



METROPOLITAN AREA PLANNING
DEPARTMENT

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

April 27, 1995

P.E.C., P.A.
c/o Gary Wiley
303 South Topeka
Wichita, KS 67202

Re: S/D 94-80 BAREFOOT BAY 2ND ADDITION (Final Plat)

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on April 27, 1995, 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 April 20, 1995.

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 developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Grandview, Inc., 8100 E. 22nd Street North - Building 1000, Wichita, KS 67226
William R. Pracht, Trustee, Delano Township, 10121 W. 29th Street North, Wichita,
KS 67205
Mike Lindebak, City Engineer

SEDGWICK COUNTY



April 20, 1995

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
435 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
PHONE (316) 268-4421
FAX (316) 268-4090

P.E.C., P.A.
c/o Gary Wiley
303 South Topeka
Wichita, KS 67202

Re: S/D 94-80 BAREFOOT BAY 2ND ADDITION (Final Plat)

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 20, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. - all app. sub. to platting*
- A. Prior to this plat being scheduled for City Council review, the applicant was to request a zone change to residential zoning for the area in the northeast corner of this site presently zoned "LC" and the area in the northwest corner presently zoned "E". Such a zone change (Z-3162) has been filed and approved subject to platting.
 - B. Although this site is not anticipated to initially use municipal facilities (sanitary sewer and water), it was adjacent to the City [abuts recently annexed Barefoot Bay (1st) Addition] and should be expected to eventually use City services. Consequently, the site was required to request annexation to the City prior to the plat being scheduled for City Council review. Such annexation has been completed for this site.
 - C. As requested by City Engineering, the applicant shall submit petitions for the future extension of water and sanitary sewer to serve this site. For both the future use of sanitary sewer and for other utilities, 20-foot utility easements shall be indicated in the front of all lots along both Hoover and 29th Street North.
 - D. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. Based on the size of lots being platted, approval for septic systems will be required.

The applicant is advised that certain separation requirements both in terms of distances from the water body and from ground water may limit possible locations for on-site sewer

and water on several of the lots. As determined by the Health Department, the applicant shall provide a covenant pertaining to and/or indicate on the final plat tracing the locations for septic facilities.

- E. Provisions shall be made for ownership and maintenance of the proposed reserve. 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 reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.
- F. 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.
- G. The establishment of minimum building pad elevations for this site shall also be noted on the face of the plat.
- H. 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.
- I. 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.
- J. 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.
- K. On the final plat tracing, the plattor's text shall also note the dedication of access controls to 29th Street North and Hoover and that the openings are to be approved by City Engineering. The reference in the plattor's text may simply indicate that access controls are being dedicated as indicated on the face of the plat.
- L. The final plat tracing shall be amended to indicate the appropriate Mayor's signature.
- M. Proof shall be provided that all appropriate property taxes have been paid. The platting binder presently indicates outstanding taxes.
- N. Perimeter closure computations shall be submitted with the final plat tracing Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.

If this plat requires the guaranteeing of improvements a list of the five methods which have been

5-11-95 10:00 AM

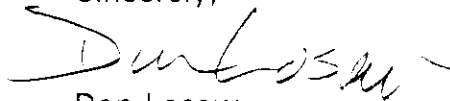
S/D 94 - 80 - Final Plat of BAREFOOT BAY 2nd ADDITION
April 20, 1995 - Page 3

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 for its consideration on Thursday, April 27, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Losew", with a horizontal line extending to the right.

Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Grandview, Inc., 8100 E. 22nd Street North - Building 1000, Wichita, KS 67226
William R. Pracht, Trustee, Delano Township, 10121 W. 29th Street North, Wichita, KS
67205
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

April 27, 1995

STAFF REPORT

(Final Plat Approved 4/20/95, Preliminary Plat Approved 12/8/94)

CASE NUMBER: S/D 94-80 BAREFOOT BAY 2ND ADDITION

OWNER/APPLICANT: Grandview, Inc., 8100 E. 22nd Street North - Building 1000, Wichita, KS 67226

SURVEYOR/ENGINEER: P.E.C., 303 S. Topeka, Wichita, KS 67202

LOCATION: South of 29th Street North and west of Hoover

SITE SIZE: 96.7 Acres

NUMBER OF LOTS

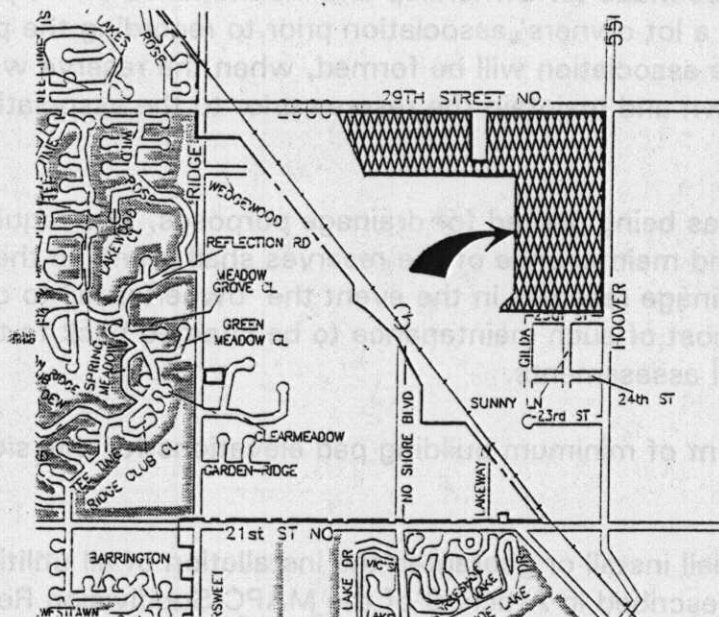
- Residential: 9
- Office:
- Commercial:
- Industrial:
- Total: 9

MINIMUM LOT AREA: 2 Acres

CURRENT ZONING: "R-1", "LC", and "E"

PROPOSED ZONING: "R-1" ("AA" upon Annexation and Z-3162)

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

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