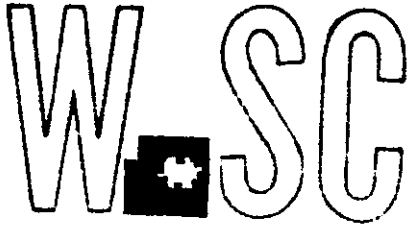


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 288-4561

May 28, 1991

Gary Wiley
Professional Engineering Consultants
303 South Topeka
Wichita, KS 67202

Re: S/D 91-20 (Final Plat) The Abby At Fairfield Addition

Dear Gary:

At the regular meeting of the Metropolitan Area Planning Commission on May 23, 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 May 17, 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.

Please call if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads 'Kandace A. Jones'.

Kandace A. Jones
Associate Planner

KJ:sm

cc: Ralph Rudy, 715 N. Gow, Wichita, KS 67207
Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita,
KS 67220
Mike Lindebak, City Engineer

FILE COPY

S/D 91-20 - THE ABBY AT FAIRFIELD ADDITION

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- O. 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.

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

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

May 23, 1991

STAFF REPORT
(Final Plat Approved 5/16/91,
Preliminary Plat Approved 4/18/91)

CASE NUMBER: S/D 91-20 - THE ABBY AT FAIRFIELD ADDITION

OWNER/APPLICANT: Ralph Rudy, 715 N. Gow, Wichita, KS 67207

SURVEYOR/ENGINEER: Professional Engineering Consultants, 303
South Topeka, Wichita, KS 67202

LOCATION: South of 13th St. North, in an area west of
Rock Rd.

SITE SIZE: 5 Acres

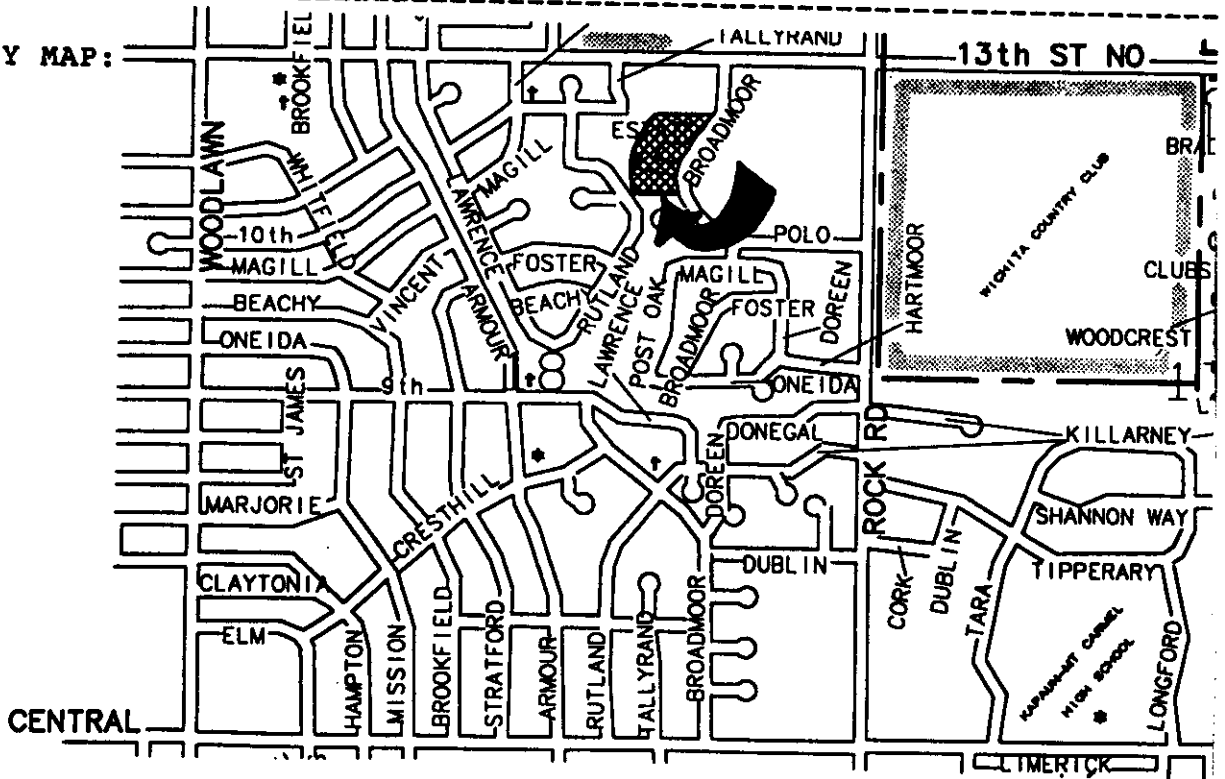
NUMBER OF LOTS

Residential:	11
Office:	
Commercial:	
Industrial:	
Church:	1
Total:	12

MINIMUM LOT AREA: 8,000 sq. ft.

CURRENT ZONING: "A" Two Family Dwelling (DP-146)

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall submit square footage figures to Engineering or an agreement to provide for the redistribution of specials for sanitary sewer. New petitions shall be submitted for water and paving. If projects are to be abandoned as a result of this replat, the applicant shall pay off any charges against any abandoned improvements. The paving petition shall provide for a 21-foot paving standard which also provides that no parking can be allowed on the street.
- B. The applicant shall guarantee the paving of the proposed private interior street, shown as Reserve "A," to a 29-foot public street standard.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The Community Unit Plan (DP-146) allowed a church use as part of Parcel 1. This replat proposes a church use on Lot 1, which is associated with Parcel 2 which restricts uses to Zero lot line, patio homes, single family, townhouses and associated community facilities. The applicant must file for an adjustment to the C.U.P. in order to provide for a church use in Lot 1 of Parcel 2. The final plat tracing shall not be scheduled for City Council review until the associated C.U.P. has been adjusted to provide for a church use.
- E. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either from 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.
- F. 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.
- G. Regarding Reserve A, which is being platted for private drive purposes, discussion with the Law Department indicates a need for language in the covenant which sets forth ownership and maintenance responsibilities of the reserve, to establish future reversionary rights of the reserve to the lots benefiting from the reserve.

- H. Since this plat proposes the platting of narrow street rights-of-way with adjacent "15-foot public drainage, utility and private street easement," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within this easement shall be reviewed by the City Forestry Division prior to installation.
- I. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-foot public or private street (drive). 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.
- J. On the final plat tracing, the plattor's text shall note that the parking allowed in Reserve B is confined to the indicated parking easements. Further, the applicant needs to provide for the maintenance and ownership of these parking areas. Also, these areas are intended for guest type parking and not for the storage of boats, campers, and other such vehicles. The covenant concerning the ownership and maintenance of Reserve B should clearly address these requirements for the indicated parking easements.
- K. 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.
- L. As indicated by City Engineering, a minimum building pad elevation (187.1 Feet City Datum) needs to be indicated on the final plat tracing for lots in the western portion of this site. This elevation shall be shown in City Datum and MSL. Also, it shall be noted if these elevations involve the lowest level or opening elevation. These elevations shall be shown both on the face of the plat and referenced in the plattor's text. On-site and off-site benchmarks shall also be shown.
- M. 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.
- N. 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.