

- L. The applicant shall contact Traffic Engineering to determine if street name signs need to be changed, and any costs assumed by the applicant, for renaming Douglas to Douglas Circle at the north end of this plat.
- M. Prior to scheduling this case before the City Council, the structure which encroaches into the utility easements being granted must be removed. Once the structure has been removed, a letter so stating shall be submitted from the platting engineer.
- N. 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.
- O. Prior to this plat being scheduled for the City Council the applicant shall submit the drainage information requested by City Engineering.
- P. The final plat tracing shall indicate changes in the utility and drainage easements as approved by City Engineering.
- Q. The applicant is advised that drainage improvements constructed in conjunction with street improvements for Maple street shall be below grade.
- R. 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.
- S. 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.
- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- V. Recording of the plat within 30 days after approval by the City Council.

March 30, 1989

STAFF REPORT

(Final Plat, Preliminary Plat, Approved 2/9/89)

CASE NUMBER: S/D 89-3 - BRISTOL PARK ADDITION

OWNER/APPLICANT: Stitt Estates c/o Leo Stitt, 2531 Greenwood, Wichita, KS 67216

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: North of Maple in an area west of Ridge Road

SITE SIZE: 17.9 acres

NUMBER OF LOTS

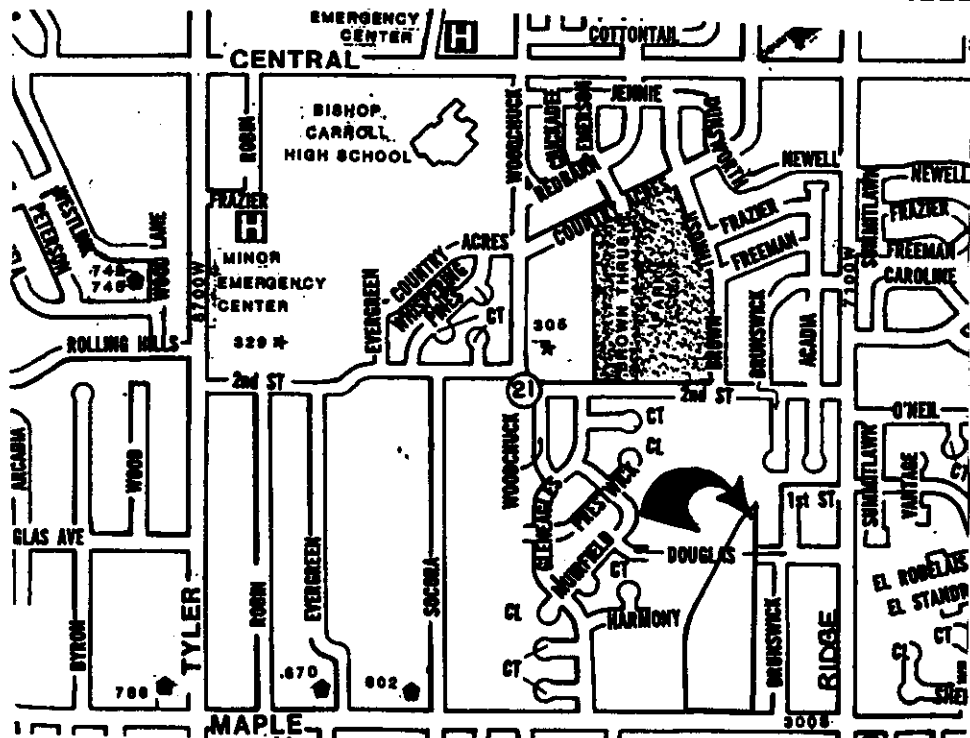
Residential:	37
Office:	
Commercial:	
Industrial:	
Total:	37

MINIMUM LOT AREA: 7,480 sq. ft.

CURRENT ZONING: "AA" (one-family)

PROPOSED ZONING: "AA" (one-family), C.U.P. DP-189

VICINITY MAP:



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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. On the final plat tracing, fifth line of the platator's text shall be amended to indicate that Reserve C is also reserved for "drainage and utilities confined to easements."
- H. If the sanitary sewer plan indicates that sewer will be located in Reserves A and B and/or the abutting utility easements, a hold harmless agreement shall be submitted.
- 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 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 29-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.

BRISTOL PARK

AN ADDITION TO WICHITA, KANSAS.

State of Kansas } s.s. We, Baughman Company, P.A., Surveyors
Sedgewick County } in aforesaid county and state do hereby certify that we have
surveyed and platted "BRISTOL PARK" an Addition to
Wichita, Kansas and that the accompanying plat is a
true and correct exhibit of the property surveyed, desc-
ribed as that part of the W 1/2 of the E 1/4 of the SE 1/4
of Sec. 21, Twp. 27S, R-1-W of the 6th. P.M., Sedgewick
County, Kansas, lying east of the westerly line of the
drainage dedication, recorded on Film 328 at page 1040.
The drainage dedication recorded on Film 328
at page 1040 and all other existing public ease-
ments or dedications being vacated by virtue
of K.S.A. 12-512(b).

Baughman Company, P.A.

Date

Mark A. Savoy

Surveyor

This plat of "BRISTOL PARK" an
Addition to Wichita, Kansas, has been submitted to and
approved by the Wichita, Sedgewick County Metropolitan
Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____ 1989.
Wichita-Sedgewick County Metropolitan Area Planning Commission.

Chairman

Sue L. Crockett

Secretary

Marvin J. Krout

This plat approved and all ded-
ications shown hereon accepted by the City Council
of the City of Wichita, Kansas, this _____ day of
_____ 1989.

Mayor

Sheldon Kamen

City Clerk

John Moir

Entered on transfer record this
_____ day of _____ 1989.

County Clerk

Don Wright

State of Kansas } s.s. This is to certify that this plat has
Sedgewick County } been filed for record in the office of the Register of
Deeds, this _____ day of _____ 1989 at _____ o'clock
_____ M; and is duly recorded.

Register of Deeds

Rat Kettler

Deputy

Ed Resa

Bristol Park, Inc.

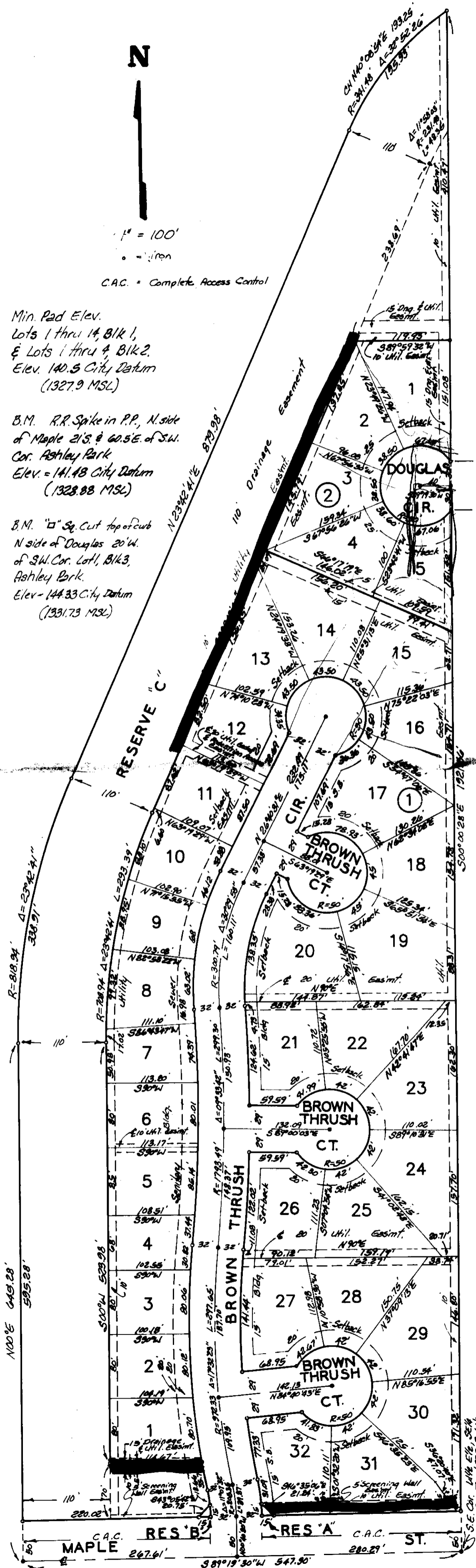
President

J.W. Russell

State of Kansas } s.s. The foregoing instrument acknowl-
Sedgewick County } edged before me this _____ day of _____ 1989 by
J.W. Russell, President of Bristol Park, Inc., on behalf
of the corporation.

Notary Public

My Appt. Exp. _____



Min. Pad Elev.
Lots 1 thru 14, Blk 1,
& Lots 1 thru 4, Blk 2,
Elev. 140.5 City Datum
(1327.9 MSL)

B.M. R.R. Spike in P.P., N. side
of Maple 213.8 60.5 E. of S.W.
Cor. Ashley Park
Elev. = 141.43 City Datum
(1328.88 MSL)

B.M. "D" Sq. Cut top of curb
N side of Douglas 20' W.
of S.W. Cor. Lot 1, Blk 3,
Ashley Park.
Elev. = 144.33 City Datum
(1331.73 MSL)

C.A.C. = Complete Access Control

N

1" = 100'

• = Iron

100°E 445.28' 525.28'
R=818.94' Δ=23°42'41"
338.97'

MAPLE ST.

RES. B

RES. A

ST.

389°19'30"W 547.90'

S.E. COR. TWP. 27S, R. 1W, SEC. 21

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

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

March 30, 1989

Baughman Co., P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 89-3 BRISTOL PARK ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on March 30, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of March 24, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: J.W. Russell, Inc., ~~433 N. Maize Rd.,~~
Wichita, KS 67212 67277

Mike Lindebak, City Engineer

P.O. Box 9007

FILE COPY