N. On the final plat tracing, the 20-foot utility easement on Lot 31 should be clearly indicated as being exclusive of the adjacent 5-foot wall easement. The plattor's text shall reference the platting of the wall easement.

O. The applicant shall submit verification to City Engineering that the pump station, to the south of this plat, has capacity to serve this subdivision.

P. It is understood that the applicant will ask for permission to construct two low water crossings over the adjacent Cowskin Creek.

Q. 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.

R. On the final plat tracing, the surveyor's text should also reference that this plat was prepared by a licensed surveyor.

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. 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.

W. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan, acceptability of the sewer layout plan and the adjacent pump station's capacity for serving this subdivision.

X. The applicant should be prepared to explain the differences in the preliminary and final plats' boundary on the west portion of the site, along the Cowskin Creek. Does the west line of the plat match the centerline of the Cowskin Creek?

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM #____

MARCH 10, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 2/11/88)

CASE NUMBER: S/D 88-4 - AUTUMN RIDGE 2ND ADDITION

OWNER/APPLICANT: Autumn Ridge Partners and Larry Van Horn, 443 N. Maize Road, Wichita, KS 67212

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: In an area west of 119th Street West and north of 13th Street North.

SITE SIZE: 14.0±

NUMBER OF LOTS:

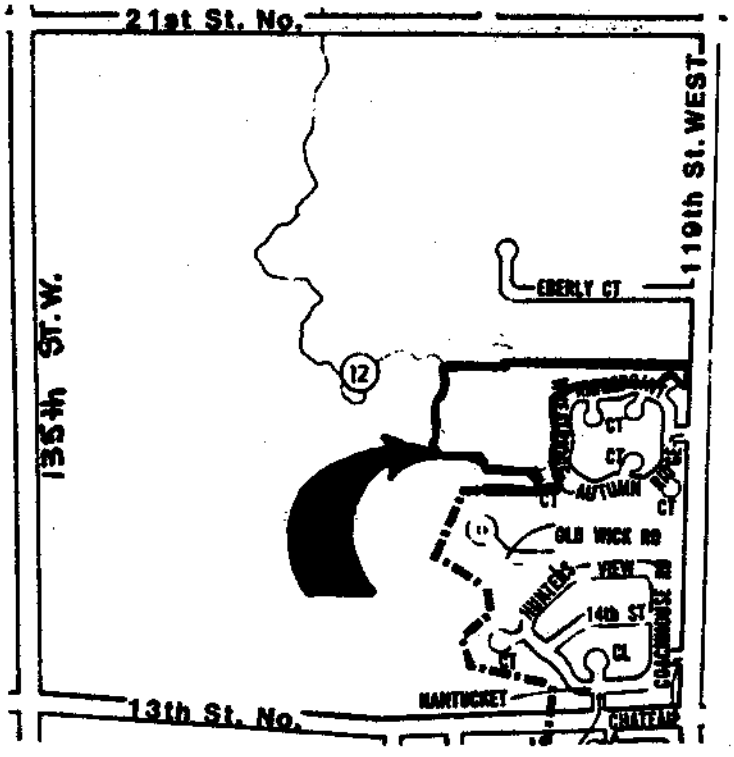
Residential:	34
Office:	
Commercial:	
Industrial:	
Total:	34

MINIMUM LOT AREA: 10,000 Sq. Ft.

CURRENT ZONING: "R-1" and "AA"

PROPOSED ZONING: "AA" (After Annexation)

VICINITY MAP:



STAFF COMMENTS:

NOTE: Lots 1 through 5 and Lots 20 through 34 are subject to the provisions of the Autumn Ridge Residential Community Unit Plan (DP-167).

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

B. The applicant shall guarantee the extension of City water to serve the lots being platted.

C. The applicant shall guarantee construction of the storm sewers required by this plat.

D. The applicant shall guarantee the paving of the proposed interior streets.

E. The applicant shall guarantee any drainage improvements required by the platting of this property.

F. The applicant shall guarantee, by separate petition, the paving of the contingent street dedication. This petition shall provide for a 29-foot street pavement and will be held until it can be combined with a petition to extend the street to the north.

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

H. It is noted that the ownership and maintenance responsibilities of Reserve A are to be vested with Rural Water District #4.

I. Since this plat proposes the platting of a "15-foot street, drainage and utility easement" next to the contingent street dedication, a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of this easement. Retaining walls and change of grade shall be prohibited within this easement as well as fences, earth berms and mass plantings. Any planting within the easement shall be reviewed by the City Forestry Division prior to installation.

J. 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.

K. Since a portion of this property is not currently part of the City of Wichita, the applicant shall request annexation of that property into the City. Upon annexation, the property will be zoned "AA", and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for B.C.C. review until annexation has occurred.

L. On the final plat tracing, the recording information for the water well easements shall be referenced on the face of the plat.

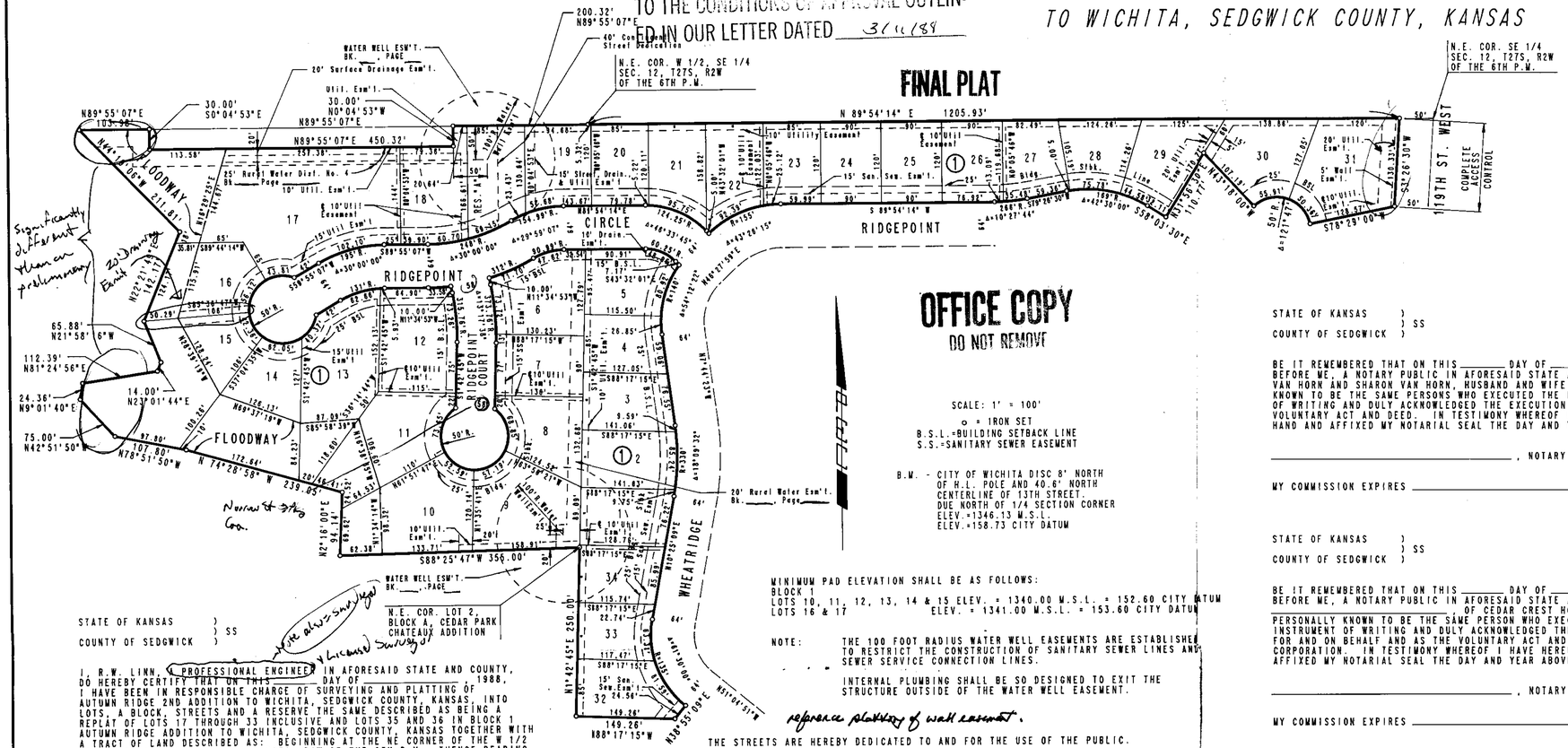
M. On the final plat tracing, the easement between Lots 15 and 16 shall be extended to the boundary of the plat and labeled as to the type of easement (20-foot drainage).

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 3/10/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 3/11/88

AUTUMN RIDGE 2ND ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT



OFFICE COPY

DO NOT REMOVE

SCALE: 1' = 100'

o = IRON SET
B.S.L.=BUILDING SETBACK LINE
S.S.=SANITARY SEWER EASEMENT

B.M. - CITY OF WICHITA DISC 8' NORTH OF H.L. POLE AND 40.6' NORTH CENTERLINE OF 13TH STREET. DUE NORTH OF 1/4 SECTION CORNER ELEV.=1346.13 M.S.L. ELEV.=158.73 CITY DATUM

MINIMUM PAD ELEVATION SHALL BE AS FOLLOWS:
BLOCK 1
LOTS 10, 11, 12, 13, 14 & 15 ELEV. = 1340.00 M.S.L. = 152.60 CITY DATUM
LOTS 16 & 17 ELEV. = 1341.00 M.S.L. = 153.60 CITY DATUM

NOTE: THE 100 FOOT RADIUS WATER WELL EASEMENTS ARE ESTABLISHED TO RESTRICT THE CONSTRUCTION OF SANITARY SEWER LINES AND SEWER SERVICE CONNECTION LINES.

INTERNAL PLUMBING SHALL BE SO DESIGNED TO EXIT THE STRUCTURE OUTSIDE OF THE WATER WELL EASEMENT.

reference platting of well easement.

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM 119TH STREET WEST OVER AND ACROSS THE EAST LINE OF LOT 31, BLOCK 1 ARE HEREBY GRANTED TO THE CITY OF WICHITA.

MINIMUM PAD ELEVATION SHALL BE AS FOLLOWS:
BLOCK 1
LOTS 10, 11, 12, 13, 14 & 15 ELEV. = 1340.00 M.S.L. = 152.60 CITY DATUM
LOTS 16 & 17 ELEV. = 1341.00 M.S.L. = 153.60 CITY DATUM

ALL PORTIONS OF AUTUMN RIDGE AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS AS DESCRIBED IN THE ENGINEER'S CERTIFICATE AND THE DRAINAGE EASEMENT ESTABLISHED ON FILM 837, PAGE 1400 ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

OWNERS: AUTUMN RIDGE PARTNERSHIP,
A KANSAS GENERAL PARTNERSHIP

BY _____, GENERAL PARTNER
J.W. RUSSELL

LEE VAN HORN

SHARON VAN HORN

CEDAR CREST HOMES, INC.

BY _____

RURAL WATER DISTRICT NO. 4, SEDWICK COUNTY, KANSAS

BY _____

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1988, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME J.W. RUSSELL, GENERAL PARTNER OF AUTUMN RIDGE PARTNERSHIP, A KANSAS GENERAL PARTNERSHIP, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID PARTNERSHIP. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, R.W. LINN, PROFESSIONAL ENGINEER IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1988, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF AUTUMN RIDGE 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, STREETS AND A RESERVE THE SAME DESCRIBED AS BEING A REPLAT OF LOTS 17 THROUGH 33 INCLUSIVE AND LOTS 35 AND 36 IN BLOCK 1 AUTUMN RIDGE ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS TOGETHER WITH A TRACT OF LAND DESCRIBED AS: BEGINNING AT THE NE CORNER OF THE W 1/2 OF THE SE 1/4 OF SECTION 12, T27S, R2W OF THE 6TH P.M.; THENCE BEARING S1°42'45"W ALONG THE EAST LINE OF THE W 1/2 OF SAID SE 1/4 AND ALSO ALONG THE WEST LINE OF AUTUMN RIDGE ADDITION A DISTANCE OF 623.64 FEET; THENCE BEARING S88°25'47"W ALONG THE NORTH LINE OF CEDAR PARK CHATEAUX ADDITION A DISTANCE OF 355.00 FEET; THENCE BEARING N2°16'00"E A DISTANCE OF 94.14 FEET; THENCE BEARING N74°28'58"W A DISTANCE OF 239.05 FEET; THENCE BEARING N78°51'50"W A DISTANCE OF 107.80 FEET; THENCE BEARING N42°51'50"W A DISTANCE OF 75.00 FEET; THENCE BEARING N9°01'40"E A DISTANCE OF 24.36 FEET; THENCE BEARING N81°24'56"E A DISTANCE OF 112.39 FEET; THENCE BEARING N23°01'44"E A DISTANCE OF 14.00 FEET; THENCE BEARING N21°58'16"W A DISTANCE OF 65.88 FEET; THENCE BEARING N22°21'49"E A DISTANCE OF 142.17 FEET; THENCE BEARING N44°10'06"W A DISTANCE OF 211.81 FEET TO A POINT IN THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 12; THENCE BEARING N89°55'07"E ALONG SAID NORTH LINE A DISTANCE OF 103.98 FEET; THENCE BEARING S0°04'53"E A DISTANCE OF 30.00 FEET; THENCE BEARING N89°55'07"E A DISTANCE OF 450.32 FEET; THENCE BEARING N0°04'53"W A DISTANCE OF 30.00 FEET; TO A POINT IN THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 12; THENCE BEARING N89°55'07"E ALONG SAID NORTH LINE A DISTANCE OF 200.32 FEET TO THE POINT OF BEGINNING.

_____
R.W. LINN
P.E. #3684, R.L.S. #934
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE ENGINEER'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK STREETS AND A RESERVE. THE SAME TO BE KNOWN AS AUTUMN RIDGE 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS, AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, AND DRAINAGE ARE HEREBY GRANTED.

RESERVE 'A' IS HEREBY PLATTED FOR RURAL WATER DISTRICT NO. 4, SEDGWICK COUNTY, KANSAS, WELL HOUSE AND WATER LINES, ACCESS DRIVE, LANDSCAPING, UTILITIES CONFINED WITHIN EASEMENTS, AND CONTINGENT STREET DEDICATION.

THE CONTINGENT STREET DEDICATION WITHIN RESERVE "A" IS HEREBY DEDICATED TO THE PUBLIC CONTINGENT UPON THE EXTENSION OF THE STREET RIGHT-OF-WAY TO THE NORTH. THIS CONTINGENT DEDICATION SHALL RUN WITH THE LAND.

RESERVE "A" SHALL BE OWNED AND MAINTAINED BY RURAL WATER DISTRICT NO. 4, SEDGWICK COUNTY, KANSAS.

THAT PART OF LOTS 10, 11, 13, 14, 15 16 AND 17 MARKED AS FLOODWAY SHALL ALSO BE USED FOR DRAINAGE AND COWSKIN MAINTENANCE ACCESS. THE FLOODWAY SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF SAID LOTS UNTIL SUCH TIME AS THE GOVERNING BODY EXERCISING JURISDICTION ELECTS TO ASSUME RESPONSIBILITY FOR MAINTENANCE AND IMPROVEMENT OF THE FLOODWAY, PROVIDED FURTHER, THAT NO BUILDING(S) SHALL BE CONSTRUCTED ON OR WITHIN SAID FLOODWAY, NOR SHALL ANY FILL, CHANGE OF GRADE, CREATION OF CHANNEL, OR OTHER WORK BE CARRIED ON WITHOUT THE PERMISSION OF THE APPROPRIATE GOVERNING BODY.

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1988, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME VAN HORN AND SHARON VAN HORN, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1988, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME _____ OF CEDAR CREST HOMES, INC. TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID CORPORATION. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1988, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME _____ OF RURAL WATER DISTRICT NO. 4, SEDGWICK COUNTY, KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID DISTRICT. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

WE, THE NATIONAL BANK OF ANDOVER, HOLDER OF A MORTGAGE ON PART OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF AUTUMN RIDGE 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY _____

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1988, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME _____, OF THE NATIONAL BANK OF ANDOVER, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID BANK. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

WE, BANK IV IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON PART OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF AUTUMN RIDGE 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY _____

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1988, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME _____, OF BANK IV IN WICHITA, KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID BANK. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

WE, COLUMBIA SAVINGS AND LOAN ASSOCIATION, F.A. IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON PART OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF AUTUMN RIDGE 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY _____

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1988, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME _____, OF COLUMBIA SAVINGS AND LOAN ASSOCIATION, F.A. TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID ASSOCIATION. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1988.

_____ CHAIRMAN
ELTON PARSONS

_____ SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1988.

_____ MAYOR
ROBERT G. KNIGHT

_____ DEPUTY CITY CLERK
DALE E. REA

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1988.

_____ COUNTY CLERK
DON WRIGHT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M. ON THIS _____ DAY OF _____, 1988.

_____ REGISTER OF DEEDS
PAT KETTLER

_____ DEPUTY
ED RESA

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1568
(316) 268-4561

March 18, 1988

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Final Plat S/D 88-4 - AUTUMN RIDGE 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 17, 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 March 11, 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 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 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 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew

Donald Losew
Junior Planner

DL:dlk

cc: Autumn Ridge Partners and Larry Van Horn, 443 N. Maize Road, Wichita, KS 67212
Bill Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220

FILE COPY