R. 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.

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

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

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

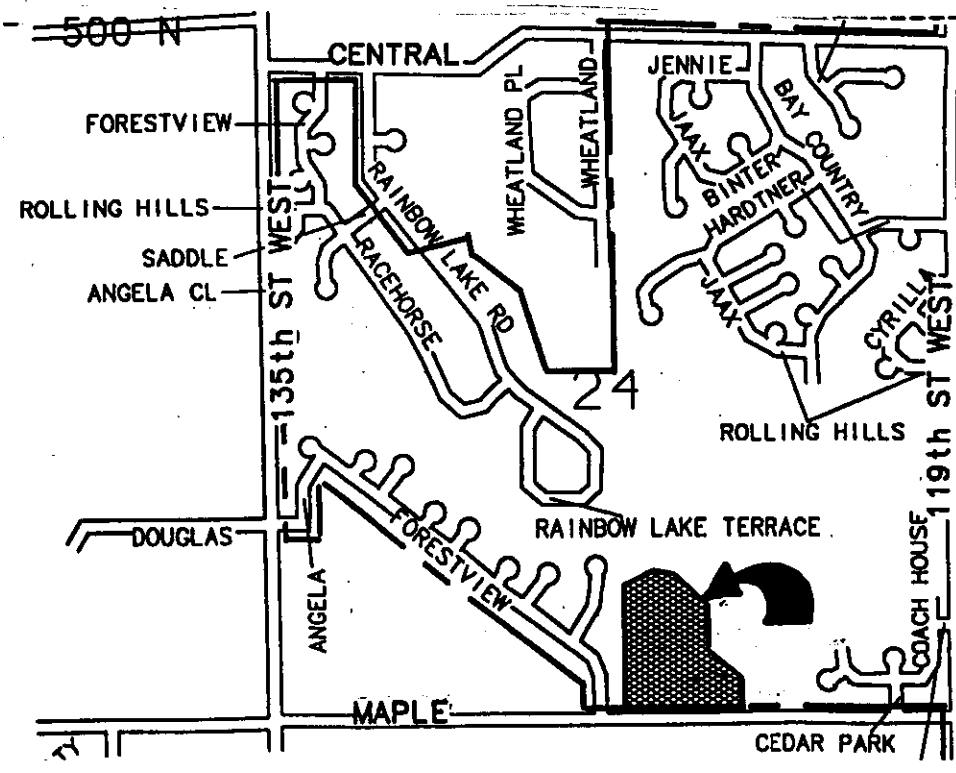
AGENDA ITEM NO. 2-4

April 23, 1992

STAFF REPORT
(Final Plat Approved 4/16/92,
Preliminary Plat Approved 3/5/92)

CASE NUMBER:	**S/D 92-8 - BREEZY POINTE (BAYSIDE ESTATES) ADDITION**
OWNER/APPLICANT:	Jay W. Russell, P.O. Box 9007, Wichita, KS 67277
SURVEYOR/ENGINEER:	Baughman Company, 315 Ellis, Wichita, KS 67211
LOCATION:	North side of Maple, 1/2 mile west of 119th St. West.
SITE SIZE:	21.5 Acres
NUMBER OF LOTS	
Residential:	43
Office:	
Commercial:	
Industrial:	
Total:	43
MINIMUM LOT AREA:	11,700 sq. ft.
CURRENT ZONING:	"AA" One Family Dwelling

VICINITY MAP:



NOTE: The applicant is requesting that this plat's name be changed to Breezy Pointe rather than Bayside Estates as indicated on the Preliminary.

STAFF COMMENTS:

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

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

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

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

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

F. According to the sidewalk ordinance, a cul-de-sac street connecting to an arterial and serving at least 48 lots is required to provide sidewalk along one side of the street. This plat is only indicating 43 lots plus several Reserves with access to the cul-de-sac. Consequently, sidewalk is not a requirement but the applicant is, however, encouraged to consider including a sidewalk along the east side of Bayside Circle or within any Reserve needed along the east line of this plat. If the applicant requests, these improvements may be included in the paving guarantees.

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

H. As indicated by City Engineering a portion of the area along the east line of this plat should be platted as a Reserve for floodway, rather than as a floodway easement. The final plat tracing shall indicate the requested Reserve.

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. This covenant shall also provide for the maintenance of the "parking strip" located along the south line of this plat and the paved surface for Maple.

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 applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. 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 title binder for this site presently indicates the property is owned by Slawson Investment Corporation while the plat indicates Jay W. Russell. Prior to this plat being released for recording proof shall be provided that the property is in Jay W. Russell's ownership.

M. As indicated in the title binder, past taxes are due on this site. Proof that these taxes have been paid must be provided before the plat can be released for recording.

N. Prior to submitting the final plat tracing, the applicant shall meet with City Engineering to determine the proper designation of the minimum building pad elevations, ie. lowest floor or opening.

O. The final plat shall indicate the utility easements requested by K.G.& E. which are indicated on the enclosed "marked" copy of the plat.

P. 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.

Q. 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.

WICHITA – SEDGWICK COUNTY

W-SC

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

April 27, 1992

Greg Severns
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 92-8 - Final Plat of Breezy Pointe (Bayside Estates) Addition

Dear Greg:

At the regular meeting of the Metropolitan Area Planning Commission on April 23, 1992, 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, 1992.

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,

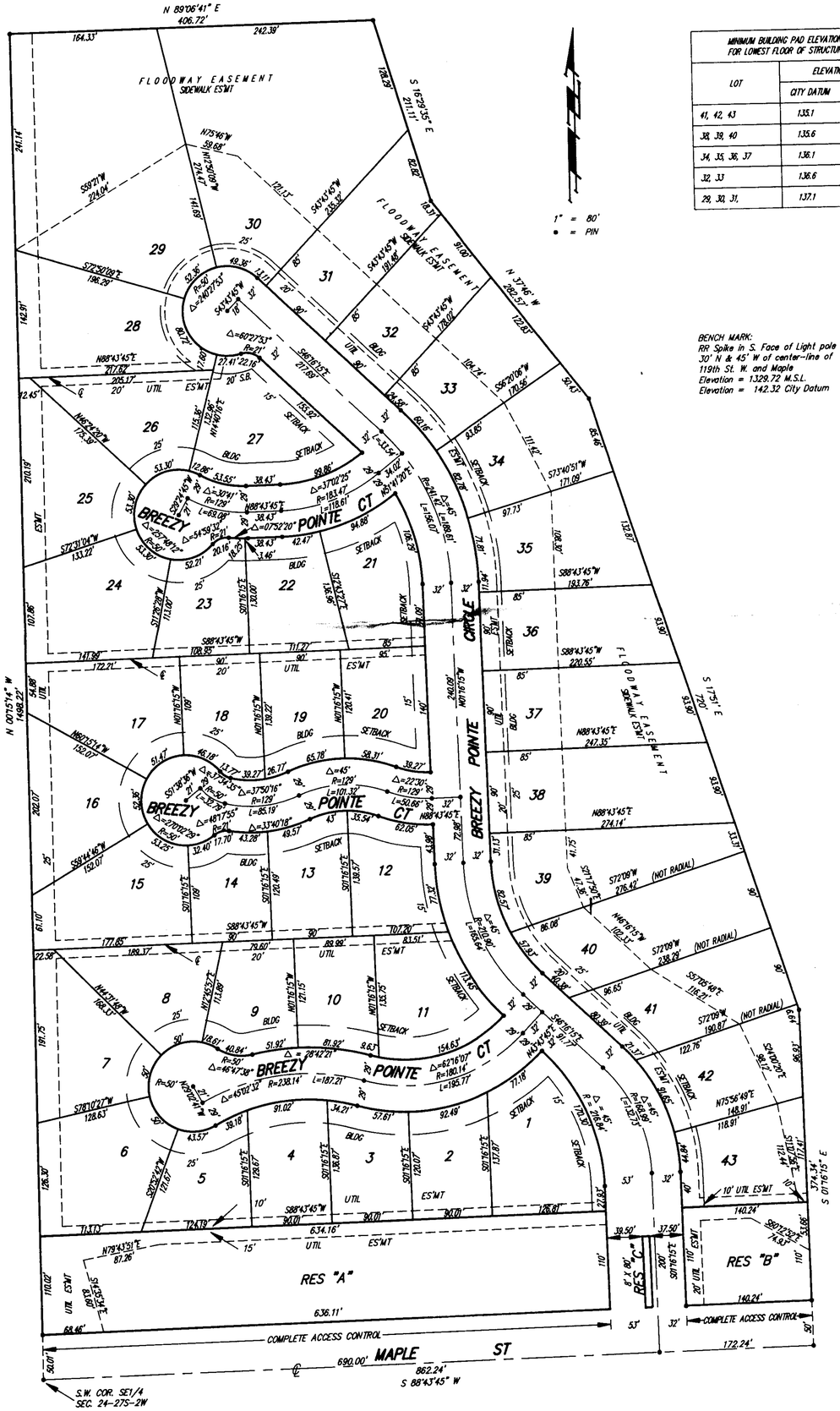
Don Losew
Senior Planner

DL:sm
cc: Jay W. Russell, P.O. Box 9007, Wichita, KS 67277
Mike Lindebak, City Engineer

FILE COPY

BREEZY POINTE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS.



MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST FLOOR OF STRUCTURE		
LOT	ELEVATION	
	CITY DATUM	M.S.L.
41, 42, 43	1.35.1	1322.5
38, 39, 40	1.35.6	1323
34, 35, 36, 37	1.36.1	1323.5
32, 33	1.36.6	1324
29, 30, 31,	1.37.1	1324.5

BENCH MARK:
RR Spike in S. Face of Light pole 30' N & 45' W of center-line of 119th St. W. and Maple
Elevation = 1329.72 M.S.L.
Elevation = 142.32 City Datum

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "BREEZY POINTE ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: That part of the SE1/4 of Sec. 24, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, described as beginning at the S.W. Corner of said SE1/4; thence N 00°15'14" W, along the west line of said SE1/4, 1498.22 feet; thence N 89°06'41" E, 406.72 feet; thence S 16°29'35" E, 211.11 feet; thence S 37°46' E, 282.57 feet; thence S 17°51' E, 720 feet; thence S 01°16'15" E, 374.34 feet to the south line of said SE1/4; thence S 88°43'45" W, along the south line of said SE1/4, 862.24 feet to the place of beginning.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Date _____

_____ Surveyor
Mark A. Savoy

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

Dated this _____ day of _____ 1992.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
Christopher J. Gobel

_____ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____ 1992.

_____ Mayor
Bob Knight

_____ Deputy City Clerk
Pat Burnett

Know all men by these presents that we, the undersigned, have the land described in the surveyors certificate to be platted into Lots, Streets and Reserves to be known as "BREEZY POINTE ADDITION", Wichita, Sedgwick County, Kansas. Reserves "A" and "B" are hereby reserved for floodway purposes, landscaping and sidewalks. Reserve "C" is hereby reserved for entry monuments, landscaping and for street and utility purposes. Reserves "A", "B" and "C" shall be owned and maintained by the home owners association for the addition. The utility easements are hereby granted for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from Maple St. over and across the south line of Reserves "A" and "B" are hereby granted to the City of Wichita, Kansas. The floodway easement is hereby reserved for floodway purposes and shall be the responsibility of the owners of the Lots encumbered by the easement until such time as the governing appropriate governing elects to assume the responsibility for the maintenance and improvement of the drainage. No buildings shall be constructed on or within said floodway; nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of said appropriate governing body. With such permission of said appropriate governing body, additional improvements and/or activities may be permitted within said floodway, such as landscaping, water features and sidewalks. Minimum Building Pad Elevations shall be as shown on the face of the plat.

_____
Jay W. Russell

Entered on transfer record this _____ day of _____ 1992.

_____ County Clerk
Don Wright

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this _____ day of _____ 1992, by Jay W. Russell

_____ Notary Public

My App't. Exp. _____

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____ 1992, at _____ o'clock ___ M; and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa