M. If a private swimming pool is intended for any reserve being platted, the applicant is advised that a special permit request must be filed in accordance with Section 28.04.182(1) of the City's zoning ordinance. The applicant has the option of submitting a Community Unit Plan in order to establish the private swimming pool use.

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 structure constructed on subject property.

O. Minimum building pad elevations shall be noted on the face of the plat as well as in the plattor's text.

P. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).

Q. On the final plat tracing, either the street name O'Neil or 1st Street North shall be indicated for the segment of street between the east line of Lot 18, Block 3 and the north one of Lot 28, Block 3.

R. The final plat tracing shall indicate a 10 foot utility easement centered on the common lot line of lots 31 and 32, Block 4.

S. 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.

T. 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.

U. 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.

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

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

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING
COMMISSION

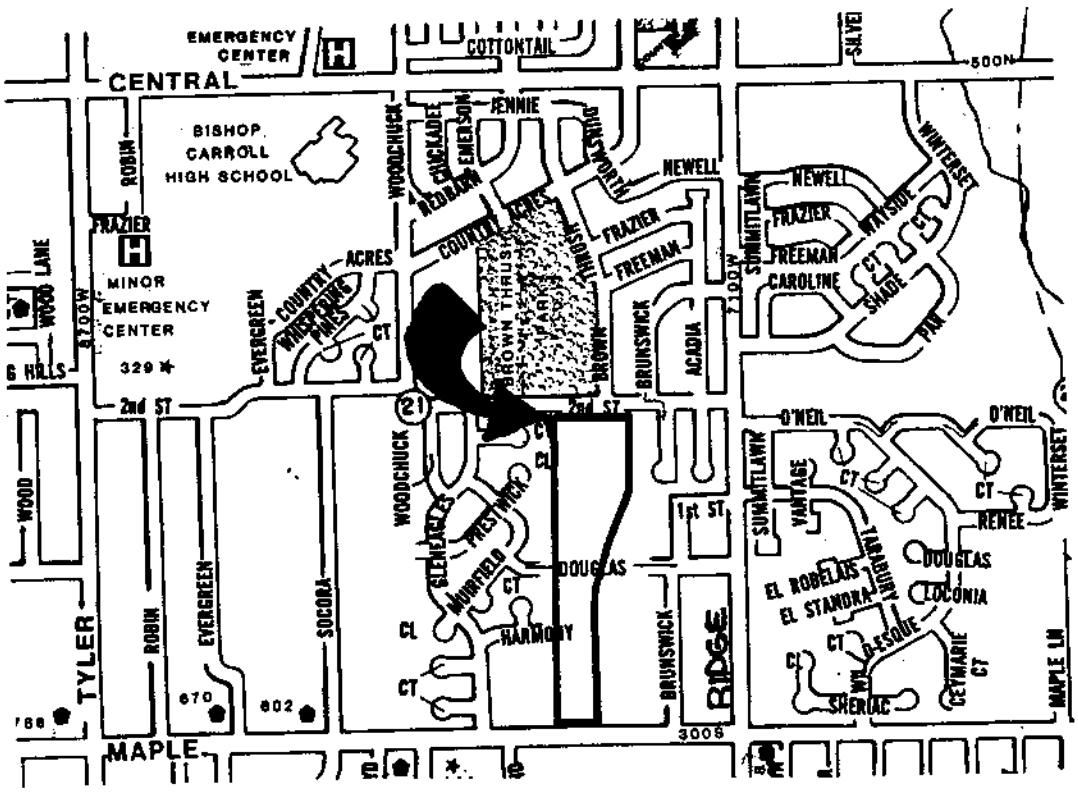
AGENDA ITEM #2-7

AUGUST 4, 1988

STAFF REPORT
(Final Plat; Preliminary Approved: June 30, 1988)

CASE NUMBER:	S/D 88-46 - ASHLEY PARK ADDITION (Formerly Greystone Addition)
OWNER/APPLICANT:	J.W. Russell, 443 N. Maize Road, Wichita, KS 67212
SURVEYOR/ENGINEER:	Baughman Company, P.A.
LOCATION:	North of Maple, in an area west of Ridge Road.
SITE SIZE:	47 Acres
NUMBER OF LOTS:	
Residential:	104
Office:	
Commercial:	
Industrial:	
Total:	104
MINIMUM LOT AREA:	8,904 Sq. Ft.
CURRENT ZONING:	"AA"
PROPOSED ZONING:	"AA"

VICINITY MAP:



SUBDIVISION COMMITTEE RECOMMENDATIONS:

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. As required by the sidewalk plan, the paving petition for Brown Thrush shall provide for a sidewalk on the east side of the street from 2nd Street to sidewalk easement between Lots 9 and 10, Block 4. The paving petition for Ashley Street shall provide for a sidewalk on the east side of the street from the south line of Lot 32, Block 4, to the north line of Maple Street.

G. As required by the sidewalk plan, the applicant shall guarantee the construction of a sidewalk within Reserve A and the sidewalk easement between Lots 9 and 10, Block 4 (approximately 2,200 linear feet).

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

I. Since Second Street at this location is classified as a collector street, the applicant shall submit a notarized sidewalk certificate stating that a sidewalk will be constructed adjacent to Second Street at the time of Lots 29 through 35 and Lot 47, Block 3 and Lot 1, Block 4's development.

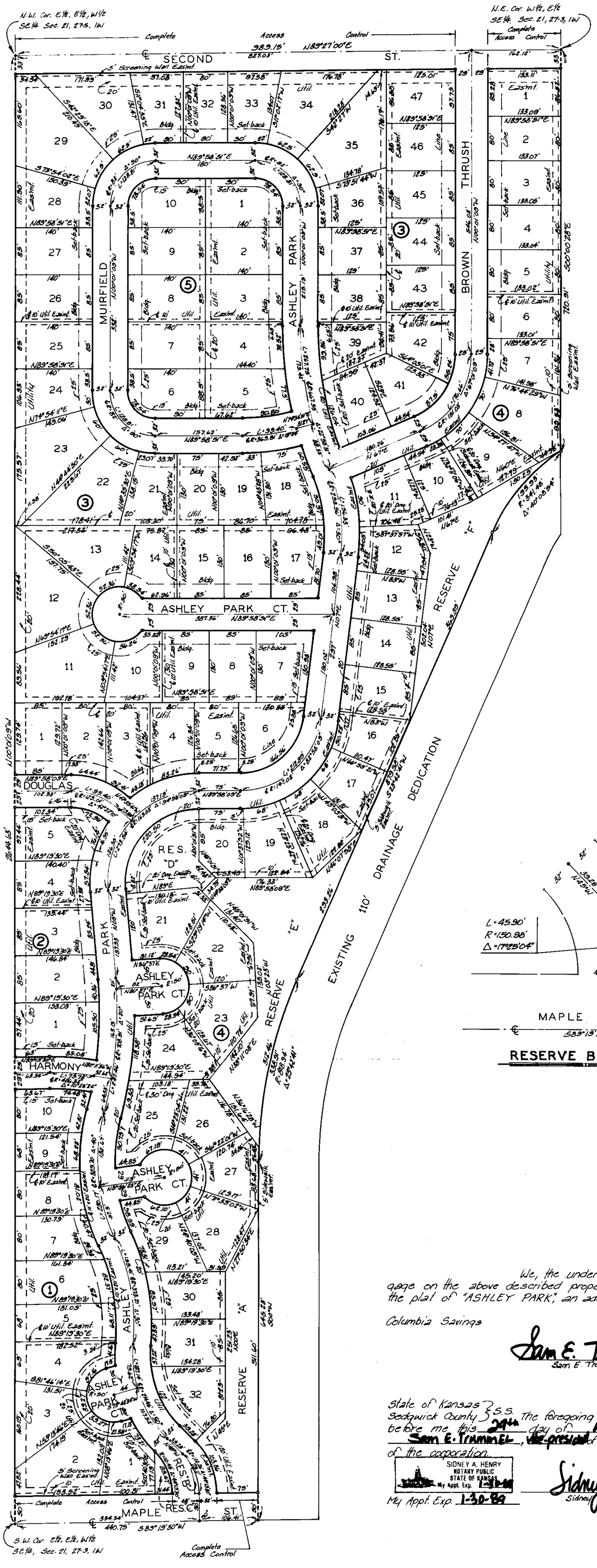
J. The final plat tracing shall exclude the area along the east line of this plat, associated with the drainage easement. This area is not within the applicant's ownership at this time and cannot be included within this plat. Fifteen revised drawings shall be submitted to the Planning Department for distribution to the Subdivision and Utility Advisory Committee. A revised sidewalk plan, removing sidewalk from the area of the drainage easement, shall also be submitted to the Planning Department.

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. 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.

ASHLEY PARK

AN ADDITION TO WICHITA, KANSAS



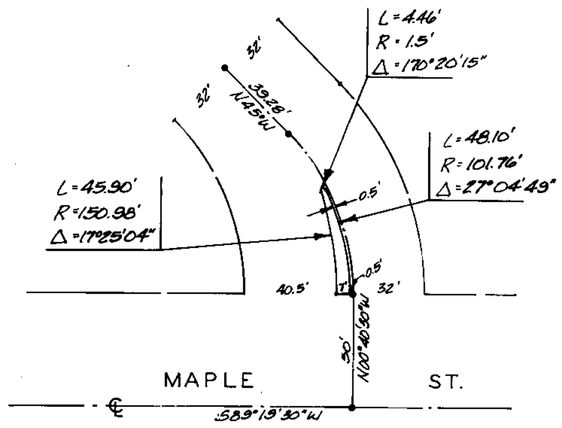
1" = 100'
o = Iron

BENCH MARKS:

#1: R.R. Spike in Power Pole north side of Maple St., 21' S. & 60.5' E. of S.W. Cor. of ASHLEY PARK
Elev. = 1328.88 M.S.L.
Elev. = 141.48 City Datum

#2: "□" Cut in top of Curb south side of Harmony St., 20' W. of N.W. Cor. of Lot 10, Blk 1, ASHLEY PARK
Elev. = 1328.86 M.S.L.
Elev. = 141.46 City Datum

#3: "□" Cut in top of Curb north side of Douglas St., 20' W. of S.W. Cor. of Lot 1, Blk 3, ASHLEY PARK
Elev. = 1331.73 M.S.L.
Elev. = 144.33 City Datum



RESERVE B - DETAIL

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 "ASHLEY PARK", an addition to Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the E½ of the E½ of the W½ of the SE¼ of Sec. 21, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas and the W½ of the E½ of the SE¼ of said Sec. 21, lying west of the westerly line of the drainage dedication, recorded on Film 328 at Page 1040 and as extended south to the south line of said SE¼. Existing easements and dedications being vacated by virtue of K.S.A. 12-512(b).

24 Aug 1988
Date

Baughman Company, P.A.

Mark A. Savoy
Mark A. Savoy — Surveyor

MARK A. SAVOY — LS-788 — LAND SURVEYOR

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, Blocks, Streets and Reserves to be known as "ASHLEY PARK", an addition to Wichita, Kansas. Reserves "A", "E" and "F" are hereby reserved for drainage purposes, open space, landscaping, gazebos, walks, and recreational equipment. Reserve "B" and "C" are hereby reserved for landscaping and entry features. Reserve "D" is hereby reserved for recreational purposes, private swimming pool, gazebos, walks, restrooms for the pool area and off-street parking. All reserves shall be owned and maintained by the homeowners association for the addition. The utility easements are hereby granted for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The sidewalk easement is hereby granted as indicated for sidewalk purposes. The 5 foot wall easements are hereby granted as indicated for the construction and maintenance of a private wall, and utilities are allowed to cross these easements. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from Maple Street over and across the south line of Lots 1 and 2, Block 1 and Reserves "A" and "C" and to or from Second Street over and across the north line of Lots 29, 30, 31, 32, 33, 34, 35 and 47, Block 3 and Lot 1, Block 4, are hereby granted to the City of Wichita, Kansas. Minimum Building Pad Elevation for Lots 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 26, 27, 28, 30, 31 and 32, Block 4, shall be M.S.L., being City Datum.

J. W. Russell, Inc.

J. W. Russell, President

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me this 25th day of August, 1988, by J. W. Russell, President of J. W. Russell, Inc., on behalf of the corporation.

My Appt. Exp. 7-13-1991

Ann Allaire
Ann Allaire — Notary Public

This plat of "ASHLEY 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 _____ 198__.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____ Chairman
Elton Parsons

_____ 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 _____ 198__.

_____ Mayor
Sheldon Kamen

_____ Deputy City Clerk
Dale E. Rea

We, the undersigned, holders of a mortgage on the above described property do hereby consent to the plat of "ASHLEY PARK", an addition to Wichita, Kansas.

Columbia Savings

Sam E. Trummel, VICE-PRES.
Sam E. Trummel

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me this 29th day of August, 1988, by Sam E. Trummel, vice-president of Columbia Savings, on behalf of the corporation.

SIDNEY A. HENRY
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 1-30-89

Sidney A. Henry
Sidney A. Henry — Notary Public

My Appt. Exp. 1-30-89

Entered on transfer record this _____ day of _____ 198__.

_____ 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 _____ 198__, at _____ o'clock __ M., and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

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

August 5, 1988

Baughman Company, P.A.
315 Ellis
Wichita, Kansas 67211

Re: S/D 88-46 - Ashley Park Addition (Formerly Greystone Addition)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 4, 1988, 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 July 29, 1988.

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 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew

Donald Losew
Planner

DL/pb
cc: J.W. Russell, 443 N. Maize Road, Wichita, Kansas 67212
Bill Yung Design, 4912 E. 29thSt., North, Suite 1, Wichita, Kansas 67212
Professional Engineering Cnslts., P.A. 1440 E. English, Wichita, Kansas 67211
Mike Lindebak, City Engineer