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.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

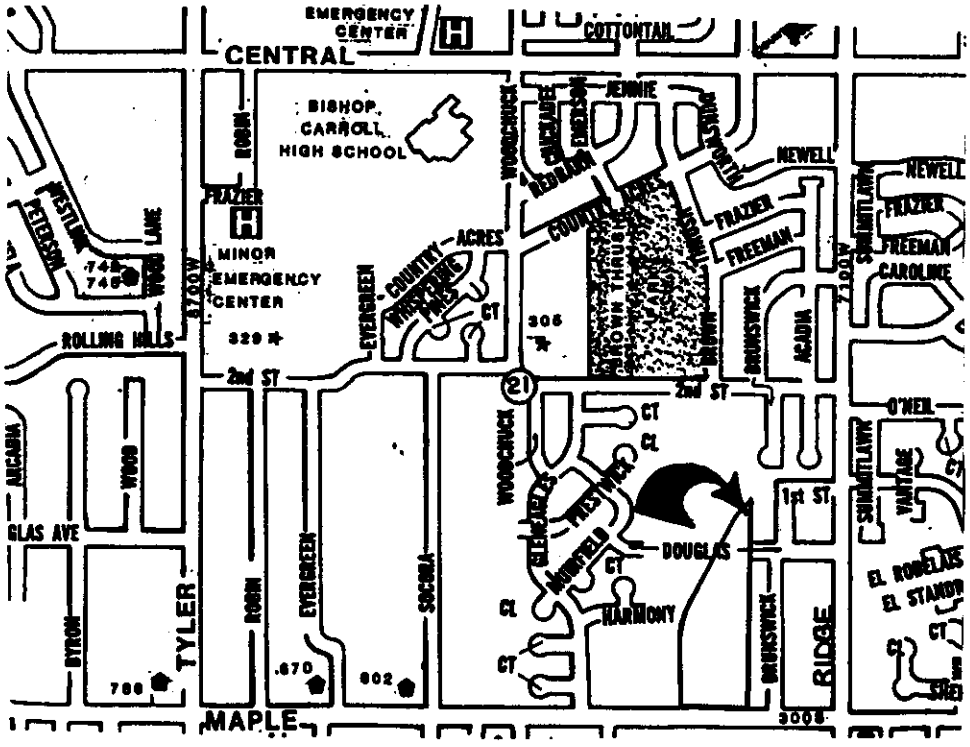
AGENDA ITEM NO. 1-7

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 plattor'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.

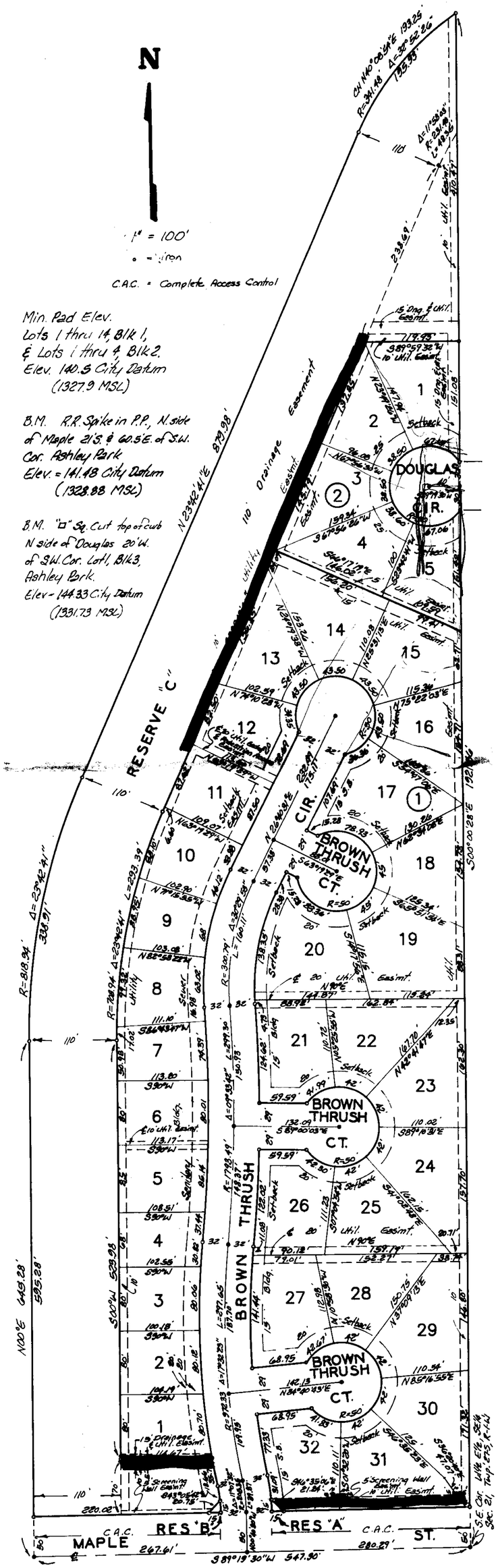
I. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who 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.
Sedgwick County }

We, Baughman Company, P.A., Surveyors 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, described as that part of the W½ of the E½ of the SE¼ of Sec. 21, Twp. 27S, R-1-W of the 6th. P.M., Sedgwick 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 easements or dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

_____
Date

_____ Surveyor
Mark A. Savoy

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, Streets, and Reserves to be known as "BRISTOL PARK" an Addition to Wichita, Kansas. Reserves "A" and "B" are hereby reserved for landscaping, entry features, signage, screening wall and for the construction and maintenance of all public utilities. Reserve "C" is hereby reserved for open space. Reserves "A", "B" and "C" are also reserved for and shall allow all uses permitted by the approved associated Ashley Park Residential C.U.P., restricting uses such as gazebos, playground equipment and other structures to areas not incumbered by utility or drainage easements. All reserves shall be owned and maintained by the home owners association for the addition. The drainage easements are hereby granted for drainage purposes (landscaping, walkways, lakes and other uses which are not in conflict with drainage shall be allowed in accordance with the approved associated C.U.P. The pedestrian access easement is hereby granted as indicated for pedestrian access to Reserve "C". The screening wall easements are hereby granted for the construction and maintenance of private screening walls and utility main lines and service lines are allowed to cross these easements. The utility easements are hereby granted as indicated 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", "B" and "C" and Lots 30, 31 and 32 are hereby granted to the City of Wichita, Kansas. Minimum Building Pad Elevation for Lots 1 through 14 Block 1 and Lots 1 through 4, Block 2, shall be 140.5 City Datum. (1327.9 MSL)

Bristol Park, Inc.

_____ President
J.W. Russell

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged 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. _____

This plat of "BRISTOL PARK" an Addition to Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this____ day of_____ 1989.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____ Chairman
Sue L. Crockett

_____ Secretary
Marvin J. Krout

This plat approved and all dedications 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.
Sedgwick County }

This is to certify that this plat has 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
Pat Kettler

_____ Deputy
Ed Resa

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.,~~ P.O. Box 9007
Wichita, KS ~~67212~~ 67277
Mike Lindebak, City Engineer

FILE COPY