

- G. On the final plat tracing the platlor's text shall be amended to further and more specifically indicate that fencing or similar drainage obstructions will not be allowed within the "Floodway Easement" along Lots 5 thru 8, Block 1.
- H. 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.
- I. 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.
- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. Traffic Engineering recommends that non-mountable curbs be installed at the ends of the Douglas and Brownthrush turnarounds to prevent vehicles from illegally crossing between the two rights-of-way.

September 12, 1991

STAFF REPORT  
(Final Plat; Preliminary Plat  
Approved July 25, 1991)

CASE NUMBER: S/D 91-34 - ASHLEY PARK II ADDITION

OWNER/APPLICANT: Bristol Park, Inc.  
Jay W. Russell, 515 N. Ridge Rd., 67212

SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, 67211

LOCATION: North of Maple on Brownthrus Circle

SITE SIZE: 8 Acres

NUMBER OF LOTS

Residential:	13
Office:	
Commercial:	
Industrial:	
Total:	13

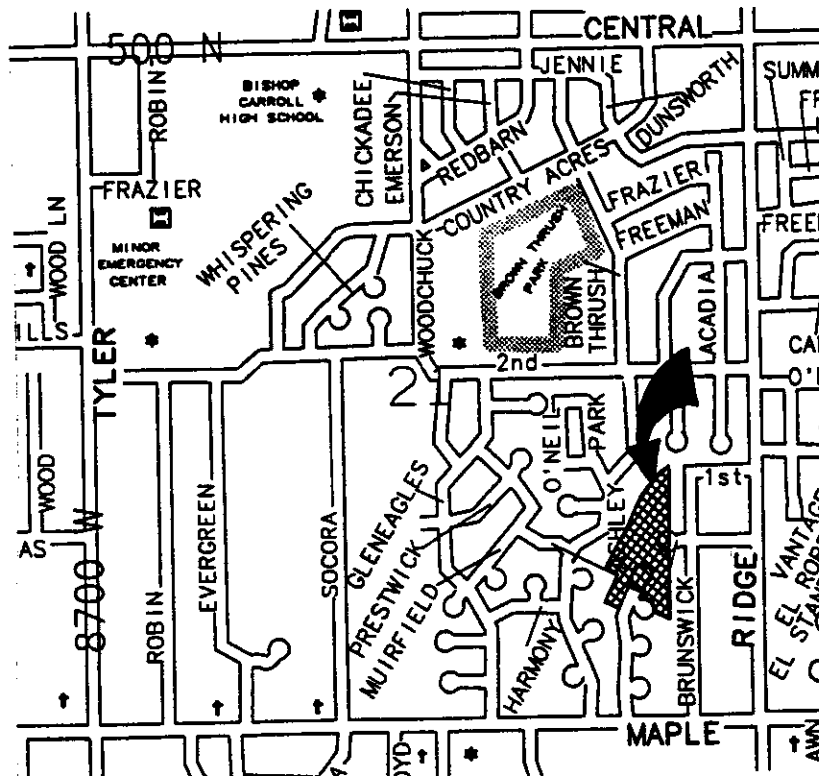
MINIMUM LOT AREA: 8,300 sq. ft.

CURRENT ZONING: "AA" One-Family Dwelling District w/C.U.P.  
(DP-189)

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VICINITY MAP:

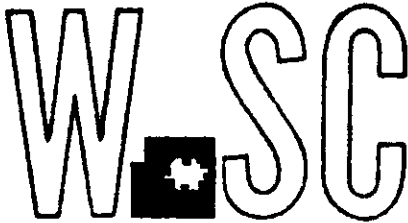


Approve the plat, subject to:

- A. The applicant shall submit an agreement to redistribute specials for existing guarantees. Because of changes in the planned street, new paving guarantees shall be provided which include drainage, construction of a turnaround for the termination of Douglas adjacent to this plat, construction of a 20-foot emergency fire lane access connecting Brownthrush Circle and Douglas, and the removal of the existing cul-de-sac and relocation of the water lines.
- B. Considering the proposed change to the previously platted Reserve and the alteration of parcel boundaries depicted in the C.U.P., the applicant shall, prior to this plat being scheduled for City Council, obtain an adjustment to the C.U.P. for this change in parcel boundaries.

A letter has been received from the Ashley Park homeowner's association indicating their concurrence in these changes to the Reserves.

- C. 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. ~~Since this property is a replat of a portion of the Bristol Park Addition, the applicant shall submit appropriate legal documents for recording which provide for this property to share the responsibility for the maintenance of the reserves platted as a part of the original plat.~~
- D. ~~The applicant is advised that according to the title binder, outstanding taxes exist for this site and release of the final plat tracing for recording will not be done unless proof is provided that all appropriate property taxes have been paid in full.~~
- E. It is noted that on line 25 of the plattor's text that the word "all" has been misspelled as "al".
- F. The applicant shall make satisfactory arrangements with Multimedia Cablevision for relocation of their utilities necessitated by this replat. Satisfactory arrangements have already been made with K.G. & E. Southwestern Bell advises that they have utilities in the area which do not require relocation, but contractors should be careful when constructing facilities nearby.



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

September 13, 1991

Greg Severns  
Baughman Co.  
315 Ellis  
Wichita, KS 67211

Re: S/D 91-34 - Final Plat of ASHLEY PLAT II ADDITION, zoned  
"AA" One-Family and located north of Maple on Brownthrush.

Dear Greg:

At the regular meeting of the Metropolitan Area Planning Commission on September 12, 1991, 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 September 9, 1991.

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,

  
Louise Olivarez  
Principle Planner

LO:sm

cc: Jay W. Russell, Bristol Park Inc., 515 N. Ridge Rd., 67212  
Mike Lindebak, City Engineer

FILE COPY

OFFICE COPY  
DO NOT REMOVE

FINAL PLAT

# ASHLEY PARK II

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 9-5-91 SUBJECT WICHITA, SEDGWICK COUNTY, KANSAS TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 9-9-91

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, Reserves, Blocks and Streets to be known as "ASHLEY PARK II", an Addition to Wichita, Sedgwick County, Kansas. Reserve "A" is hereby reserved for landscaping, emergency fire lane access and for drainage and utility easement purposes. Reserve "B" is hereby reserved for landscaping, entry features, signage, screening wall and for the construction and maintenance of all public utilities. Reserves "A" and "B" shall be owned and maintained by the home owners association for the addition. The screening wall easement is hereby granted for the construction and maintenance of a private screening wall and utility main lines and service lines are allowed to cross this easement. The floodway easement is hereby granted for drainage purposes and shall be the responsibility of the owners of Lots 5, 6, 7, and 8, Block 1, until such time as the body exercising jurisdiction elects to assume responsibility for the maintenance and improvements of the drainage, provided further that no buildings shall be constructed on or within said floodway easement, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the appropriate governing body. With such permission of said appropriate governing body additional improvements and/or activities, such as landscaping, walkways, lakes and other uses which are not in conflict with drainage, may be permitted within said floodway easement. The utility easements are hereby granted for the construction and maintenance of all public utilities. The drainage easements are hereby granted for drainage purposes. The pedestrian access easements are hereby granted as indicated for access to the previously platted reserve. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to from Maple St., over and across the south line of Lot 1, Block 3 and Reserve "B" and to or from Douglas Ave., over and across the east line of Reserve "A" are hereby granted to the City of Wichita, provided however that Reserve "A" shall have access to Douglas Ave. for emergency fire lane purposes as shall be determined by the City Engineer of the City of Wichita, Kansas. Minimum Building Pad Elevations for lowest openings to structures are as shown on the face of the plat.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and state do hereby certify that we have surveyed and platted "ASHLEY PARK II", an Addition to Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lots 11, 12, 13, 14, 15, 16, 17, and 18, Block 1, and Lots 1, 2, 3, 4, and 5, Block 2, and all of Reserve "B", together with that part of Brown Thrush Circle, lying northeasterly of a line extending from the point of curvature of the Cul-De-Sac of said Brown Thrush Circle, and together with all of Douglas Circle, and together with that part of Reserve "C", lying east of the west line of Lot 1, Block 1, extended south to the north line of Maple St., and together with that part of Reserve "C", lying northerly of the southwesterly line of Lot 4, Block 2, extended northwesterly, except the westerly 55 feet of said Reserve "C", adjacent thereof, all as platted in Bristol Park an Addition to Wichita, Kansas.

All being situated in the SE1/4 of Sec. 21, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

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

Baughman Company, P.A.

Date \_\_\_\_\_  
Mark A. Savoy Surveyor

Bristol Park, Inc.  
\_\_\_\_\_  
J.W. Russell President  
Chaney Construction Co., Inc.  
\_\_\_\_\_  
Randy Chaney President  
Ashley Park and Bristol Park Homeowners Association, Inc.  
\_\_\_\_\_  
\_\_\_\_\_  
President



1" = 50'  
- PIN

MINIMUM PAD ELEVATION:  
LOWEST OPENING  
LOTS 1, 2, 3, 4, 5, 6, 7, 8, BLOCK 1  
ELEVATION = 140.5 CITY DATUM  
(1327.9 M.S.L.)  
BENCH MARK:  
SQUARE CUT, TOP OF SOUTH CURB  
OF DOUGLAS AVENUE, 20' EAST OF  
EAST LINE OF ASHLEY PARK II  
ELEVATION = "RESERVATION" DATUM  
(1330.25 M.S.L.)

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 1991, by J.W. Russell, President of Bristol Park, Inc. and by Randy Chaney, President of Chaney Construction Co., Inc. and by \_\_\_\_\_ President of Ashley Park and Bristol Park Homeowners Association, Inc., on behalf of their respective corporations.

My App't. Exp. \_\_\_\_\_ Notary Public

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

Fidelity Savings Association of Kansas

Bank IV of Wichita

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 1991, by \_\_\_\_\_ of Fidelity Savings Association of Kansas, on behalf of the association.

My App't. Exp. \_\_\_\_\_ Notary Public

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1991.

Bob Knight Mayor

Pat Burnett Deputy City Clerk

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 1991, by \_\_\_\_\_ of Bank IV of Wichita, on behalf of the corporation.

My App't. Exp. \_\_\_\_\_ Notary Public

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1991.

Don Wright County Clerk

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1991.  
Wichita-Sedgwick County Metropolitan Area Planning Commission.

George D. Sherman Chairman

Marvin S. Krout Secretary

State of Kansas) SS This is to certify that this instrument has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 1991, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

