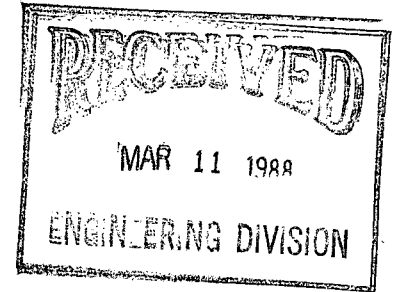




METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1000
(316) 268-4561



March 11, 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 Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 10, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

SUBDIVISION COMMITTEE RECOMMENDATIONS:

- 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.

SEDGWICK COUNTY

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

Page 2

- 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).
- 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 plat's text shall reference the platting of the wall easement.
- O. It is understood that the applicant will ask for permission to construct two low water crossings over the adjacent Cowskin Creek.
- P. 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.
- Q. On the final plat tracing, the surveyor's text should also reference that this plat was prepared by a licensed surveyor.
- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- U. Recording of the plat within 30 days after approval by the City Council.

SEDGWICK COUNTY

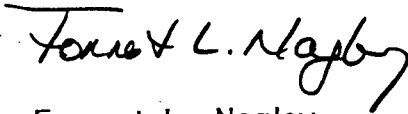
Final Plat S/D 88-4 - AUTUMN RIDGE 2ND ADDITION
Page 3

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, March 17, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

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
✓ Mike Lindebak, City Engineer

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:

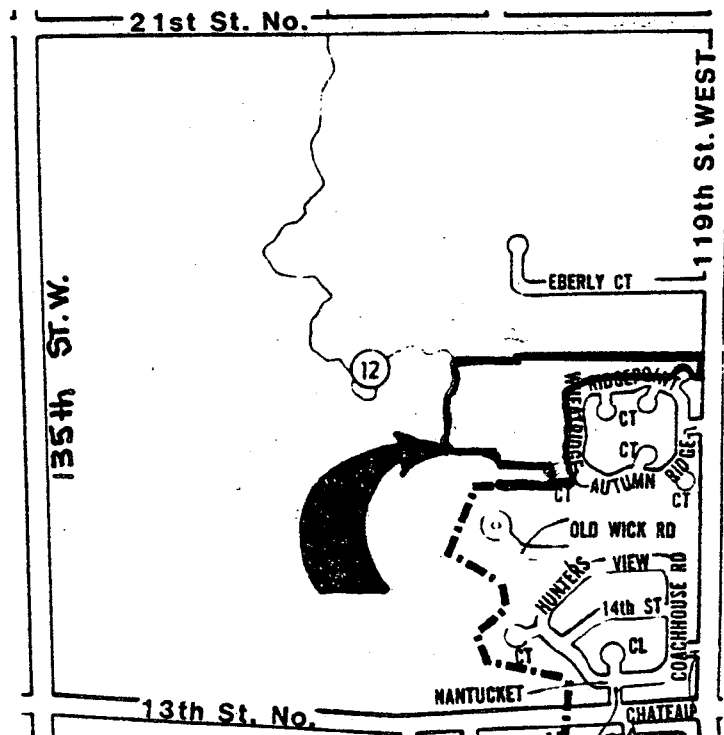
Residential:	34
Office:	
Commercial:	
Industrial:	
Total:	34

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).

AUTUMN RIDGE 2ND ADDITION

Page 3

- 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 plat'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?

CERTIFICATE OF CORRECTIONS TO DESCRIPTION

AUTUMN RIDGE 2ND ADDITION
TO WICHITA, SEDGWICK COUNTY, KANSAS

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

We, Professional Engineering Consultants, P.A., Engineers in aforesaid County and State do hereby certify that a certain description error exists on the plat drawing at Ridgepoint Circle showing dimension between a p.t. and the property line.

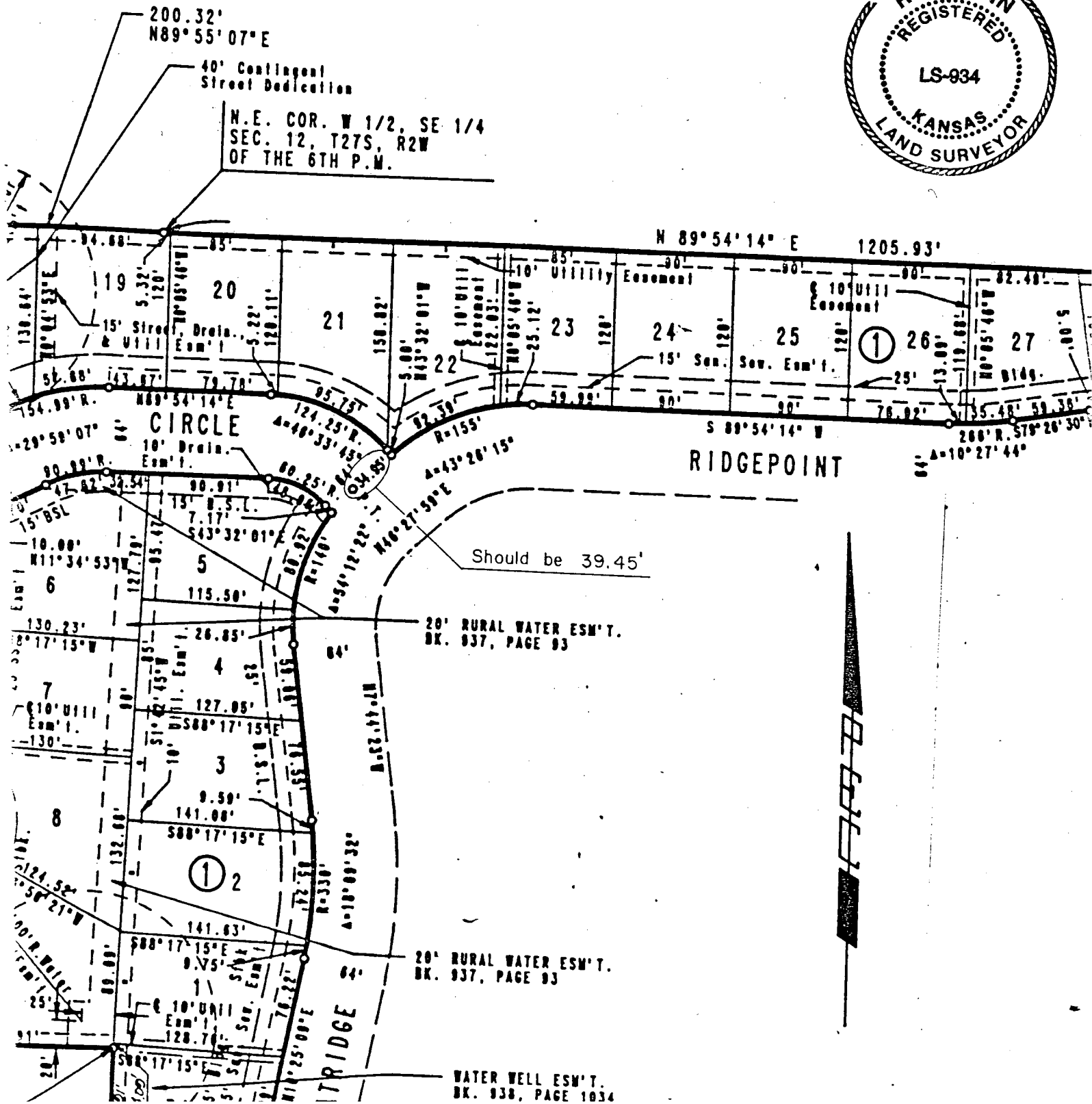
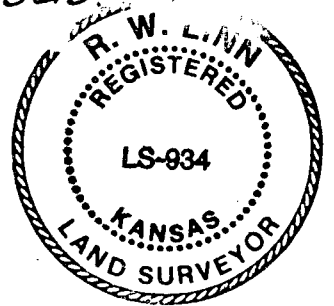
The accompanying drawing is a true and correct exhibit of the correction as noted.

Date March 2, 1989

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

R. W. Linn
R.W. Linn, R.L.S. No. 934

AUTUMN RIDGE 2ND. ADDITION
to Wichita, Sedgwick County, Kansas



AFFIDAVIT

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

Michael E. Lindebak, P.E., City Engineer for the City of Wichita, Kansas, being first duly sworn, on oath states:

I have examined the final plat of Autumn Ridge 2nd Addition to Wichita, Sedgwick County, Kansas, and have found that a certain error exists on the plat drawing at Ridgepoint Circle showing a dimension between a p.t. and the property line; said dimension should be corrected to show the correct distance as provided in the attached drawing.

FURTHER AFFIANT SAITH NOT.

Michael E. Lindebak, P.E.

Dated this _____ day of _____, 1989.

(SEAL)

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

Be it remembered that on this _____ day of _____, 1989, before me, a Notary Public in and for said State and County, came Michael E. Lindebak, City Engineer for the City of Wichita, Kansas, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My Appointment Expires: _____

**PROFESSIONAL
ENGINEERING CONSULTANTS, PA**

1440 E. English
WICHITA, KANSAS 67211

LETTER OF TRANSMITTAL

(316) 262-2691

TO

Dick Linn

DATE <u>2/19/88</u>	JOB NO.
ATTENTION	
RE: <u>Autumn Ridge End Add. Sanitary Sewers</u>	

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
<u>1</u>	<u>2/19/88</u>		<u>Calculations to Add Autumn Ridge End SS to Cedar Park Chateau Pump Sta.</u>

THESE ARE TRANSMITTED as checked below:

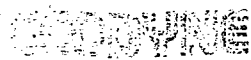
- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS

The calculations show that Autumn Ridge End Add. can be added to the Pump Station. However, any future Additions will need pump station modification

COPY TO _____

SIGNED: K. L. Road



Smith & Loveless
Division

4" RECESSED - STANDARD
WET WELL MOUNTED
PUMP STATION ENGINEERING ORDER

Form No. 04-06-25 (Rev. 8/81)

LOCATION	Wichita, Kansas	STATION SERIAL NO	15-2920-W
OWNER	Utility Contractors, Inc.	ENGINEER	Delampter, Freund & Assoc.

OUTLINE DRAWING NO.

1 Station Size 4 Ft. Diameter I.D. Wet Well
 2 Station Piping Pump 1 4" Pump 2 4" 3. Pump Discharge Valve Pump 1 4" Pump 2 4"
 4. Common Discharge Outlet Size 4" 5. Main Conduit Size 1 1/2"
 6. Electrical Service System Data: 3 Phase 60 Cycle 208 Volts 4 Wire.
 115V Single Phase Supply Available Yes Wiring Diagram No. C15-2920-30
 KVA Transformer Req'd., Not Volt to 115 Volt AC.

PUMP MOTOR DATA

PUMP DATA	PUMP 1	PUMP 2
Capacity Characteristics (GPM @ TDH)	100 @ 36.5	100 @ 36.5
Model	4B2B	4B2B
Motor Diameter	9-1/8"	9-1/8"
Motor (CW) (CCW)	CCW	CW
Motor Seal-Filter Ass'y (Size)	1-7/8"	1-7/8"
Motor Suction Lift	19.7'	19.7'
PUMP DATA (INVENTORY CODE)		
Power	3	3
HP	1170	1170
Volts	3/60/208	3/60/208
Serial No. (Code Ltr.)		
CONTROL PANEL EQUIPMENT		
Circuit Breaker -- Trip Rating -- Amps 20	4L202C	4L202C
Motor Starter -- Nema Size 0	4L330A	4L330A
Motor No. 10177!! -- & Quan. FH42	3) 4L331BR	3) 4L331BR

STANDARD EQUIPMENT:

- Automatic Alternator
- Vacuum Pumps
- NEMA 3-Wire - 1 Phase Duplex- Receptacle
- S&L Damlife Seal (Spare)
- Control Circuit Breaker
- Station Operating Instructions and Maintenance Chart
- Spare Volute Gaskets
- Float Check Valve
- Ventilating Fan with Thermostat
- Heater with Thermostat (N/A W/Recessed Unit)
- Anode Packs (Recessed Only)

OPTIONAL EQUIPMENT

- Aux. Space Heater 4L84 (Yes)
- High Water Alarm Sensor (Yes)
- 115 Volt Alarm Light (1)
- 115 Volt Alarm Horn (1)
- Running Time Meters (Yes)
- KVA Transformer (1)
- Model "S" Piping * (Yes)

CONTROL SYSTEM SETTINGS	LOW LEVEL ON	HIGH LEVEL ON	BOTH PUMPS OFF	HIGH ALARM WATER
Control Panel Part No.	4L291A	4L291A	4L291A	4L291B
Level	3.5'	4.0'		4.5'
Level (SW)			1.5'	

SALES ENGINEERING		Maintenance Manual Qty.	COMPANION JOB SERIAL NOS.
PREPARED BY	DATE	Rep <u>1</u>	
	06/15/81	Job File <u>0</u>	
		Contractor <u>5</u>	



Date Feb. 19, 1988 Page _____ of _____

Project Autumn Ridge Plat - Autumn Ridge 2nd Addn.

Item Pump Station Calculations

I. Flow

A. Cedar Park Chateau Plat 68 Lots Zoned AA

B. Autumn Ridge Plat 69 Lots Zoned AA
Autumn Ridge 2nd Addn. 14 Lots Zoned AA

Total - 151 Lots

AA \Rightarrow 3.0 PE/DU \Rightarrow 100 gpd average

Average Daily Flow = $151 \times 3.0 \times 100$

Average Daily Flow = 45,300 gpd or 31.5 gpm

Peak Flow Factor = $3.0 \times \text{ADF}$

Peak Daily Flow = $3.0 \times 45,300$

Peak Daily Flow = 135,900 gpd or 94.4 gpm

II. Exist. Pump Station (#29)

Design Conditions = 100 gpm @ 36.5 TDH

Design Flow is greater than the Peak Daily Flow from both areas combined; no additional Pumping Capacity is needed

III. Pump Cycle Time

Shortest Cycle Time is when Q_{in} equal to $\frac{1}{2} Q_{out}$

$\therefore Q_{in} = 50 \text{ gpm} \Rightarrow Q_{out} = 100 \text{ gpm}$

$t = \frac{V}{Q_{out} - Q_{in}} + \frac{V}{Q_{in}}$ pump start to pump start

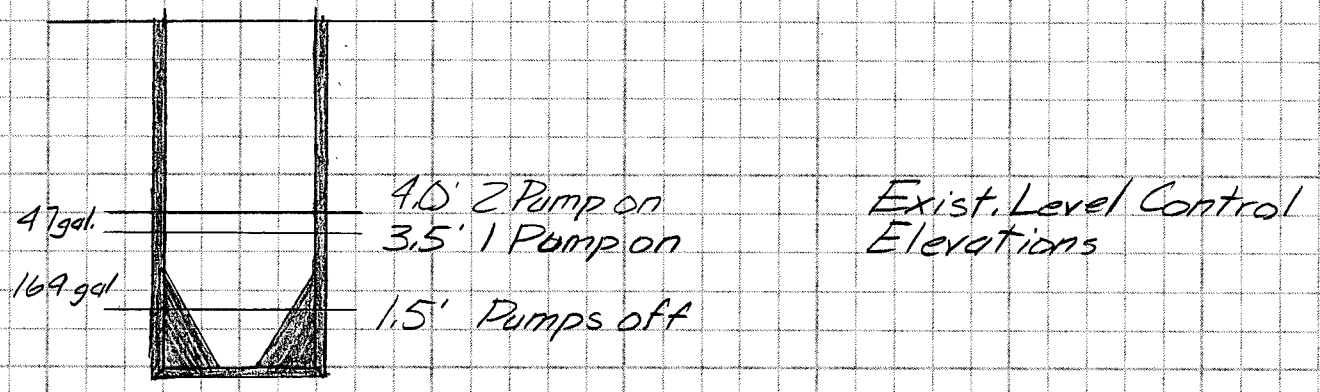


Date 2-19-88 Page _____ of _____

Project Autumn Ridge Plat - Autumn Ridge 2nd Add'n

Item Pump Station Calculations

4.0' Wet Well



Shortest Time (t_0)

$$t_0 = \frac{169}{100-50} + \frac{169}{50} \quad t_0 = 6.8 \text{ min.}$$

Average Flow Time (t_1)

$$t_1 = \frac{169}{100-31.5} + \frac{169}{31.5} \quad t_1 = 7.8 \text{ min.}$$

Peak Flow Time (t_2)

$$t_2 = \frac{169}{100-99.4} + \frac{169}{99.4} \quad t_2 = 32.0 \text{ min.}$$

FEBRUARY 11, 1988

STAFF REPORT
(Preliminary Plat)

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: Bill Yung Design

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

SITE SIZE: 14.0±

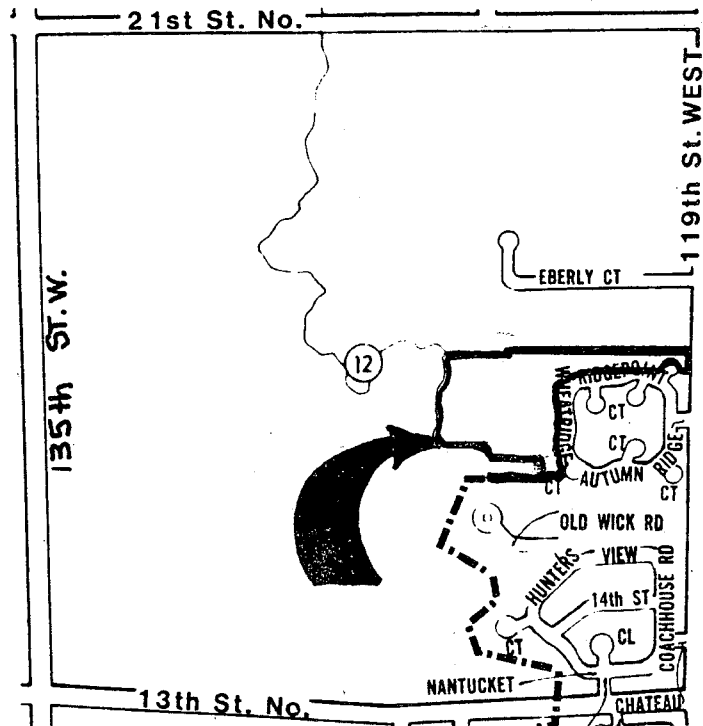
NUMBER OF LOTS:
Residential: 34
Office:
Commercial:
Industrial:
Total: 34

MINIMUM LOT AREA: 10,000 Sq. Ft.

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

PROPOSED ZONING: "AA" (After Annexation)

VICINITY MAP:



STAFF COMMENTS:

NOTE: The comments in this staff report have been made prior to the submission of the revised preliminary plat. There may be comments to add or to delete.

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. On the final plat, the area of the contingent street dedication shall be made a separate reserve or a part of Reserve A rather than a part of Lot 19. The plattor's text shall be amended to reference this as an additional purpose of Reserve A.
- I. On the final plat, the plattor's text shall reference the platting of the contingent dedication. The following wording is suggested:

"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".
- J. On the final plat, the 15-foot easement on Lot 19 shall be labeled as a "15-foot street, drainage and utility easement."
- K. On the final plat, the two proposed street names shall be changed to Ridgepoint Circle and Ridgepoint Court.
- L. 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.

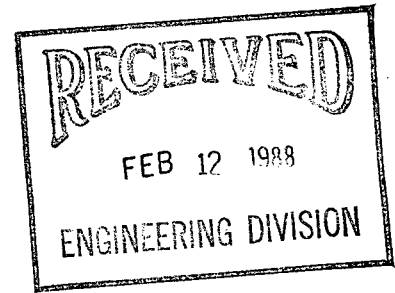
- M. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- N. 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.
- O. The final plat tracing shall reference any required minimum building pad elevation in Mean Sea Level as well as City Datum.
- P. The platting of any minimum building pad elevation shall be noted on the face of the plat as well as in the plat's text.
- Q. Since this plat involves the platting of a floodway, the plat's text on the final plat shall reference the standard floodway language.
- R. 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.
- S. On the final plat, the recording information for the numerous water well easements shall be referenced on the face of the plat. The applicant or his agent should be prepared to address the question of how appropriate is the platting of several of the lots which have their buildable area severely reduced because of the circular water easements (Lots 9, 18, 1 and 34). Also, where does the north/south water easement, along the east lines of Lots 6 through 9, go.
- T. 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.
- U. Prior to, or at the time of submitting the final plat, the applicant shall submit a sanitary sewer layout plan to City Engineering for review and approval.
- V. 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.
- W. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- X. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1900
(316) 263-4501



February 11, 1988

Bill Yung Design
4912 E. 29th St. N., Suite 1
Wichita, KS 67220

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

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 11, 1988, 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 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.
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- H. On the final plat, the area of the contingent street dedication shall be made a separate reserve or a part of Reserve A rather than a part of Lot 19. The plat's text shall be amended to reference this as an additional purpose of Reserve A.

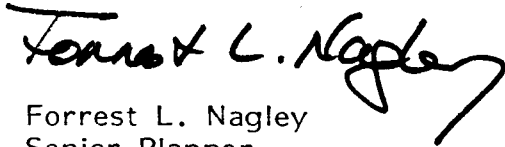
- I. On the final plat, the plattor's text shall reference the platting of the contingent dedication. The following wording is suggested:
"The contingent street dedication within Reserve A is hereby dedicated to the public contingent upon the extension of the street right-of-way to the north. This contingent dedication shall run with the land".
- J. On the final plat, the 15-foot easement on Lot 19 shall be labeled as a "15-foot street, drainage and utility easement."
- K. On the final plat, the two proposed street names shall be changed to Ridgepoint Circle and Ridgepoint Court.
- L. 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.
- M. 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.
- N. 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.
- O. The final plat tracing shall reference any required minimum building pad elevation in Mean Sea Level as well as City Datum.
- P. The platting of any minimum building pad elevation shall be noted on the face of the plat as well as in the plattor's text.
- Q. Since this plat involves the platting of a floodway, the plattor's text on the final plat shall reference the standard floodway language.
- R. 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.
- S. On the final plat, the recording information for the numerous water well easements shall be referenced on the face of the plat.
- T. 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.
- U. Prior to, or at the time of submitting the final plat, the applicant shall submit a sanitary sewer layout plan to City Engineering for review and approval.

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- V. The applicant shall submit verification to City Engineering that the pump station, to the south of this plat, has capacity to serve this subdivision.
- W. The final plat shall indicate the utility easements requested by K.G.&E. that are marked on the "engineer's copy" of the approved preliminary plat.
- X. It is understood that the applicant will ask for permission to construct two low water crossings over the adjacent Cowskin Creek.
- Y. 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.
- Z. 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: Autumn Ridge Partners and Larry Van Horn, 443 N. maize Road,
Wichita, KS 67212
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✓ Mike Lindebak, City Engineer
Jim Weber, County Bureau of Public Services