

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 6

January 18, 1996
(Deferred for two weeks
from the January 4, 1996
Subdivision Meeting)

STAFF REPORT

(Final Plat, Preliminary Plat Approved 12/7/95)

CASE NUMBER: S/D 95-78 BRADLEY FAIR 2ND ADDITION

OWNER/APPLICANT: Wilson Estates, 200 Market Centre, 155 N. Market, WICHITA, KS 67206

SURVEYOR/ENGINEER: Professional Engineering Consultants, c/o Rob Hartman, 303 S. Topeka, WICHITA, KS 67202

LOCATION: South of 21st Street North and east of Rock Road

SITE SIZE: 15.0 ± Acres

NUMBER OF LOTS

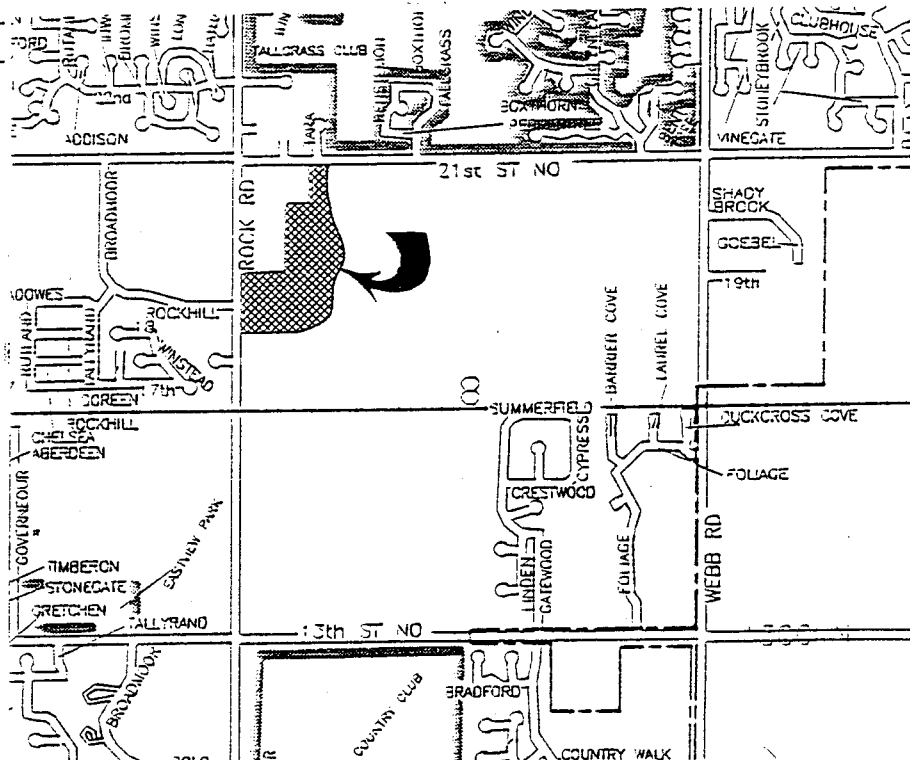
Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	<u>3</u>

MINIMUM LOT AREA: 3.0 ± Acres

CURRENT ZONING: "AA"

PROPOSED ZONING: "LC" and "BB" (Z-3177)

VICINITY MAP:



NOTE: This plat represents only a portion of the preliminary plat reviewed by the Subdivision Committee on 12/7/95. As noted at that time, while this site is involved in both a zone change (Z-3177) and a CUP (DP-191), what was being platted failed to provide congruent relationships between lots, parcels, and zoning areas. Subsequently, the applicant has revised the CUP and zone change request to bring things more in line with what was being depicted by the plat. While this plat is now more generally in agreement with parcels as shown in the CUP and the zone change boundaries, some overlapping or splitting of lots and parcels is still occurring.

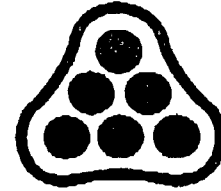
STAFF COMMENTS:

- A. The applicant is advised that Lot 2 will be composed of two parcels from DP-191. While most of this lot is shown in the CUP as involving a Parcel 8, the portion of Lot 2 between 21st Street and Lot 3 is a part of Parcel 5. Parcel 5, itself, will now be split between two lots, of two separate plats. Such situations provide a "potential" problem in interpreting the allocation of uses, square footages, number of buildings, setbacks, etc. to be allocated to the actual platted lots relative to what has been associated with the CUP's parcels.
- 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 the paving of the proposed interior streets. A cross-section map showing the paving of Bradley Fair Parkway should be submitted to City Engineering. This street is being platted with a right-of-way greater than that stated as necessary by the Subdivision Regulations. This guarantee shall also provide for sidewalk along both sides of this street. Engineering is requiring a map showing the cross-section paving of Bradley Fair Parkway.
- E. As indicated by CUP, DP-191, the following improvements shall be guaranteed (however, Traffic Engineering needs to indicate if the platting of only a portion of the site should alter at this time these requirements):
 1. The construction of a raised median in Rock Road from Parcel 7 south, to form left-turn storage lanes for Rock Road Court, Bradley Fair Parkway, and the entrance into Sundance Apartments. Said median shall be designed in conformance with the requirements of the City Traffic Engineer and applicant. A plan showing medians, left-turn lanes, and accel/decel lanes should be submitted to City Traffic Engineer.
 2. The construction of a left-turn lane to serve Tara and the main entrance into Parcel 2 (Lot 2, Block 1 of the preliminary plat) as determined necessary by the City Traffic Engineer. Said turn lanes shall be designed in conformance with the requirements of the City Traffic Engineer and applicant.
 3. The construction of a deceleration lane to serve all parcel (lot) openings on 21st Street North and Rock Road as determined necessary by the City Traffic Engineer. These decel lanes shall be designed in conformance with the requirements of the City Traffic Engineer.

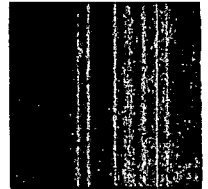
4. Traffic signalization at Rock Road and Bradley Fair Parkway shall be provided by the developer.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. The applicant shall guarantee construction of the storm sewers required by this plat.
- H. If 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. 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.
- K. As indicated by the CUP, the applicant shall submit for recording, with the final plat tracing, a cross-lot circulation agreement.
- 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 structures constructed on subject property.
- M. The applicant is reminded that a sidewalk plan as noted in the CUP will be required at the time of site development. This in addition to those sidewalks required along Bradley Fair Parkway.
- N. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- O. 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.
- P. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or 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.

- Q. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- R. Recording of the plat within 30 days after approval by the City Council.
- S. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- T. The representatives from **City Engineering** should be prepared to comment on the status of the applicant's drainage plan.



PROFESSIONAL
ENGINEERING
CONSULTANTS
PROFESSIONAL ASSOCIATION



February 12, 1996

Vicky Huang, P.E.
City of Wichita
City Hall - 7th Floor
455 N. Main
Wichita, KS 67202

Reference: NPDES Permit Forms & SWPPP Certification
Bradley Fair 2nd Addition
PEC Project No. 34-95785-3650

Dear Mrs. Huang:

Enclosed are the necessary forms and supplemental information for an NPDES Permit for construction projects. Mr. George Laham, owner of the property, has signed the forms and copies are being sent to him and the KDHE.

Please note that beyond sediment/erosion control measures incorporated into the City of Wichita construction project by their contractor, no SWPPP documentation has been developed by PEC.

Should any questions arise, please advise.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

Michael W. Berry, P.E.
Manager
Land Development Division

MWB:ama

Encl: As noted

DIRECTORS: / D.F. MALTBE, P.E. / W.H. KELTNER, P.E. / R.D. FLETCHER, P.E. / M.D. SCHOMAKER, P.E. / G.D. SCHOCK, P.E.
J.H. BAILEY, P.E., PH.D. / D.J. NORTON, P.E. / D.E. REMSBERG, P.L. / G.K. GREENWOOD, P.L. / D.E. HAGER, P.E.
ASSOCIATE DIRECTORS: / G.L. ADAMS, P.L.

303 S. TOPEKA
WICHITA, KANSAS 67202
(316) 262-2691
FAX (316) 262-3003

Please print or type in the unshaded areas only
(fill-in areas are spaced for elite type, i.e., 12 characters/inch).

Form Approved. OMB No. 2040-0086 Approval expires 7-31-88

FORM 1	EPA	U.S. ENVIRONMENTAL PROTECTION AGENCY GENERAL INFORMATION <i>Consolidated Permits Program</i> <i>(Read the "General Instructions" before starting.)</i>	I. EPA I.D. NUMBER F NOT REQUIRED
PLEASE PLACE LABEL IN THIS SPACE			GENERAL INSTRUCTIONS If a preprinted label has been provided, affix it in the designated space. Review the information carefully; if any of it is incorrect, cross through it and enter the correct data in the appropriate fill-in area below. Also, if any of the preprinted data is absent (the area to the left of the label space lists the information that should appear), please provide it in the proper fill-in area(s) below. If the label is complete and correct, you need not complete items I, III, V, and VI (except VI-B which must be completed regardless). Complete all items if no label has been provided. Refer to the instructions for detailed item descriptions and for the legal authorizations under which this data is collected.

II. POLLUTANT CHARACTERISTICS

INSTRUCTIONS: Complete A through J to determine whether you need to submit any permit application forms to the EPA. If you answer "yes" to any questions, you must submit this form and the supplemental form listed in the parenthesis following the question. Mark "X" in the box in the third column. If the supplemental form is attached. If you answer "no" to each question, you need not submit any of these forms. You may answer "no" if your activity is excluded from permit requirements; see Section C of the instructions. See also, Section D of the instructions for definitions of bold-faced terms.

SPECIFIC QUESTIONS	MARK 'X'			SPECIFIC QUESTIONS	MARK 'X'		
	YES	NO	FORM ATTACHED		YES	NO	FORM ATTACHED
A. Is this facility a publicly owned treatment works which results in a discharge to waters of the U.S.? (FORM 2A)		X		B. Does or will this facility (either existing or proposed) include a concentrated animal feeding operation or aquatic animal production facility which results in a discharge to waters of the U.S.? (FORM 2B)		X	
C. Is this a facility which currently results in discharges to waters of the U.S. other than those described in A or B above? (FORM 2C)		X		D. Is this a proposed facility (other than those described in A or B above) which will result in a discharge to waters of the U.S.? (FORM 2D)		X	
E. Does or will this facility treat, store, or dispose of hazardous wastes? (FORM 3)		X		F. Do you or will you inject at this facility industrial or municipal effluent below the lowermost stratum containing, within one quarter mile of the well bore, underground sources of drinking water? (FORM 4)		X	
G. Do you or will you inject at this facility any produced water or other fluids which are brought to the surface in connection with conventional oil or natural gas production, inject fluids used for enhanced recovery of oil or natural gas, or inject fluids for storage of liquid hydrocarbons? (FORM 4)		X		H. Do you or will you inject at this facility fluids for special processes such as mining of sulfur by the Frasch process, solution mining of minerals, in situ combustion of fossil fuel, or recovery of geothermal energy? (FORM 4)		X	
I. Is this facility a proposed stationary source which is one of the 28 industrial categories listed in the instructions and which will potentially emit 100 tons per year of any air pollutant regulated under the Clean Air Act and may affect or be located in an attainment area? (FORM 5)		X		J. Is this facility a proposed stationary source which is NOT one of the 28 industrial categories listed in the instructions and which will potentially emit 250 tons per year of any air pollutant regulated under the Clean Air Act and may affect or be located in an attainment area? (FORM 5)		X	

III. NAME OF FACILITY

1	SKIP	BRADLEY FAIR 2ND ADDITION
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IV. FACILITY CONTACT

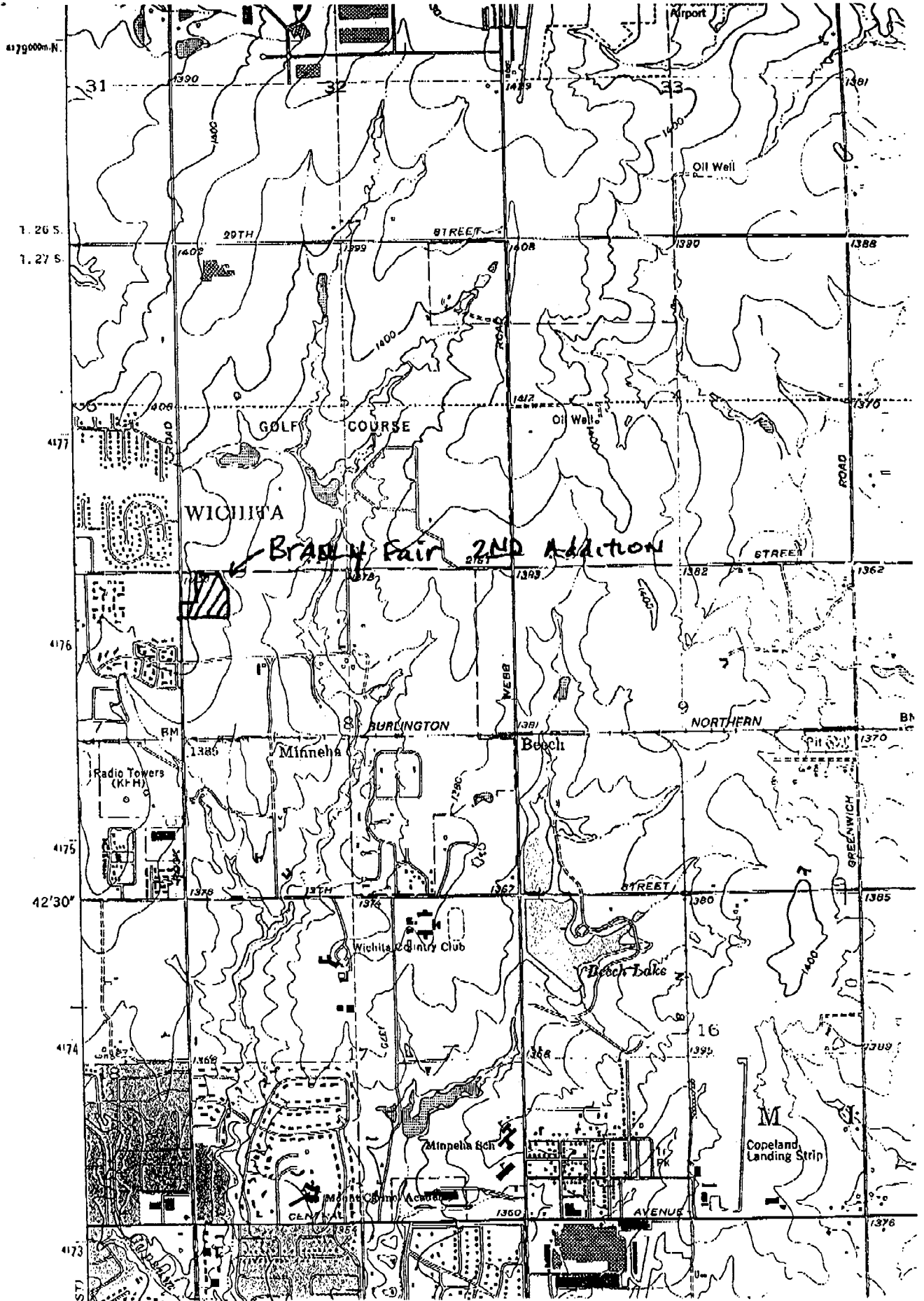
A. NAME & TITLE (last, first, & title)		B. PHONE (area code & no.)		
2	LAHAM DEVELOPMENT CO.	316	262	6400

V. FACILITY MAILING ADDRESS

A. STREET OR P.O. BOX			
3	150 N MARKET		
B. CITY OR TOWN		C. STATE	D. ZIP CODE
4	WICHITA	KS	67202

VI. FACILITY LOCATION

A. STREET, ROUTE NO. OR OTHER SPECIFIC IDENTIFIER			
5	SOUTH OF 21ST ST N & EAST OF ROCK RD.		
B. COUNTY NAME			
SEDGWICK			
C. CITY OR TOWN		D. STATE	E. ZIP CODE
6	WICHITA	KS	67206
F. COUNTY CODE (if known)			



**Bradley Fair 2nd Addition
NPDES Permit Application for Construction Activity
Supplemental Information**

1. Bradley Fair 2nd Addition is a light commercial development in Northeast Wichita, KS. For location see enclosed map. It consists of 3 lot units on 15 acres. Construction activities on the site are as follows:
 - Infrastructure improvements, including sanitary sewers, water distribution systems, storm water sewers, paving and sidewalks.
 - Utility construction by the utility companies.
 - Commercial construction by the lot owners or builders.
 - Grading.
2. The total development area is 15 acres, and 9 acres, 60% of the total area will be disturbed during the project.
3. No local or state erosion and sediment control regulations regarding storm water runoff quality apply. However, local requirements dictate that post development peak runoff discharge be less than or equal to pre-development peak runoff values. BMP's to be used during construction are:
 - Installation of sediment control barriers at strategic locations, including all city storm sewer inlets.
 - Seeding and mulching affected areas after City infrastructure projects and utility installation.
 - All building lots and open areas will be seeded or sodded upon completion of construction.
4. The existing site is pasture with an estimated runoff coefficient of 0.3. The post development runoff coefficient is estimated to be 0.68. The total impervious area is anticipated to be 6.3 acres. The soils are silty clays with shrink swell properties.
5. The receiving body of water is an unnamed tributary to Gypsum Creek.

Please print or type in the unshaded areas only
 (Fill-in areas are spaced for elite type, i.e., 12 characters/inch.)

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	YES	NO	FORM ATTACHED		YES	NO	FORM ATTACHED
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C. Is this a facility which currently results in discharges to waters of the U.S. other than those described in A or B above? (FORM 2C)		X		D. Is this a proposed facility (other than those described in A or B above) which will result in a discharge to waters of the U.S.? (FORM 2D)		X	
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I. Is this facility a proposed stationary source which is one of the 28 industrial categories listed in the instructions and which will potentially emit 100 tons per year of any air pollutant regulated under the Clean Air Act and may affect or be located in an attainment area? (FORM 5)		X		J. Is this facility a proposed stationary source which is NOT one of the 28 industrial categories listed in the instructions and which will potentially emit 250 tons per year of any air pollutant regulated under the Clean Air Act and may affect or be located in an attainment area? (FORM 5)		X	

III. NAME OF FACILITY

1 BRADLEY FAIR 2ND ADDITION

IV. FACILITY CONTACT

A. NAME & TITLE (last, first, & title)
 2 LAHAM DEVELOPMENT CO.

B. PHONE (area code & no.)
 316 262 6400

V. FACILITY MAILING ADDRESS

A. STREET OR P.O. BOX
 3 150 N MARKET

B. CITY OR TOWN
 4 WICHITA

C. STATE
 KS

D. ZIP CODE
 67202

VI. FACILITY LOCATION

A. STREET, ROUTE NO. OR OTHER SPECIFIC IDENTIFIER
 6 SOUTH OF 21ST ST N & EAST OF ROCK RD.

B. COUNTY NAME
 SEDGWICK

C. CITY OR TOWN
 WICHITA

D. STATE
 KS

E. ZIP CODE
 67206

F. COUNTY CODE (if known)

STORMWATER POLLUTION PREVENTION PLAN CERTIFICATION

I, the undersigned, certify that a Stormwater Pollution Prevention Plan (SWPPP) will be or has been developed for the indicated construction project. I also certify that the SWPPP will be implemented at the time construction begins.

BRADLEY FAIR 2ND ADDITION
 Name of Construction Project

[Signature] Manager 2/6/95
 Owner's Signature Date



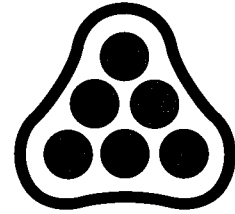
Kansas Department of Health and Environment
 Bureau of Water - Industrial Programs Section
 Forbes Field - Bldg. 283
 Topeka, KS 66620-0001
 (913)296-5524

SWPPP.CRT

Return to SHS

February 12, 1996

Vicky Huang, P.E.
City of Wichita
City Hall - 7th Floor
455 N. Main
Wichita, KS 67202



PROFESSIONAL
ENGINEERING
CONSULTANTS
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Reference: NPDES Permit Forms & SWPPP Certification
Bradley Fair 2nd Addition
PEC Project No. 34-95785-3650

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Please note that beyond sediment/erosion control measures incorporated into the City of Wichita construction project by their contractor, no SWPPP documentation has been developed by PEC.

Should any questions arise, please advise.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

Michael W. Berry, P.E.
Manager
Land Development Division

MWB:ama

Encl: As noted

RECEIVED

FEB 13 1996

CITY - ENGINEERING

CONTINUED FROM THE FRONT

I. SIC CODES (4-digit, in order of priority)

A. FIRST		B. SECOND	
1542 (specify)	COMMERCIAL CONSTRUCTION	7 1623 (specify)	UTILITY CONSTRUCTION
C. THIRD		D. FOURTH	
1611 (specify)	STREET CONSTRUCTION	7 1794 (specify)	GRADING

II. OPERATOR INFORMATION

A. NAME		B. Is the name listed in Item VIII-A also the owner? <input type="checkbox"/> YES <input type="checkbox"/> NO

C. STATUS OF OPERATOR (Enter the appropriate letter into the answer box; if "Other", specify.)		D. PHONE (area code & no.)	
<input type="checkbox"/> FEDERAL	<input type="checkbox"/> M - PUBLIC (other than federal or state)		
<input type="checkbox"/> STATE	<input type="checkbox"/> O - OTHER (specify)		
<input type="checkbox"/> PRIVATE			

E. STREET OR P.O. BOX	

F. CITY OR TOWN	G. STATE	H. ZIP CODE	IX. INDIAN LAND
			Is the facility located on Indian lands? <input type="checkbox"/> YES <input type="checkbox"/> NO

EXISTING ENVIRONMENTAL PERMITS

A. NPDES (Discharges to Surface Water)		D. PSD (Air Emissions from Proposed Sources)	
N	NONE	9 P	NONE
B. UIC (Underground Injection of Fluids)		E. OTHER (specify)	
U	NONE	9	NONE (specify)
C. RCRA (Hazardous Wastes)		E. OTHER (specify)	
R	NONE	9	NONE (specify)

MAP

Attach to this application a topographic map of the area extending to at least one mile beyond property boundaries. The map must show the outline of the facility, the location of each of its existing and proposed intake and discharge structures, each of its hazardous waste treatment, storage, or disposal facilities, and each well where it injects fluids underground. Include all springs, rivers and other surface water bodies in the map area. See instructions for precise requirements.

X. NATURE OF BUSINESS (provide a brief description)

DEVELOPER OF COMMERCIAL DEVELOPMENTS SOUTH OF 21ST STREET NORTH & SOUTH OF ROCK ROAD, SEDGWICK COUNTY, KANSAS. NORTHWEST QUARTER, SECTION 8, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M.

XI. CERTIFICATION (see instructions)

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this application and all attachments and that, based on my inquiry of those persons immediately responsible for obtaining the information contained in the application, I believe that the information is true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

A. NAME & OFFICIAL TITLE (type or print)	B. SIGNATURE	C. DATE SIGNED
GEORGE LAHAM MANAGER		2/7/95

COMMENTS FOR OFFICIAL USE ONLY

--

CONTINUED FROM THE FRONT

L. SIC CODES (4-digit, in order of priority)

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C. THIRD		D. FOURTH	
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E. STREET OR P.O. BOX

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A. NAME & OFFICIAL TITLE (type or print) GEORGE LAHAM MANAGER	B. SIGNATURE 	C. DATE SIGNED 2/7/95
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REMARKS FOR OFFICIAL USE ONLY

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37°45'

4179000m. N.

T. 26 S.

T. 27 S.

4177

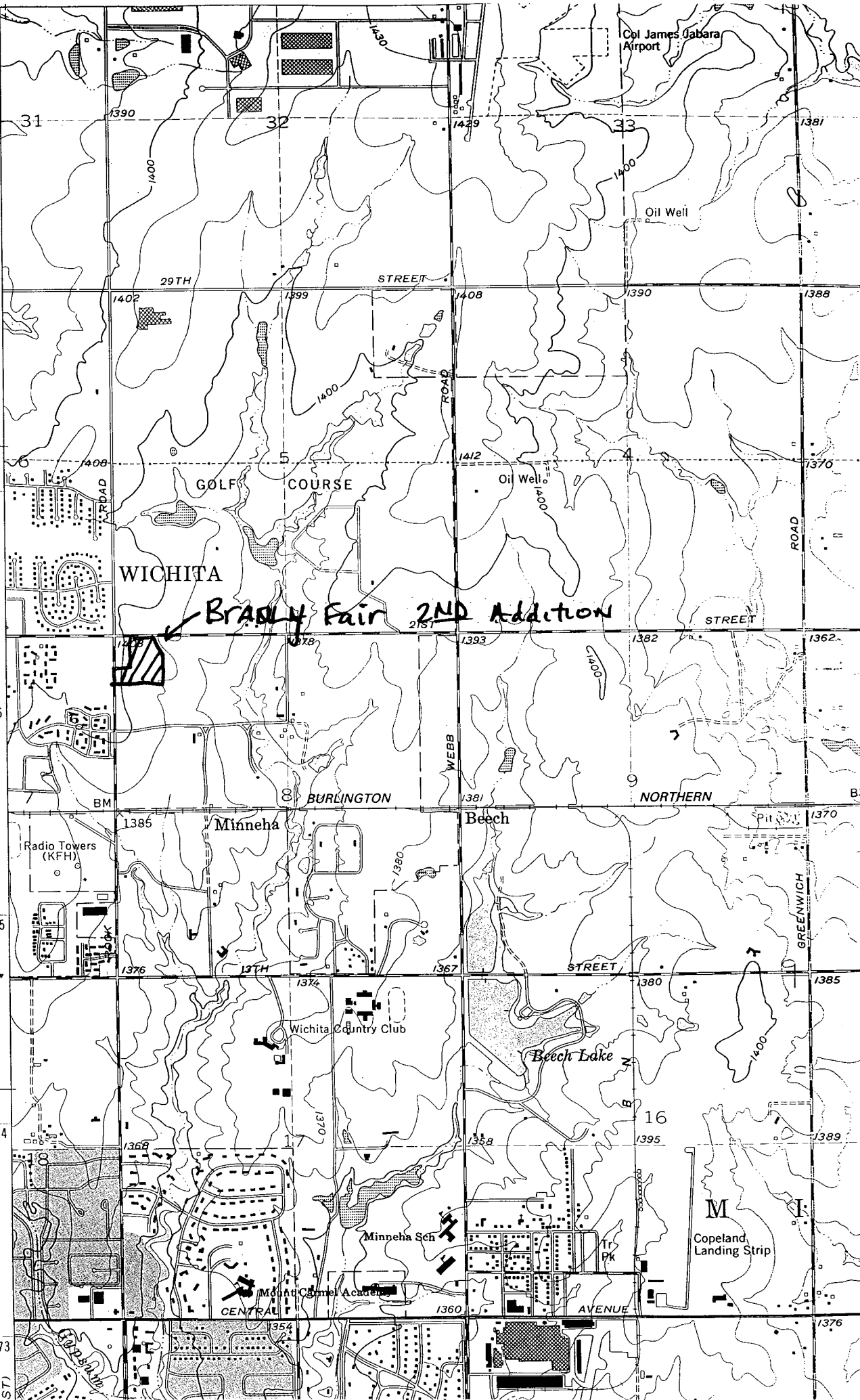
4176

4175

42°30'

4174

4173



BRADLY Fair 2ND Addition

Bradley Fair 2nd Addition
NPDES Permit Application for Construction Activity
Supplemental Information

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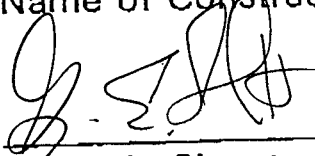
5. The receiving body of water is an unnamed tributary to Gypsum Creek.

STORMWATER POLLUTION PREVENTION PLAN CERTIFICATION

I, the undersigned, certify that a Stormwater Pollution Prevention Plan (SWPPP) will be or has been developed for the indicated construction project. I also certify that the SWPPP will be implemented at the time construction begins.

BRADLEY FAIR 2ND ADDITION

Name of Construction Project



Manager

Owner's Signature

2/6/95

Date



Kansas Department of Health and Environment
Bureau of Water - Industrial Programs Section
Forbes Field - Bldg. 283
Topeka, KS 66620-0001
(913)296-5524

SWPPP.CRT

Return to

SHS

Plat

FAX TRANSMITTAL COVER SHEET

CITY OF WICHITA



DEPT. OF PUBLIC WORKS

City Engineer's Office

455 North Main, 7th Floor
Wichita, Kansas 67202

TO: Name: Brenda Aagan
Company: George Laham's Office
Phone: _____
Fax Number: 262-0647

FROM: Name: Mike Lindebak Date: 3-28
Phone: 268-4266
Fax Number: (316) 268-4114

Number of pages including cover sheet: 2

COMMENTS: _____

THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY HALL - SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4501
FAX (316) 268-4114

March 26, 1996

George E. Laham, II
Venture East Development Co.
150 N. Market
Wichita, KS 67202

RE: Bradley Fair Parkway
Wichita, KS

2nd Addn

Dear George:

This letter shall confirm that the Bradley Fair Parkway Improvement Project has been approved by the City of Wichita. We realize that Professional Engineering Consultants is currently designing the road and we look forward to receiving final plans so that we can move forward on the project.

Sincerely,

Michael E. Lindebak, P.E.
City Engineer

:cls



March 26, 1996

George E. Laham, II
Venture East Development Co.
150 N. Market
Wichita, KS 67202

Re: Bradley Fair Parkway
Wichita, KS

Dear George:

This letter shall confirm that the Bradley Fair Parkway Improvement Project has been approved by the City of Wichita. We realize that Professional Engineering Consultants is currently designing the road and we look forward to receiving final plans so that we can move forward on the project.



J.P. Weigand & Sons, Inc. Realtors

New America Network

150 N. Market
Wichita, KS 67202
Office (316)262-6400
Fax (316)262-0647

March 26, 1996

Fax to: Mike Lindebak
From: Brenda Agan
Fax #: 268-4114
Pages: Two

Mike, George asked me to send over this draft for you. George should be back in the office by 3:30p.m. if you need to visit with him.



Your Partner in Real Estate Services Worldwide



Venture East Development Company

4435 Main Street, Suite 1000
Kansas City, Missouri 64111

150 North Market Street
Wichita, Kansas 67202

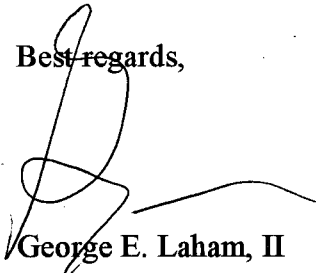
November 20, 1995

Mike Lindebak
Engineering Department
City of Wichita
455 N. Main
Wichita, KS 67202

Dear Mike:

Thank you very much for your support on the Bradley Fair project. There is certainly a great deal of positive momentum in the Wichita community and we're looking forward to being a part of it.

Best regards,



George E. Laham, II

RECEIVED

NOV 27 1995

CITY - ENGINEERING

**THE CITY OF WICHITA
OFFICE OF PUBLIC WORKS - ENGINEERING**

DATE: January 8, 1996

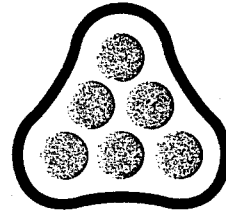
TO: Larry Henry, P.E., Maintenance Engineer

FROM: Michael E. Lindebak, P.E., City Engineer

SUBJECT: Bradley Fair St. Improvements
PEC Project No. 36-94901-3432

Attached letter has mill and overlay quantities for Rock Road, south of 21st Street. Per our meeting Friday, I would like to mill and overlay everything north of the railroad tracks. Do you feel your 1996 Maintenance budget will be able to stand 6800 s.y. from the railroad to the south construction limits?

cc: Steve Lackey
Doug Dagg



PROFESSIONAL
ENGINEERING
CONSULTANTS
PROFESSIONAL ASSOCIATION



January 4, 1996

Mr. M.E. Lindebak, P.E.
The City of Wichita
City Engineer's Office
455 N. Main Street
Wichita, KS 67202

Reference: Bradley Fair Street Improvements
PEC Project No. 36-94901-3432

Dear Mr. Lindebak:

We have reviewed the proposed plans for Rock Road adjacent to Bradley Fair, as you requested. Based upon the median construction proposed we estimate 10,650 S.Y. of milling north of the present pavement taper and 6800 S.Y. between the railroad tracks and the existing full width pavement.

If you need additional information, please advise.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

Brent E. Remsberg, P.E.
Project Manager

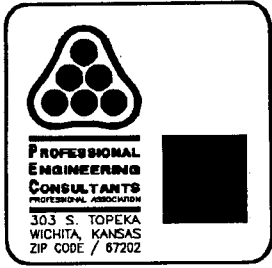
BER:sjb

RECEIVED

JAN - 5 1996

CITY - ENGINEERING

MEMO



TO: File thru GLW

PROJECT NO. 36-95785-3650

PROJECT: Bradley Fair Phase IV

Platting

DATE: December 20, 1995 *MWB*

COPIES TO:

ATTN: _____

M. E. Lindebak, P.E., City of Wichita

FROM: Mike Berry, P.E.

George Laham

REFERENCE: Record of Meeting with M. E. Lindebak, P.E.,

RMH

City Engineer, City of Wichita

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

On Wednesday, December 13, 1995, the author met with Mike Lindebak, P.E., City Engineer, to discuss the referenced project. The items discussed were as follows:

1. Bill McKinley, Traffic Engineer, is to meet with Mr. Brent Remsberg of PEC to determine the precise limits of improvements required along 21st and required along Rock Road. The precise limits of accel/decel lanes, left turn lanes, and median reconstruction is to be determined. Once the precise scope of work has been determined, Mr. Lindebak will arrange a meeting with Mr. Larry Henry of the Maintenance Division to set aside funds from the maintenance budget for milling and overlay of the existing asphalt pavement surface. It is the City's intention to incorporate the lane construction, the milling and overlay, and the median reconstruction in one bidding package, so that the disruption of traffic on Rock Road may be minimized. This project would include funding from the City-at-large maintenance budget as well as funding from the benefit district associated with Bradley Fair.
2. The median areas of Bradley Fair Parkway are to be platted as reserves. As reserves, the Landowners Associations will be responsible for the maintenance of these areas rather than the City.
3. It was determined that the costs associated with landscaping and irrigation systems, as well as median reconstruction in Rock Road may be incorporated into a petition project cost to be assessed to the benefit district.

RECEIVED

DEC 21 1995

CITY - ENGINEERING

Memo to File 36-95785-3650

December 20, 1995

Page 2

4. The City of Wichita has no objections to using a lighting fixture similar to the ones used on Main Street in its reconstruction from Douglas to Kellogg. The developer will be responsible for payment to the KG & E for the differential in installation and maintenance costs between the ornamental lighting fixtures and standard wooden pole lighting fixtures. This payment is a one time, up-front fee. Maintenance of the system will be the responsibility of KG & E. The cost of power for the system will be the responsibility of the City of Wichita.

KG & E will install the concrete light bases and the fixtures, and run conductors through conduits provided by the Developer. Since the Developer is responsible for placement of the conduits for underground wiring for the light system, these costs may be included as a benefit district cost in the street pavement project.

MEMO



TO: File thru RMH

PROJECT NO. 36-95785-3650

PROJECT: Bradley Fair Phase IV

RECEIVED

DEC 19 1995

DATE: December 18, 1995

COPIES TO:

ATTN:

CITY - ENGINEERING

M. E. Lindebak, P.E.

FROM: M. W. Berry, P.E. *MB*

V. R. Huang, P.E.

George Laham

REFERENCE: Benefit District Project Costs.

BER, MDS

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

The author met with M. E. Lindebak, P.E., City Engineer, on December 13, 1995. The following items were discussed relative to Bradley Fair Parkway and Rock Road:

Bradley Fair Parkway

1. Irrigation system costs may be included in the Benefit District Project costs.
2. Landscaping costs may be included in the Benefit District Project costs.
3. Ornamental Lighting -
Developer is responsible for one-time fee payment to KG & E for differential in cost between ornamental light fixtures/luminaries and the standard fixture/luminare. KG & E's fee includes construction of concrete base, erection of pole fixture and luminare, placing conductors in conduit, and on-going maintenance.

The Developer is responsible for cost of placement of underground conduits for street light circuits. The cost of conduit installation may be included in the Benefit District Project costs.

Rock Road

1. Where KG & E poles require relocation; relocation costs may be included in the Benefit District Project costs.
2. Bill McKinley, Traffic Engineer, and Brent Remsberg of PEC are to meet to determine the extent of Rock Road auxiliary lane construction. These costs will be assessed as Benefit District Project costs.

Memo to File 36-95785-3650

December 18, 1995

Page 2

- 3. The City will commit Maintenance funds for the milling and overlay of existing Rock Road pavement.**

- 4. The Rock Road widening/median treatment and City Maintenance are to be design and bid as one package to take advantage of large scale cost benefits and to minimize traffic disruption.**

January 4, 1996

STAFF REPORT

(Final Plat, Preliminary Plat Approved 12/7/95)

CASE NUMBER: S/D 95-78 BRADLEY FAIR 2ND ADDITION

OWNER/APPLICANT: Wilson Estates, 200 Market Centre, 155 N. Market, WICHITA, KS 67206

SURVEYOR/ENGINEER: Professional Engineering Consultants, c/o Rob Hartman, 303 S. Topeka, WICHITA, KS 67202

LOCATION: South of 21st Street North and east of Rock Road

SITE SIZE: 15.0 ± Acres

NUMBER OF LOTS

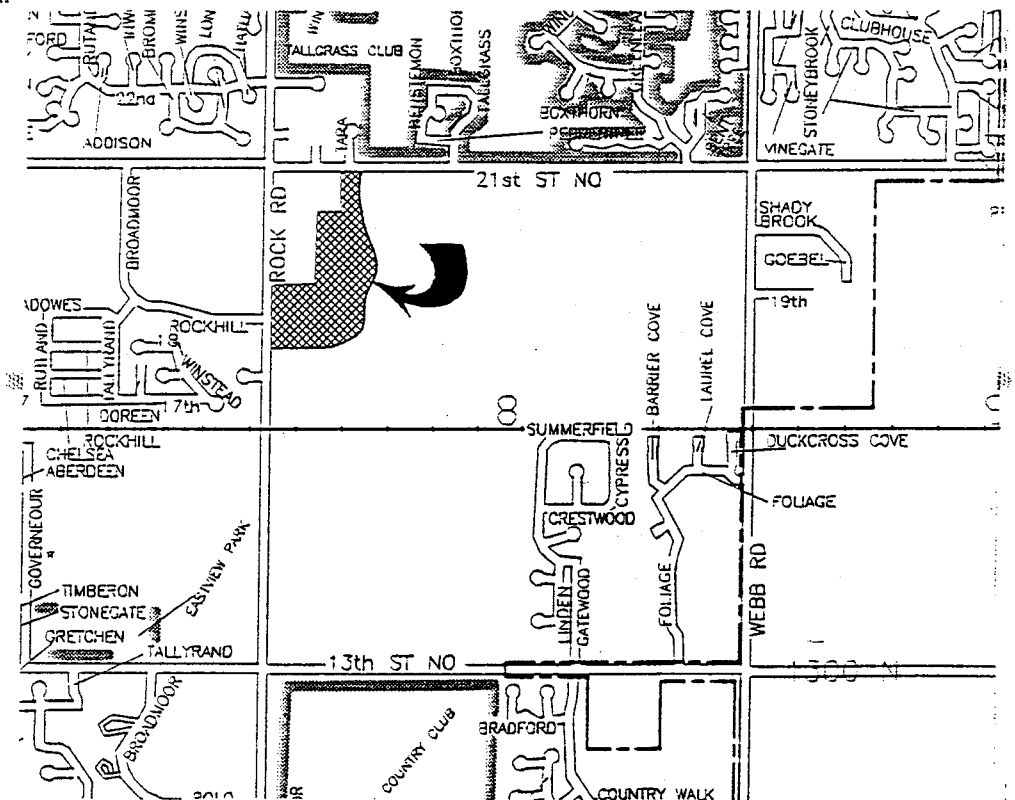
Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	<u>3</u>

MINIMUM LOT AREA: 3.0 ± Acres

CURRENT ZONING: "AA"

PROPOSED ZONING: "LC" and "BB" (Z-3177)

VICINITY MAP:



NOTE: This plat represents only a portion of the preliminary plat reviewed by the Subdivision Committee on 12/7/95. As noted at that time, while this site is involved in both a zone change (Z-3177) and a CUP (DP-191), what was being platted failed to provide congruent relationships between lots, parcels, and zoning areas. Subsequently, the applicant has revised the CUP and zone change request to bring things more in line with what was being depicted by the plat. While this plat is now more generally in agreement with parcels as shown in the CUP and the zone change boundaries, some overlapping or splitting of lots and parcels is still occurring.

STAFF COMMENTS:

- A. The applicant is advised that Lot 2 will be composed of two parcels from DP-191. While most of this lot is shown in the CUP as involving a Parcel 8, the portion of Lot 2 between 21st Street and Lot 3 is a part of Parcel 5. Parcel 5, itself, will now be split between two lots, of two separate plats. Such situations provide a "potential" problem in interpreting the allocation of uses, square footages, number of buildings, setbacks, etc. to be allocated to the actual platted lots relative to what has been associated with the CUP's parcels.
- 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 the paving of the proposed interior streets. A cross-section map showing the paving of Bradley Fair Parkway should be submitted to City Engineering. This street is being platted with a right-of-way greater than that stated as necessary by the Subdivision Regulations. This guarantee shall also provide for sidewalk along both sides of this street. Engineering is requiring a map showing the cross-section paving of Bradley Fair Parkway.
- E. As indicated by CUP, DP-191, the following improvements shall be guaranteed (however, Traffic Engineering needs to indicate if the platting of only a portion of the site should alter at this time these requirements):
 1. The construction of a raised median in Rock Road from Parcel 7 south, to form left-turn storage lanes for Rock Road Court, Bradley Fair Parkway, and the entrance into Sundance Apartments. Said median shall be designed in conformance with the requirements of the City Traffic Engineer and applicant. A plan showing medians, left-turn lanes, and accel/decel lanes should be submitted to City Traffic Engineer.
 2. The construction of a left-turn lane to serve Tara and the main entrance into Parcel 2 (Lot 2, Block 1 of the preliminary plat) as determined necessary by the City Traffic Engineer. Said turn lanes shall be designed in conformance with the requirements of the City Traffic Engineer and applicant.
 3. The construction of a deceleration lane to serve all parcel (lot) openings on 21st Street North and Rock Road as determined necessary by the City Traffic Engineer. These decel lanes shall be designed in conformance with the requirements of the City Traffic Engineer.

4. Traffic signalization at Rock Road and Bradley Fair Parkway shall be provided by the developer.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. The applicant shall guarantee construction of the storm sewers required by this plat.
- 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. 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.
- K. As indicated by the CUP, the applicant shall submit for recording, with the final plat tracing, a cross-lot circulation agreement.
- 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 structures constructed on subject property.
- M. The applicant is reminded that a sidewalk plan as noted in the CUP will be required at the time of site development. This in addition to those sidewalks required along Bradley Fair Parkway.
- N. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- O. 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.
- P. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or 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.

- Q. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- R. Recording of the plat within 30 days after approval by the City Council.
- S. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- T. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10

December 7, 1995

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 95-78 BRADLEY FAIR 2ND ADDITION

OWNER/APPLICANT: Wilson Estates, 200 Market Centre, 155 N. Market, WICHITA, KS 67206

SURVEYOR/ENGINEER: Professional Engineering Consultants, c/o Rob Hartman, 303 S. Topeka, WICHITA, KS 67202

LOCATION: South of 21st Street North and east of Rock Road

SITE SIZE: 64.63 Acres

NUMBER OF LOTS

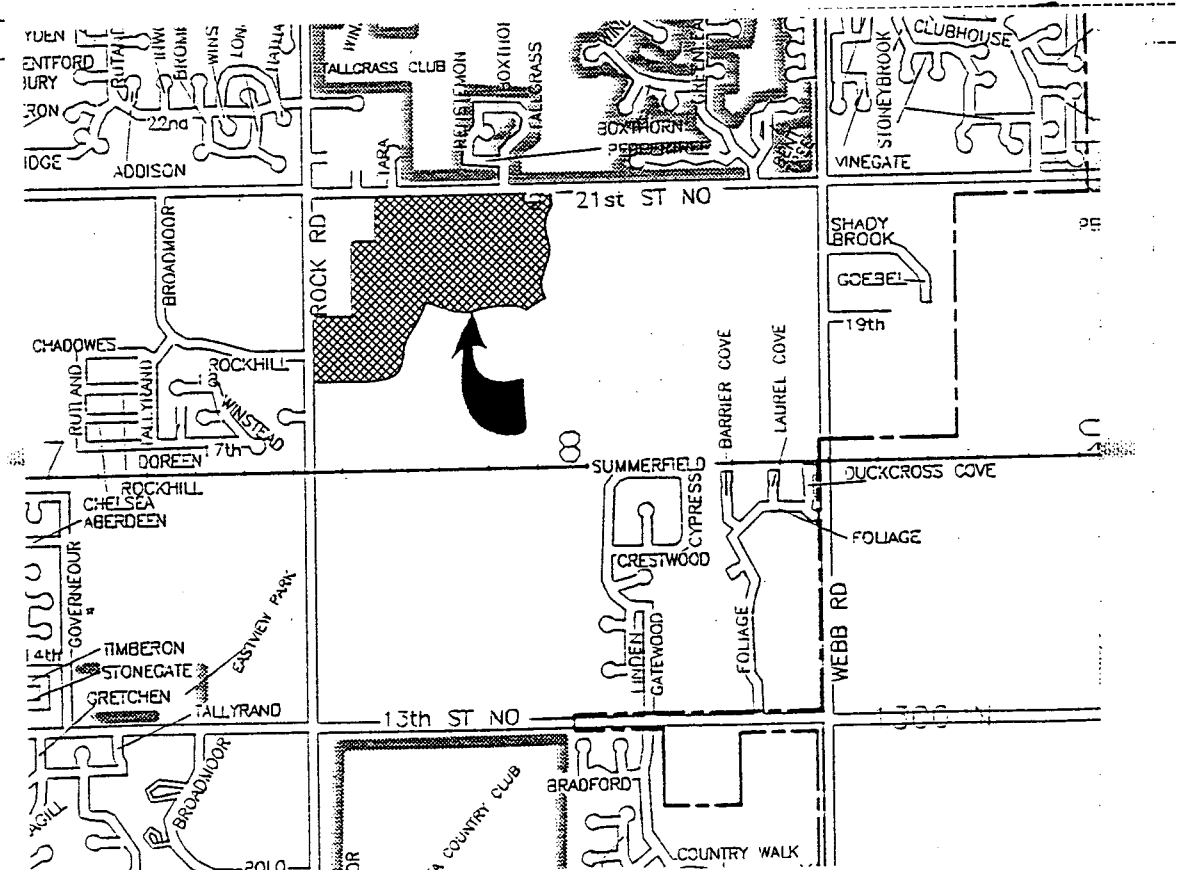
Residential:	
Office:	
Commercial:	4
Industrial:	—
Total:	4

MINIMUM LOT AREA: 3.0 ± Acres

CURRENT ZONING: "AA"

PROPOSED ZONING: "LC" and "BB" (Z-3177)

VICINITY MAP:



NOTE: While this plat includes an area involved with two recently approved CUP's (DP-191 Wilson Property and DP-201 Wilson Estates Residential) the plat as submitted has a number of significant disparities with these CUP's. Most significantly, lot boundaries are not in agreement with parcel boundaries to the point where the platted lots are almost in each case involving fragments of at least two or more parcels. Lots also appear to be involved in a number of cases with potentially split zoning. While some of these situations appear to involve differences in how plats are being platted relative to the boundary separating areas involved in the zone change case Z-3177 (one large area zoned "AA" divided into an "LC" and an adjoining "BB" pair of areas), one of the lots (Lot 3, Block 1) appears to be including an area of "AA" zoning not included in any zone change case.

Further, a parcel in the commercial CUP, south of the street being called Bradley Fair Parkway and adjacent to Rock Road has not been shown on this plat. This parcel (Parcel 9) is also involved in the zone change case (Z-3177). To not include this parcel as a platted lot at this time is quite questionable. The zone change and CUP's are in part premised on approval for an overall development scheme and while platting of areas in steps is not unusual, leaving out small sections is, however, suspect. Also, the areas involved shown as Reserves are basically within the boundary of the residential CUP-201 but again as now being platted, these Reserves are neither congruent with the areas as shown on DP-201 nor with the lot, reserve and parcel boundaries as effect this plat.

STAFF COMMENTS:

- A. Prior to any final platting of this site, in part or in whole, the applicant shall adjust or amend the CUP's so as to provide coherent relationships between platted lots and reserves and parcels as depicted on the CUP's.

As necessary, zoning conditions should be resolved as to if split zoning is occurring and if some action needs to be taken to correct any such problems.

It should be noted that the following comments are tentative and can be revised as appropriate, based upon the revisions indicated as needed in the CUP's and/or zoning situations.

- 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 the paving of the proposed interior streets. **City Engineering** needs to indicate any special requirements in regard to Bradley Fair Parkway. This street is being platted with a right-of-way greater than that stated as necessary by the Subdivision Regulations. This guarantee shall also provide for sidewalk along both sides of this street.
- E. As indicated by CUP, DP-191, the following improvements shall be guaranteed:
1. The construction of a raised medial in Rock Road from Parcel 7 south, to form left-turn storage lanes for Rock Road Court, Bradley Fair Parkway, and the entrance into Sundance Apartments. Said medial shall be designed in conformance with the requirements of the City Traffic Engineer and applicant.

2. The construction of a left-turn lane to serve Tara and the main entrance into Parcel 2 (Lot 2, Block 1) as determined necessary by the City Traffic Engineer. Said turn lanes shall be designed in conformance with the requirements of the City Traffic Engineer and applicant.
 3. The construction of a deceleration lane to serve all parcel (lot) openings on 21st Street North and Rock Road as determined necessary by the City Traffic Engineer. These decel lanes shall be designed in conformance with the requirements of the City Traffic Engineer.
 4. Any changes to the existing traffic medians on Rock Road and 21st Street North must be with the approval of the City Engineer.
 5. Traffic signalization at Rock Road and Bradley Fair Parkway shall be provided by the developer.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. The applicant shall guarantee construction of the storm sewers required by this plat.
- 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. 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.
- K. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- L. Since these Reserves are noted as possibly being developed with structures, the final plat shall indicate the platting of a 25-foot building setback from all adjacent public streets.
- M. As indicated by the CUP, the applicant shall submit for recording, with the final plat tracing, a cross-lot circulation agreement.
- N. On the final plat, the plattor's text shall note the standard Floodway language.

- O. **City Engineering** needs to indicate any requirements for minimum building pad elevation in regard to both the indicated floodway and Reserves involved with drainage. The final plat shall if required indicate the platting of such elevations and other related information (benchmarks).
- P. On the final plat, a note shall be placed on the face of the final plat indicating that this site is subject to requirements of CUP's DP-191 and DP-201.
- Q. 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 structures constructed on subject property.
- R. The applicant is reminded that a sidewalk plan as noted in the CUP will be required at the time of site development. This in addition to those sidewalks required along Bradley Fair Parkway.
- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- T. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- U. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- V. 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.
- W. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or 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.
- X. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- Y. The representatives from **City Engineering** should be prepared to comment on the status of the applicant's drainage concept.