



Wichita-Sedgwick County Metropolitan Area Planning Department

June 15, 2000

Gary Wiley
PEC
303 S. Topeka
Wichita, KS 67202

RE: S/D 99-85 -- Revised One-Step Final Plat of BRADLEY FAIR FOURTH ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on June 15, 2000, 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 4, 1999.

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 and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, 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, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

Sincerely,

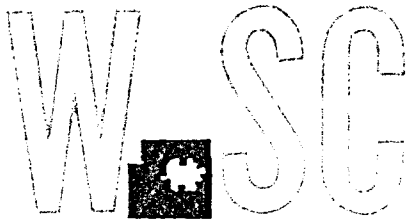
Neil Evan Strahl, Senior Planner
Current Plans Division

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WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 5, 1999

Gary Wiley
PEC
303 S. Topeka
Wichita, KS 67202

RE: S/D 97-95 -- Revised One-Step Final Plat of BRADLEY FAIR FOURTH ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 4, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat subject to:

STAFF COMMENTS:

- A. Existing municipal services appear to be available to this site. City Engineering needs to comment if any other guarantees are required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. A Community Unit Plan (CUP) certificate shall be submitted to Planning Staff for recording with the Register of Deeds prior to City Council consideration, identifying the approved CUP (referenced as DP-191 Amendment #10) and its special conditions for development on this property.
- D. City Engineering needs to indicate the status of the applicant's drainage plan. The drainage plan has been approved. An off-site drainage easement is required.
- E. The platting binder indicates that the site's ownership is in another party from that denoted on the owner's signature block. This name must appear on the final plat tracing, or else a revised platting binder submitted indicated new ownership.
- F. The applicant shall submit an avigational easement covering all of the 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.

- H. Traffic Engineering needs to indicate the need for any traffic improvements. In accordance with City Council's approval of the associated zone change on February 12, 1999, Applicant shall meet with MAPD to determine needed improvements to 21st and Rock Road, and the cost allocation with which the applicant is responsible.
- I. 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.)
- J. 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.
- K. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. 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 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- O. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- P. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.
- Q. Water Department has required the dedication of a 2-ft additional easement along the east property line.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission subsequent to the above Item H" being resolved.

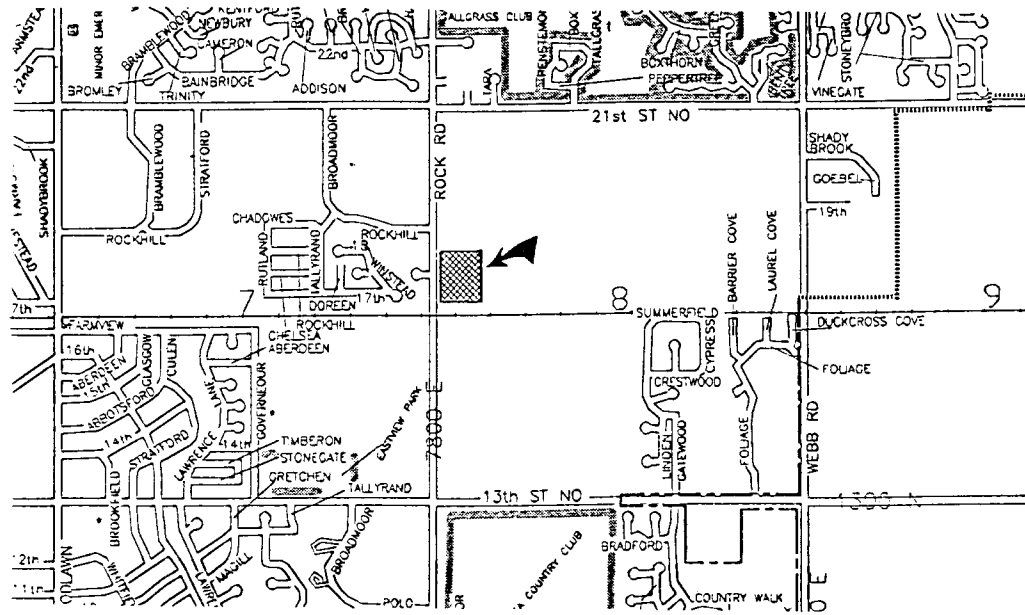
AGENDA ITEM NO. 3-10
JUNE 15, 2000

STAFF REPORT

(Revised Final Plat 3/4/99; Final Plat Approved 12/4/97)

<u>CASE NUMBER:</u>	S/D 97-85 -- BRADLEY FAIR 4TH ADDITION
<u>OWNER/APPLICANT:</u>	Laham Holding Co., L.L.C., 150 N. Market, Wichita, KS 67202
<u>SURVEYOR/ENGINEER:</u>	Professional Engineering Consultants, Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202
<u>LOCATION:</u>	Southeast corner of Rock Road and Bradley Fair Parkway
<u>SITE SIZE:</u>	9.87 Acres
<u>NUMBER OF LOTS</u>	
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>
<u>MINIMUM LOT AREA:</u>	9.87 Acres
<u>CURRENT ZONING:</u>	GO, General Office LC, Limited Commercial
<u>PROPOSED ZONING:</u>	LC, Limited Commercial

VICINITY MAP



Note: A portion of this site has been approved for a zone change (Z-3308) from GO, General Office to LC, Limited Commercial subsequent to the approval of the previous final plat. A CUP amendment was also approved concurrent with the zone change (DP-191 Amendment #10). This revised final plat has reduced the number of lots from two to one.

STAFF COMMENTS:

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- C. A Community Unit Plan (CUP) certificate shall be submitted to Planning Staff for recording with the Register of Deeds prior to City Council consideration, identifying the approved CUP (referenced as DP-191 Amendment #10) and its special conditions for development on this property.
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S/D 9785 -- One-Step Final Plat of BRADLEY FAIR 4TH ADDITION

June 15, 2000

Page 3

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.

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- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
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