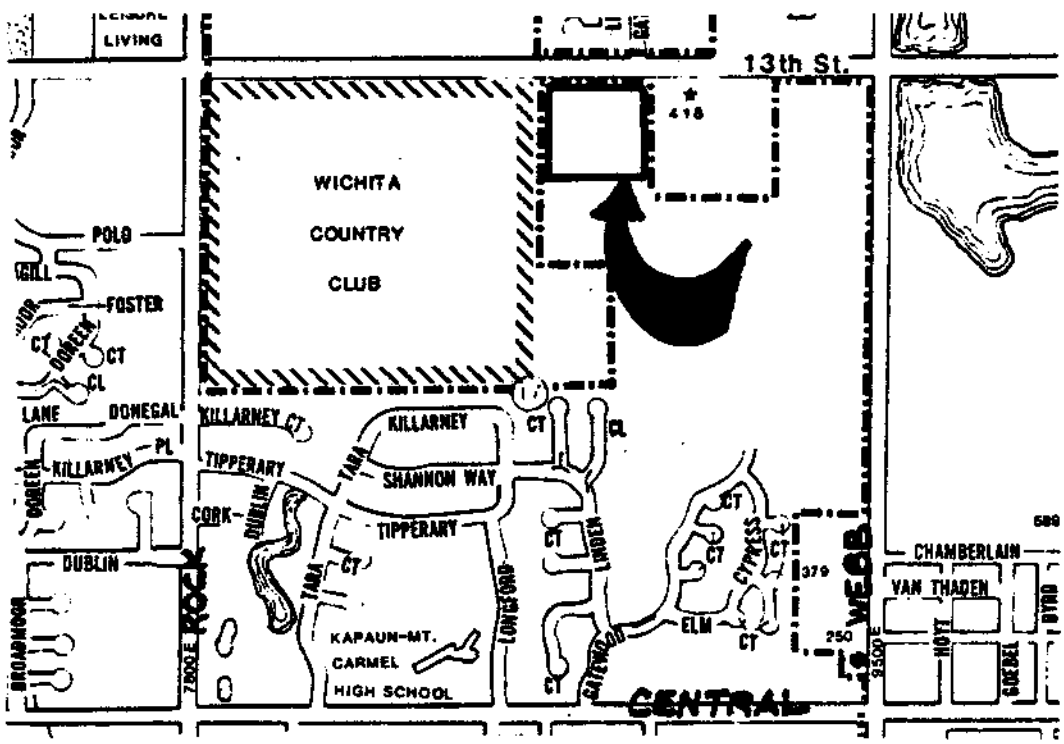
AGENDA ITEM #____

NOVEMBER 5, 1987

STAFF REPORT
(Final Plat; Preliminary Approved 10/8/87)

CASE NUMBER:	S/D 87-86 - BRADFORD PLACE (Formerly COUNTRY WALK)
OWNER/APPLICANT:	Ritchie Associates
SURVEYOR/ENGINEER:	Professional Engineering Consultants, P.A.
LOCATION:	West of Webb Road and south of 13th Street North.
SITE SIZE:	10.2± Acres
NUMBER OF LOTS:	
Residential:	38
Office:	
Commercial:	
Industrial:	
Total:	38
MINIMUM LOT AREA:	6,270 Sq. Ft.
CURRENT ZONING:	"AA"
PROPOSED ZONING:	"AA" (DP-166)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Lakepoint Community Unit Plan (DP-166). The lots are being platted for development of zero lot line homes. This plat represents the first final plat of an overall preliminary approved on October 8, 1987.

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

B. The applicant shall guarantee the extension of City water to serve the lots being platted.

C. The applicant shall guarantee the paving of the proposed interior streets.

D. The applicant shall guarantee construction of the storm sewers required by this plat.

E. The applicant shall guarantee any drainage improvements required by the platting of this property.

F. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.

G. When the applicant began platting the "Overall Lakepoint Subdivision", a sidewalk plan for the overall development was approved. Basically, this plan depicted a continuous sidewalk on the westerly side of Gatewood (collector street) from Central to 13th Street North. This sidewalk has been guaranteed by including it in past paving petitions for Gatewood Street.

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

I. 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.

J. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within the easement shall be reviewed by the City Forestry Division prior to installation.

K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot within this subdivision. 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.

L. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.

M. Regarding the reserves being platted for private drive purposes, discussion with the Law Department indicates a need for language in the covenant, which sets forth ownership and maintenance responsibilities of the reserves, to establish future reversionary rights of the reserves to the lots benefitting from the reserves.

N. On the final plat, the "15-foot street, drainage and utility easement" shall be platted through the private drive reserves (Reserves H and I) and within Reserve E.

O. On the final plat tracing, the platting of a "street easement" around the perimeters of Reserves H and I shall be omitted. Reserves H and I are not being platted for street purposes. This area may still be platted as a drainage and utility easement.

P. If the west 5 feet of this plat is being platted as a wall easement, it shall be so labeled on the final plat tracing.

Q. On the final plat tracing, the language in the plattor's text regarding Reserves E and F shall be amended to state that earth berms are not permitted within the "street, drainage and utility" easements being designated within those reserves.

R. On the final plat tracing, the "sanitary sewer easement" on Lot 20, Block 1 shall be dimensioned from lot corners. This is needed to locate where the easement exists on the lot.

S. 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.

T. 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.

U. 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.