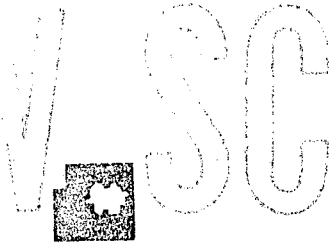


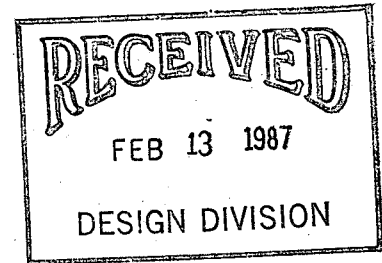
SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

February 12, 1987



Mid-Kansas Engineering Consultants, P.A.  
3500 N. Rock Road #800  
Wichita, KS 67226

Re: Final Plat S/D 86-118 - AUTUMN CHASE ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 12, 1987, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. The applicant shall also guarantee the abandonment of the unused line crossing proposed Lots 5 through 9, Block 2.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. In accordance with the approved sidewalk plan for this property, the paving petition for Gatewood Street shall provide for a sidewalk on the westerly and southerly sides of this street (i.e., adjacent to Reserve F, Lots 13 through 21 of Block 1, Reserve A and Reserve B).
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
- G. As established by the plat of Gatewood Addition to the south, Gatewood Street, adjacent to the easterly line of the plat, shall have a paving width of 31 feet from back of curb to back of curb.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- I. 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.
- J. 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.
- K. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," 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 the easement shall be reviewed by the City Forestry Division prior to installation.
- L. 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 wide street pavement. 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.
- M. In order to provide for the side yard setbacks made necessary by the proposed zero lot line development, the final plat tracing shall specify, on the face of the plat as well as in the plat's text, that "side yard setbacks are per the requirements of the Lakepoint Community Unit Plan (DP-166) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department.
- N. On the final plat tracing, a 5-foot wide maintenance easement needs to be platted on Lot 14, Block 1, if a zero-lot line unit is to be constructed on Lot 15, Block 1.
- O. The applicant is advised that the release of the existing K.G.&E. easement on this property, by virtue of an instrument recorded on Film 219, Page 453, will need to be worked out separately with the utility company. This easement was shown on the preliminary plat.
- P. 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.
- Q. The applicant shall obtain, by separate instrument, the off-site utility easement needed to the southeast of this plat.
- R. The final plat tracing shall indicate a 10-foot wide utility easement in Reserve D, adjacent to the south line of Lot 11, Block 2.

- S. On the final plat tracing, the 20-foot wide sanitary sewer easement within Reserve F shall be labeled as a "temporary utility easement". The note included with this easements labeling shall be amended to reference that the "temporary easement automatically is vacated upon abandonment of the private sanitary sewer lateral located in the temporary easement". If the 20-foot easement within Reserve H is a continuation of this "temporary utility easement", it shall be so labeled on the face of the plat and referenced in the plat's text.
- T. On the final plat tracing, the face of the plat shall not depict the continuation of the proposed 5-foot wide maintenance easement into platted street, drainage and public utility easements. The maintenance easements shall also not be shown extending into rear lot line utility easements. The maintenance easement is being platted not only for maintenance of adjacent structures, but also for a 2-foot wide roof overhang. Building overhangs are not permitted within utility, drainage or street easements.
- U. The final plat tracing shall omit the platting of the "5-foot wide maintenance easement" within the 10-foot wide utility easement adjacent to the north line of Lot 9. Roof overhangs are not permitted within utility easements. It is suggested that the 10-foot utility easement be moved 5 feet to the north within Reserve F.
- V. On the final plat tracing, the 10-foot wide utility easement being platted on the rears of Lots 6 through 11 and Lots 1 through 3, Block 2 (interior block as shown on preliminary plat), shall be labeled.
- W. On the final plat tracing, the block designations shown on the preliminary plat shall be depicted on the face of the plat.
- X. On the final plat tracing, the type and amount of easement being platted on the east 15 feet of Reserve A shall be labeled and dimensioned.
- Y. On the final plat tracing, bearings and distances shall be provided for the centerline of the "temporary utility easement" being platted within Reserve F.
- Z. On the final plat tracing, the portion of the plat's text which references access controls, shall be amended to delete referencing the granting of access control from property which is not within the perimeter of this plat (i.e., "the easterly line of Reserve E, Woodcrest Addition).
- AA. Upon the recording of this plat, Gatewood shall become a designated residential collector street.
- BB. The final plat tracing shall indicate all the utility easements required by the sanitary sewer layout plan for this property. Prior to submitting this plat for scheduling before the City Commission, the applicant shall submit a print of the plat to City Engineering for review and approval relative to the indication of all needed utility easements.

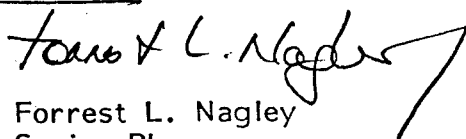
- CC. Prior to submitting this plat for scheduling before the City Commission, the applicant shall meet with the Traffic Engineer regarding the proposed parking easement near Lot 3, Block 2. The Traffic Engineer has advised that perhaps this parking easement is located too close to the street curve and should be moved to the north.
- DD. 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.
- EE. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- FF. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 19, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Senior Planner

FLN:dik

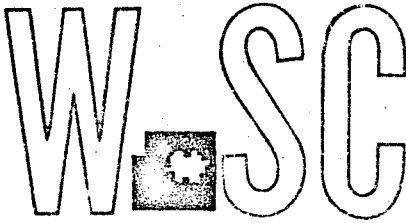
Enclosure

cc: Ritchie Associates, 8100 E. 22nd North, Bldg. 500, Wichita, KS 67226  
Bill G. Yung Design, 4912 E. 29th N., Suite One, Wichita, KS 67220  
Bill McKinley, Traffic Engineering  
X Mike Lindebak, City Engineer

1. Hillside Gardens 2nd Addition. Final Plat. Existing 12" main on S. side 21st St., no main in Erie adjacent to plat. Property now served.
2. War Industries Subdivision. Preliminary Plat. Existing 8" main in Osie. Property now served. No water problem.
3. Orno Second Addition. Final Plat. Existing main in Central now serves plat. No water problem.
4. Skyline Heights Second Addition. Final Plat. Item D, mains to be extended. No water problem.
5. Amorado Estates Third Addition. Final Plat. Item B, mains to be extended. No water problem.
6. Grays Second Addition. Final Plat. Item B, mains to be extended. Item G, outside City Application and Restrictive Covenant. No water problem.
7. Autumn Chase Addition. Final Plat. Item B, mains to be extended. No water problem.
8. Mediterranean Plaza Commercial. Final Plat. Item C, mains to be extended. Arrangements to be made with Water Dept. if 8" line across Lot 1 is to be utilized for building service, line to be abandoned otherwise.
9. Parkdale Addition. Preliminary Plat. Area now served, No water problem.
10. Air Products 2nd Addition. Preliminary Plat. No water problem.
11. J. M. Murphy Addition. Final Plat. Existing 8" main on South side of 27th St. So. not shown on sketch plat. Area now served. No water problem.

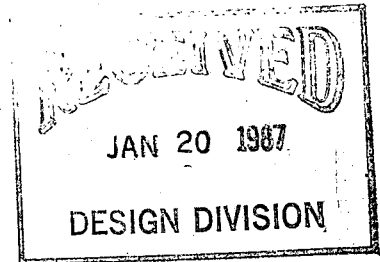
12. The Park 2nd Addition. Final Plat. Item B, mains to be extended. No water problem.
13. Golf Courses of America. Dedicate utility easement. No water problem.
14. Golf Courses of America. Dedicate utility easement. No water problem.
15. Carpenters Local Union No. 201. Grant sewer and utility easement. No water problem.
16. Jamesburg Park Cemetery. Dedicate street R/W. No water problem.
17. Paul E. Brogan. Grant utility easement. No water problem.
18. Donald J. Walenta. Grant utility easement. No water problem.
19. Wood Liver Addition. Mains to be sized to allow for fire protection with future extension to go to 27th St. So. to tie to future 12" main.
20. Other Matters.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1888  
(316) 268-4561



January 15, 1987

Bill G. Yung Design  
4912 E. 29th North, Suite One  
Wichita, KS 67220

Re: Preliminary Plat S/D 86-118 - AUTUMN CHASE ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 15, 1987, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- 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 the paving of the proposed interior streets.
- D. In accordance with the approved sidewalk plan for this property, the paving petition for Gatewood Street shall provide for a sidewalk on the westerly and southerly sides of this street (i.e., adjacent to Reserve F, Lots 13 through 21 of Block 1, Reserve A and Reserve B).
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
- G. As established by the plat of Gatewood Addition to the south, Gatewood Street, adjacent to the easterly line of the plat, shall have a paving width of 31 feet from back of curb to back of curb.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

# WICHITA—SEDGWICK COUNTY

Preliminary Plat S/D 86-118 - AUTUMN CHASE ADDITION  
Page 2

- I. Prior to submitting a final plat, the applicant shall submit, to City and Traffic Engineering, a proposed paving layout plan for the Autumn Chase/Gatewood intersection, the Woodcrest/Gatewood intersection and the Gatewood intersection around Reserve G.
- 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 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.
- K. 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.
- L. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," 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 the easement shall be reviewed by the City Forestry Division prior to installation.
- M. 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 wide street pavement. 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.
- N. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- O. The preliminary plat correctly shows the extension of the 15-foot wide "street, drainage and utility easement" through proposed Reserves A, B, D and F. The final plat shall also indicate the 15-foot wide easements through the Reserves.
- P. In order to provide for the side yard setbacks made necessary by the proposed zero lot line development, the final plat shall specify, on the face of the plat as well as in the plattor's text, that "side yard setbacks are per the requirements of the Lakepoint Community Unit Plan (DP-166) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department.
- Q. The plattor's text on the final plat shall make appropriate reference to the platting of the 5-foot maintenance access easement required by zero lot line development. If the planned units require this easement for a roof overhang, the text shall also reference this as a purpose of the easement.

# WICHITA—SEDGWICK COUNTY

Preliminary Plat S/D 86-118 - AUTUMN CHASE ADDITION

Page 3

- R. On the final plat tracing, the granting of the street, drainage and utility easement shall be mentioned in the plat's text. The following wording is suggested. "Easements for the construction and maintenance of street, drainage and public utilities, as indicated on the accompanying plat, are hereby granted."
- S. On the final plat, reference to the platting of the proposed wall easements and the numerous parking easements within Reserve D shall be referenced in the plat's text.
- T. The final plat shall indicate the platting of the 25-foot building setback from Gatewood and the 20-foot building setback from the narrow public streets. These setbacks are correctly shown on the preliminary plat.
- U. On the final plat, a 5-foot wide maintenance easement needs to be platted on Lot 14, Block 1, if a zero-lot line unit is to be constructed on Lot 15, Block 1.
- V. If zero-lot line units are to be constructed on Lots 3 and 6, Block 2, the final plat needs to provide that Reserve D is platted for purposes of providing access to the owner of the subject lots for maintenance of their structure. If a 2-foot roof overhang is planned, provision also needs to be made for this. This same situation exists between Lot 1, Block 1 and Reserve B and between Lot 8, Block 1 and Reserve F.
- W. The applicant is advised that the release of the existing K.G.&E. easement on this property, by virtue of an instrument recorded on Film 219, Page 453, will need to be worked out separately with the utility company.
- X. The final plat shall indicate the platting of "complete access control" to Gatewood from Lots 13 through 21, Block 1 and from Reserves A, B and F. Appropriate reference shall be made in the plat's text.
- Y. The Utility Company Representatives should note that only Reserves C and E are being platted as blanket utility easements. All other reserves are not being so encumbered, as has been common practice in the past.
- Z. The final plat shall indicate distances and bearings for the perimeters of the proposed reserves.
- AA. 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.
- BB. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- CC. The applicant shall obtain by separate instrument the off-site utility easement needed to the southeast of this plat.

WICHITA - SEDGWICK COUNTY

Preliminary Plat S/D 86-118 - AUTUMN CHASE ADDITION  
Page 4

DD. In order to provide for easements to cover existing sewer laterals which cross this property, the final plat shall indicate 20-foot wide temporary utility easements on Lots 5 through 9, Block 2, Reserve D and Lot 17, Block 1. The plat's text shall reference the platting of these temporary easements. The text shall state that the temporary easements shall automatically be vacated upon abandonment of the existing sanitary sewer laterals.

EE. The applicant is advised that this plat constitutes a replat of part of the right-of-way proposed for dedication of Gatewood Street by the proposed plat of Woodcrest Addition. The plat of Woodcrest Addition needs to be recorded prior to the recording of this plat or the Gatewood Street right-of-way will not match the street right-of-way depicted on this plat.

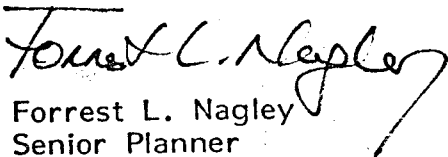
FF. On the final plat, the 60-foot wide utility easement, granted by separate instrument with the Woodcrest Addition, shall be indicated within Reserves F and H. Appropriate recording information for this easement shall be referenced. If the 60-foot wide easement is to be reduced in width by this plat, proper reference to K.S.A. 12-512(b) shall be made in the engineer's text.

GG. Prior to filing a final plat, the applicant shall meet with the Traffic Engineer to discuss the proposed parking easements that are near street curves.

HH. 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.

II. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Sincerely,

  
Forrest L. Nagley  
Senior Planner

FLN:dik

Enclosure

cc: Ritchie Associates, 8100 E. 22nd North, Bldg. 500, Wichita, KS 67226  
Mid-Kansas Engineering Consultants, P.A., 3500 N. Rock Road #800,  
Wichita, KS 67226  
Bill McKinley, Traffic Engineering  
X Mike Lindebak, City Engineer

Pre-Sub 1-15-87

1. Golf Courses of America. Location of Utility easements.  
No water problem.
2. Autumn Chase Addition. Preliminary Plot. Item A, mains to be extended. Prop. utility layout has water main paralleling the sanitary sewer and having less than the minimum required clearances. This will be worked out during design stage. No water problem. (Name of Plat very close to Autumn Ridge)
3. Killingers Second Addition. Final Plot. No water problem.
4. Toben Fourth Addition. Final Plot. Due to proposed location of fire hydrants, minimum size main to be 8". Main should extend at least to the beginning of the turnaround and at end of Cul-de-Sac. Location of fire hydrants to be verified prior to design of water line.
5. Willowbend Eighth Addition. Preliminary Plot. Item B, mains to be extended. (Plans to be submitted prior to construction this time.) No water problem. Depth of existing main too shallow.
6. Wayne Tjaden. Dedicate street R/W. No water problem.
7. Other matters.

S/D No.: 86-118 Name: AUTUMN CHASE ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 1/15/87

DESCRIPTION

General Location: On the west side of Gatewood, in an area north of Central.  
Owner: Ritchie Associates, 8100 E. 22nd North, Bldg. 500, Wichita, KS 67226  
Surveyor/Engineer: Bill G. Yung Design, 4912 E. 29th North, Suite One,  
Wichita, KS 67220

1. Gross Acreage of Plat: 21.4±
2. Number of Lots:
  - Residential: 32
  - Office:
  - Commercial:
  - Industrial:
  - Total: 32
3. Minimum Lot Area: 8,900 Sq. Ft.
4. Existing Zoning: "AA" under CUP DP-166
5. Proposed Zoning: "AA" under CUP DP-166

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STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Lakepoint Community Unit Plan (DP-166). This plat represents the platting of CUP Parcel 6. Development of the property is planned for zero-lot line single-family and duplex uses. Lots 4 and 5 and 10 and 11, Block 2 and Lots 13 and 14 and 18 and 19, Block 1 will each be developed with a duplex. The duplex will have the common party wall located on the lot line common to the two lots.

- 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 the paving of the proposed interior streets.
- D. In accordance with the approved sidewalk plan for this property, the paving petition for Gatewood Street shall provide for a sidewalk on the westerly and southerly sides of this street (i.e., adjacent to Reserve F, Lots 13 through 21 of Block 1, Reserve A and Reserve B).
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
- G. As established by the plat of Gatewood Addition to the south, Gatewood Street, adjacent to the easterly line of the plat, shall have a paving width of 31 feet from back of curb to back of curb.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. Prior to submitting a final plat, the applicant shall submit, to City and Traffic Engineering, a proposed paving layout plan for the Autumn Chase/Gatewood intersection, the Woodcrest/Gatewood intersection and the Gatewood intersection around Reserve G.
- 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 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.

- K. 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.
- L. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," 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 the easement shall be reviewed by the City Forestry Division prior to installation.
- M. 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 wide street pavement. 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.
- N. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- O. The preliminary plat correctly shows the extension of the 15-foot wide "street, drainage and utility easement" through proposed Reserves A, B, D and F. The final plat shall also indicate the 15-foot wide easements through the Reserves.
- P. In order to provide for the side yard setbacks made necessary by the proposed zero lot line development, the final plat shall specify, on the face of the plat as well as in the plat's text, that "side yard setbacks are per the requirements of the Lakepoint Community Unit Plan (DP-166) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department.
- Q. The plat's text on the final plat shall make appropriate reference to the platting of the 5-foot maintenance access easement required by zero lot line development. If the planned units require this easement for a roof overhang, the text shall also reference this as a purpose of the easement.
- R. On the final plat tracing, the granting of the street, drainage and utility easement shall be mentioned in the plat's text. The following wording is suggested. "Easements for the construction and maintenance of street, drainage and public utilities, as indicated on the accompanying plat, are hereby granted."
- S. On the final plat, reference to the platting of the proposed wall easements and the numerous parking easements within Reserve D shall be referenced in the plat's text.
- T. The final plat shall indicate the platting of the 25-foot building setback from Gatewood and the 20-foot building setback from the narrow public streets. These setbacks are correctly shown on the preliminary plat.
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- V. If zero-lot line units are to be constructed on Lots 3 and 6, Block 2, the final plat needs to provide that Reserve D is platted for purposes of providing access to the owner of the subject lots for maintenance of their structure. If a 2-foot roof overhang is planned, provision also needs to be made for this. This same situation exists between Lot 1, Block 1 and Reserve B and between Lot 8, Block 1 and Reserve F.
- W. The applicant is advised that the release of the existing K.G.&E. easement on this property, by virtue of an instrument recorded on Film 219, Page 453, will need to be worked out separately with the utility company.

- X. The final plat shall indicate the platting of "complete access control" to Gatewood from Lots 13 through 21, Block 1 and from Reserves A, B and F. Appropriate reference shall be made in the plat's text.
- Y. The Utility Company Representatives should note that only Reserves C and E are being platted as blanket utility easements. All other reserves are not being so encumbered, as has been common practice in the past.
- Z. The final plat shall indicate distances and bearings for the perimeters of the proposed reserves.
- AA. 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.
- BB. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- CC. 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.
- DD. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- EE. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

S/D No.: 86-118 Name: AUTUMN CHASE ADDITION

Preliminary Approved: 1/15/87  
Scheduled S/D Meeting: 2/12/87


DESCRIPTION

General Location: On the west side of Gatewood, in an area north of Central.  
Owner: Ritchie Associates, 8100 E. 22nd North, Bldg. 500, Wichita, KS 67226  
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.  
3500 N. Rock Road #800, Wichita, KS 67226

1. Gross Acreage of Plat: 21.4±
  2. Number of Lots:
    - Residential: 32
    - Office:
    - Commercial:
    - Industrial:
    - Total: 32
  3. Minimum Lot Area: 8,900 Sq. Ft.
  4. Existing Zoning: "AA" under CUP DP-166
  5. Proposed Zoning: "AA" under CUP DP-166
- 

STAFF COMMENTS:

- NOTE: This property is subject to the provisions of the Lakepoint Community Unit Plan (DP-166). This plat represents the platting of CUP Parcel 6. Development of the property is planned for zero-lot line single-family and duplex uses. Lots 4 and 5 and 10 and 11, Block 2 and Lots 13 and 14 and 18 and 19, Block 1 will each be developed with a duplex. The duplex will have the common party wall located on the lot line common to the two lots.
- 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 the paving of the proposed interior streets.
  - D. In accordance with the approved sidewalk plan for this property, the paving petition for Gatewood Street shall provide for a sidewalk on the westerly and southerly sides of this street (i.e., adjacent to Reserve F, Lots 13 through 21 of Block 1, Reserve A and Reserve B).
  - E. The applicant shall guarantee construction of the storm sewers required by this plat.
  - F. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
  - G. As established by the plat of Gatewood Addition to the south, Gatewood Street, adjacent to the easterly line of the plat, shall have a paving width of 31 feet from back of curb to back of curb.
  - H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - I. 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.
  - J. 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.

- K. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," 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 the easement shall be reviewed by the City Forestry Division prior to installation.
- L. 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 wide street pavement. 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.
- M. In order to provide for the side yard setbacks made necessary by the proposed zero lot line development, the final plat tracing shall specify, on the face of the plat as well as in the plat's text, that "side yard setbacks are per the requirements of the Lakepoint Community Unit Plan (DP-166) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department.
- N. On the final plat tracing, a 5-foot wide maintenance easement needs to be platted on Lot 14, Block 1, if a zero-lot line unit is to be constructed on Lot 15, Block 1.
- O. The applicant is advised that the release of the existing K.G.&E. easement on this property, by virtue of an instrument recorded on Film 219, Page 453, will need to be worked out separately with the utility company. This easement was shown on the preliminary plat.
- P. The Utility Company Representatives should note that only Reserves C and E are being platted as blanket utility easements. All other reserves are not being so encumbered, as has been common practice in the past.
- Q. 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.
- R. The applicant shall obtain, by separate instrument, the off-site utility easement needed to the southeast of this plat.
-  At the time a preliminary plat was approved for this property, it was determined that a "temporary utility easement" needed to be platted to cover an existing sanitary sewer lateral on Lots 5 through 9, Block 2, Reserve D and Lot 10, Block 1. The applicant or his agent should be prepared to state why this "temporary easement" is not shown on the final plat.
- T. On the final plat tracing, the 20-foot wide sanitary sewer easement within Reserve F shall be labeled as a "temporary utility easement". The note included with this easements labeling shall be amended to reference that the "temporary easement automatically is vacated upon abandonment of the private sanitary sewer lateral located in the temporary easement". If the 20-foot easement within Reserve H is a continuation of this "temporary utility easement", it shall be so labeled on the face of the plat and referenced in the plat's text.
- U. On the final plat tracing, the face of the plat shall not depict the continuation of the proposed 5-foot wide maintenance easement into platted street, drainage and public utility easements. The maintenance easements shall also not be shown extending into rear lot line utility easements. The maintenance easement is being platted not only for maintenance of adjacent structures, but also for a 2-foot wide roof overhang. Building overhangs are not permitted within utility, drainage or street easements.
- V. The final plat tracing shall omit the platting of the "5-foot wide maintenance easement" within the 10-foot wide utility easement adjacent to the north line of Lot 9. Roof overhangs are not permitted within utility easements. It is suggested that the 10-foot utility easement be moved 5 feet to the north within Reserve F.
- W. On the final plat tracing, the 10-foot wide utility easement being platted on the rears of Lots 6 through 11 and Lots 1 through 3, Block 2 (interior block as shown on preliminary plat), shall be labeled.

- X. On the final plat tracing, the block designations shown on the preliminary plat shall be depicted on the face of the plat.
- Y. On the final plat tracing, the type and amount of easement being platted on the east 15 feet of Reserve A shall be labeled and dimensioned.
- Z. On the final plat tracing, bearings and distances shall be provided for the centerline of the "temporary utility easement" being platted within Reserve F.
- AA. On the final plat tracing, the portion of the plattor's text which references access controls, shall be amended to delete referencing the granting of access control from property which is not within the perimeter of this plat (i.e., "the easterly line of Reserve E, Woodcrest Addition).
- BB. Upon the recording of this plat, Gatewood shall become a designated residential collector street.
- CC. 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.
- DD. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- EE. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- FF. The representatives from City Engineering and Traffic Engineering should be prepared to comment on the acceptability of the "intersection geometrics" proposed for the Autumn Chase/Gatewood intersection and the Gatewood intersection around Reserve G. Also, are the geometrics proposed for Gatewood right-of-way around Reserve I acceptable?
- GG. A requirement of preliminary plat approval was for the applicant to meet with the Traffic Engineer regarding the location of "parking easements" relative to street curves. The Traffic Engineer should be prepared to comment on the acceptability of the proposed locations for the "parking easements".
- HH. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

2. S/D No.: 86-118 Name:

AUTUMN CHASE ADDITION

1-15-87 Sub. Div. Agenda

- 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 the paving of the proposed interior streets.
- D. In accordance with the approved sidewalk plan for this property, the paving petition for Gatewood Street shall provide for a sidewalk on the westerly and southerly sides of this street (i.e., adjacent to Reserve F, Lots 13 through 21 of Block 1, Reserve A and Reserve B).
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
- G. As established by the plat of Gatewood Addition to the south, Gatewood Street, adjacent to the easterly line of the plat, shall have a paving width of 31 feet from back of curb to back of curb.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. Prior to submitting a final plat, the applicant shall submit, to City and Traffic Engineering, a proposed paving layout plan for the Autumn Chase/Gatewood intersection, the Woodcrest/Gatewood intersection and the Gatewood intersection around Reserve G.
- 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 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.
- K. 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.
- L. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," 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 the easement shall be reviewed by the City Forestry Division prior to installation.
- M. 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 wide street pavement. 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.
- N. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- O. The preliminary plat correctly shows the extension of the 15-foot wide "street, drainage and utility easement" through proposed Reserves A, B, D and F. The final plat shall also indicate the 15-foot wide easements through the Reserves.
- P. In order to provide for the side yard setbacks made necessary by the proposed zero lot line development, the final plat shall specify, on the face of the plat as well as in the plat's text, that "side yard setbacks are per the requirements of the Lakepoint Community Unit Plan (DP-166) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department.

- Q. The platlor's text on the final plat shall make appropriate reference to the platting of the 5-foot maintenance access easement required by zero lot line development. If the planned units require this easement for a roof overhang, the text shall also reference this as a purpose of the easement.
- R. On the final plat tracing, the granting of the street, drainage and utility easement shall be mentioned in the platlor's text. The following wording is suggested. "Easements for the construction and maintenance of street, drainage and public utilities, as indicated on the accompanying plat, are hereby granted."
- S. On the final plat, reference to the platting of the proposed wall easements and the numerous parking easements within Reserve D shall be referenced in the platlor's text.
- T. The final plat shall indicate the platting of the 25-foot building setback from Gatewood and the 20-foot building setback from the narrow public streets. These setbacks are correctly shown on the preliminary plat.
- U. On the final plat, a 5-foot wide maintenance easement needs to be platted on Lot 14, Block 1, if a zero-lot line unit is to be constructed on Lot 15, Block 1.
- V. If zero-lot line units are to be constructed on Lots 3 and 6, Block 2, the final plat needs to provide that Reserve D is platted for purposes of providing access to the owner of the subject lots for maintenance of their structure. If a 2-foot roof overhang is planned, provision also needs to be made for this. This same situation exists between Lot 1, Block 1 and Reserve B and between Lot 8, Block 1 and Reserve F.
- W. The applicant is advised that the release of the existing K.G.&E. easement on this property, by virtue of an instrument recorded on Film 219, Page 453, will need to be worked out separately with the utility company.
- X. The final plat shall indicate the platting of "complete access control" to Gatewood from Lots 13 through 21, Block 1 and from Reserves A, B and F. Appropriate reference shall be made in the platlor's text.
- Y. The Utility Company Representatives should note that only Reserves C and E are being platted as blanket utility easements. All other reserves are not being so encumbered, as has been common practice in the past.
- Z. The final plat shall indicate distances and bearings for the perimeters of the proposed reserves.
- AA. 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.
- BB. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- CC. The applicant shall obtain by separate instrument the off-site utility easement needed to the southeast of this plat.
- DD. In order to provide for easements to cover existing sewer laterals which cross this property, the final plat shall indicate 20-foot wide temporary utility easements on Lots 5 through 9, Block 2, Reserve D and Lot 17, Block 1. The platlor's text shall reference the platting of these temporary easements. The text shall state that the temporary easements shall automatically be vacated upon abandonment of the existing sanitary sewer laterals.
- EE. The applicant is advised that this plat constitutes a replat of part of the right-of-way proposed for dedication of Gatewood Street by the proposed plat of Woodcrest Addition. The plat of Woodcrest Addition needs to be recorded prior to the recording of this plat or the Gatewood Street right-of-way will not match the street right-of-way depicted on this plat.

Carl, since I'm just advising the applicant, you need not say item EE.

Feal

- FF. On the final plat, the 60-foot wide utility easement, granted by separate instrument with the Woodcrest Addition, shall be indicated within Reserves F and H. Appropriate recording information for this easement shall be referenced. If the 60-foot wide easement is to be reduced in width by this plat, proper reference to K.S.A. 12-512(b) shall be made in the engineer's text.
- GG. Prior to filing a final plat, the applicant shall meet with City Engineering to discuss the proposed sanitary sewer layout plan. The final plat should indicate all required utility easements.
- HH. 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.
- II. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).