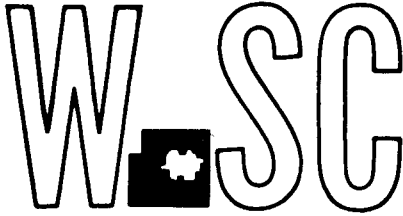


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



September 12, 1986

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

Re: Revised Final Plat S/D 86-62 - AUTUMN RIDGE ADDITION

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 11, 1986, the above-captioned plat was reconsidered. The action of the Committee was to recommend that the street connection, proposed to tie this plat of Cedar Park Chateau to the south, be deleted. The Subdivision Committee further recommended that a firelane not be provided as an alternative to the public street connection.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 18, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley  
Senior Planner

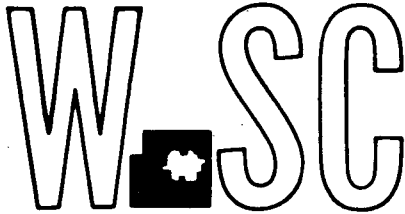
FLN:dik

Enclosure

cc: Dean DeWitt, 12320 Hunter's View, Wichita, KS 67235  
Jay Russell, 442 N. Maize Road, Wichita, KS 67212  
Bill G. Yung Design, 4912 E. 29th St. N., Suite One,  
Wichita, KS 67220  
Dan Jablonski, 12205 Hunter's View, Wichita, KS 67235  
Beth Dopps, 1635 Old Wick Road, Wichita, KS 67235  
Mike Lindebak, City Engineer

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P  
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WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

July 31, 1986



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

Re: Final Plat S/D 86-62 - AUTUMN RIDGE

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 31, 1986, 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 City water to serve the lots being platted.
- B. The applicant shall guarantee the paving of the proposed interior streets.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the storm sewer and detention pond improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. 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.
- G. 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.

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- H. 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.
- I. The applicant shall obtain, by separate instrument, the off-site drainage easement required by the drainage plan for this property.
- J. The final plat tracing shall indicate all on-site drainage easements required by the drainage plan.
- K. Prior to marketing this property, the Post Office representative would like a meeting with the subdivider to discuss mail delivery.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- M. Recording of the plat within 30 days after approval by the 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, August 7, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley  
Senior Planner

FLN:dlk

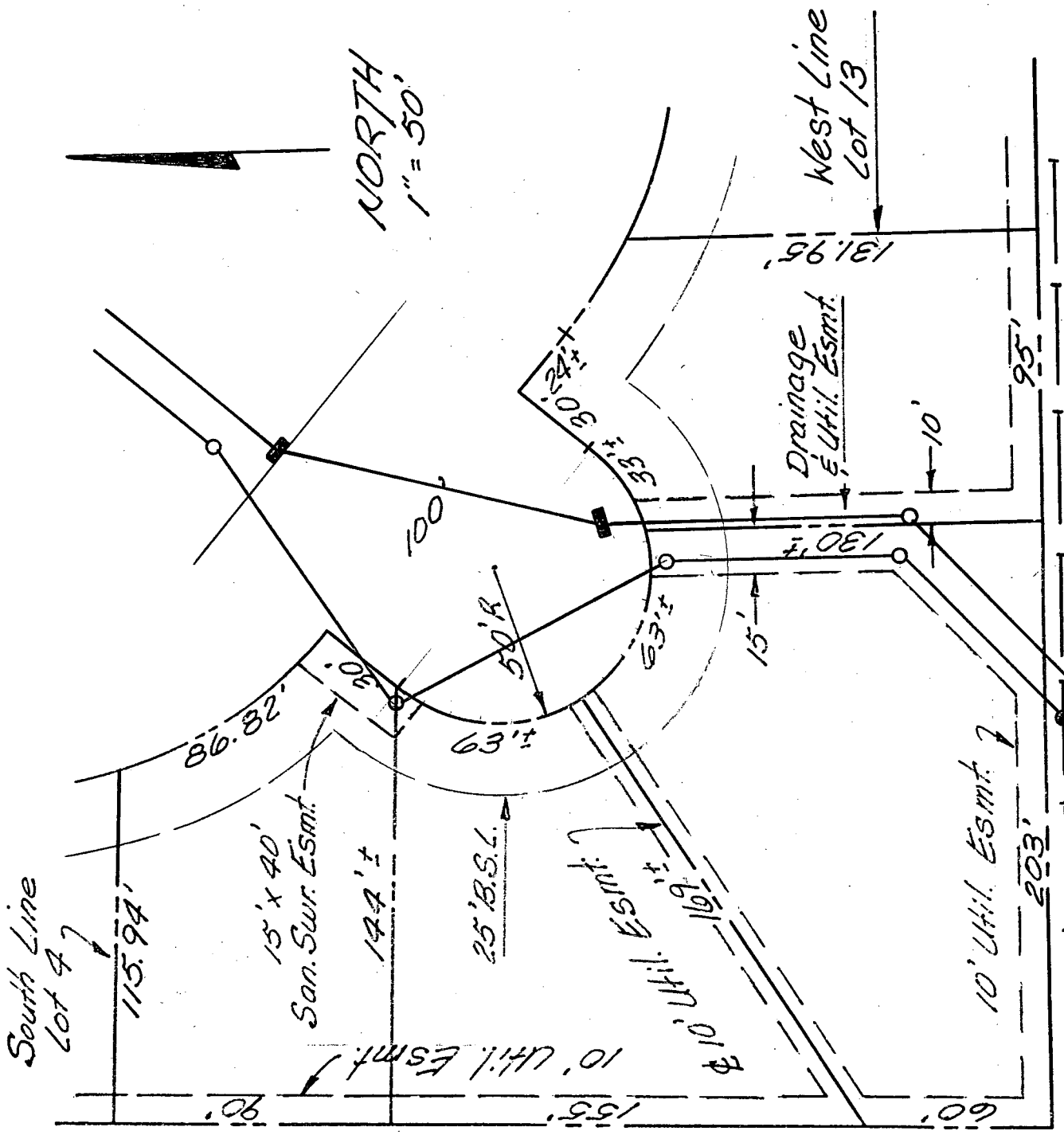
Enclosure

cc: Jay Russell, 442 N. Maize Road, Wichita, KS 67212  
Mike Lindebak, City Engineering  
Don Jenkins, U.S. Postal Service, 7117 W. Harry, Wichita, KS 67276

Proc-Sub 7-31-86

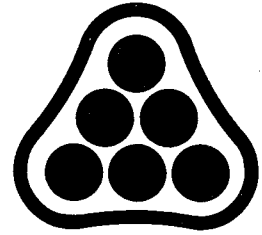
1. Calvary Bible Church. Vacation of Alley R/W. No water lines in alley. No water problem.
2. Fox Meyer Drug Co. Vacation of Building Setback. No water problem.
3. Andeel and Andeel Property and Frank Carney. Vacation of Drainage Dedication. No water lines in vacation area. No water problem.
4. Carson & Company. Vacation of Street R/W. No water problem.
5. CPC Properties of Kansas, Inc. Vacation of Street R/W. Existing 8" water parallel to St. R/W in easement. No water problem.
6. Autumn Ridge. Final plat. Item A, mains to be extended. Existing 12" main in 119th St.
7. Scholfield - Hatchett Addition. Final plat. Area now served by 12" and 8" mains. No water problem.
8. Fantasea II. Preliminary Plat. Area now served by existing 12" main in 32nd St. North. No water problem.
9. Woodland Estates. Final Plat. Item B, mains to be extended. No water problem.
10. Villian C. Moutray. Dedicate St. R/W. No water available. No water problem.
11. Villian C. Moutray. Dedicate Access Control. No water available. No water problem.
12. Other matters.

Aspen Ridge Plat Folder



DIRECTORS

- C. O. KNOP, P.E.
- R. B. PEUGH, P.E.
- C. J. FREUND, P.E.
- W. H. KELTNER, P.E.
- R. D. PLETCHER, P.E.
- F. D. MIDDLETON, JR., P.E.
- D. E. MALTBIE, P.E.
- M. D. SCHOMAKER, P.E.
- G. D. SCHOCK, P.E.
- J. H. BAILEY, P.E., PH.D.



**P**ROFESSIONAL  
**E**NGINEERING  
**C**ONSULTANTS  
PROFESSIONAL ASSOCIATION

July 17, 1986

Mr. Michael E. Lindebak, P.E.  
 City Engineer  
 City of Wichita  
 455 N. Main - 7th Floor  
 Wichita, KS 67202

*File*

Reference: Autumn Ridge Plat  
 Sanitary Sewers Pump Station Calculations  
 PEC Project No. 36-86356-1545

Dear Mr. Lindebak:

Transmitted herewith for your review and approval are the wastewater flow calculations for the Autumn Ridge Subdivision and the Cedar Park Chateau Subdivision. These areas drain to a common existing pump station constructed as part of the Cedar Park Chateau improvements.

From review of the existing pump station capacities and the flows generated from both subdivisions, the existing pump station has adequate capacity to transport the wastewater.

We therefore request that Autumn Ridge Subdivision be allowed to connect to the existing lift station, Lift Station No. 29.

If you have any questions, please call.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

*Richard W. Linn*

Richard W. Linn, P.E.  
 Project Engineer

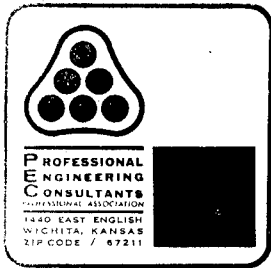
Enc: As noted

cc: Mr. Jay Russell

RWL:cas

*cas*

*[Handwritten mark]*



Date July 15, 1986 Page \_\_\_\_\_ of \_\_\_\_\_

Project AUTUMN RIDGE PLAT

Item Pump Station Calculations

KUR

## I. Flow

A. Cedar Park Chateau Plat 68 Lots Zoned AA

B. Autumn Ridge Plat 69 Lots Zoned AA

Total 137 Lots

AA  $\Rightarrow$  3.0 PE/DU  $\Rightarrow$  100 gpcd AVERAGE

$$\text{Average Daily Flow} = 137 \times 3.0 \times 100$$

$$\text{Average Daily Flow} = 41,100 \text{ gpd or } 28.5 \text{ gpm}$$

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

$$\text{Peak Daily Flow} = 3.0 \times 41,100$$

$$\text{Peak Daily Flow} = 123,300 \text{ gpd or } 85.6 \text{ gpm}$$

## II. Exist Pump Station (#29)

$$\text{Design Conditions} = 100 \text{ gpm at } 36.5 \text{ TDH}$$

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  $Q_{in}$  is equal to  $\frac{1}{2} Q_{out}$

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

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

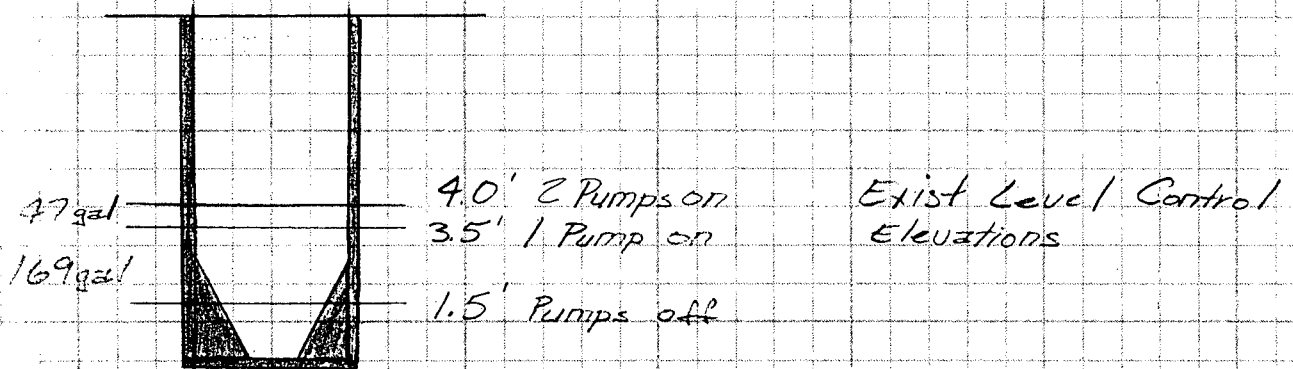


Date July 15, 1986 Page \_\_\_\_\_ of \_\_\_\_\_

Project AUTUMN RIDGE PLAT

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 ( $t_1$ )

$$t_1 = \frac{169}{100-28.5} + \frac{169}{28.5} \quad t_1 = 8.3 \text{ min}$$

#### Peak Flow Time ( $t_2$ )

$$t_2 = \frac{169}{100-85.6} + \frac{169}{85.6} \quad t_2 = 13.7 \text{ min}$$



Smith & Loveless  
Division

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

Form No. 04-06-25 (Rev. 8/78)

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 Suction Piping Pump 1 4" Pump 2 4" 3. Pump Discharge Valve Pump 1 4" Pump 2 4"  
 4. Main 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 ~~Not~~ Available Yes Wiring Diagram No. C15-2920-30  
Not KVA Transformer Req'd., Not Volt to 115 Volt AC.

PUMP MOTOR DATA

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

STANDARD EQUIPMENT:

- Automatic Alternator
- Vacuum Pumps
- NEMA 3-Wire - 1 Phase Duplex Receptacle
- S&L Damtite 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
- 115 Volt Alarm Horn
- Running Time Meters (Yes)
- KVA Transformer
- Model "S" Piping \* (Yes)

CONTROL SYSTEM PART SETTINGS	LOW LEVEL ON	HIGH LEVEL ON	BOTH PUMPS OFF	HIGH ALARM WATER
S&L Part No.	4L291A	4L291A	4L291A	4L291B
Level (feet)	3.5'	4.0'		4.5'
Level (feet)			1.5'	

SALES ENGINEERING

PREPARED BY	DATE
SA	06/15/81

Maintenance Manual Qty.

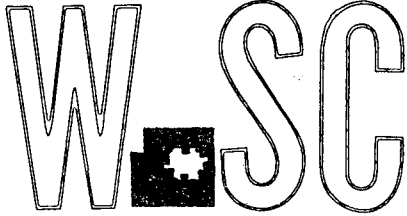
Rep 1  
 Job File 0  
 Contractor 5

COMPANION JOB SERIAL NOS.

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Subject to change w/Model "S" piping

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

*Autumn  
Ridge  
plat Folder*

July 9, 1986

TO: Members of Utility Advisory Committee and  
Other Public Agencies

SUBJECT: Ordinance annexing a certain tract of land  
to the City of Wichita, Kansas on July 3, 1986.

1986 Annexation Report No. 5

Attached is a City of Wichita Ordinance, Number 39-557, describing a tract of land which was annexed to the City of Wichita. This ordinance describes all land annexed to the City of Wichita since the date of the last report.

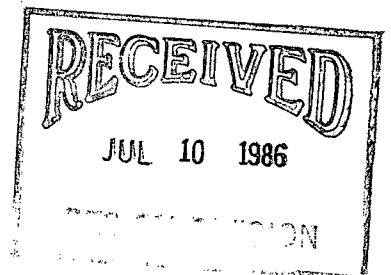
This ordinance is distributed by the Planning Department for your use and information.

Respectfully,

Robert L. Young  
Principal Planner

RLY:dlk

Attachment



# ANNEXATION NO. 6 ORDINANCE NO. 39-557 PUBLISHED 7-3-86

2255(Published in The Daily Record, July 3, 1986)11  
ORDINANCE NO. 39-557

AN ORDINANCE INCLUDING AND INCORPORATING CERTAIN BLOCKS, PARCELS, PIECES AND TRACTS OF LAND WITHIN THE LIMITS AND BOUNDARIES OF THE CITY OF WICHITA, KANSAS, AND RELATING THERETO. (A88-8)

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

SECTION 1. That, after having received a request from the owners of said property for annexation by the City, the following blocks, parcels, pieces and tracts of land be and they are hereby included and brought within the corporate limits of the City of Wichita, Kansas:

A tract of land in Section 7, Township 27 South, Range 1 West of the 6th P.M., and Section 12, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as:

Beginning at the intersection of a line lying parallel to and 30 ft. east of the west line of Section 7, Township 27 South, Range 1 West and the north line of the Southeast Quarter of Section 12, Township 27 South, Range 2 West extended east; thence west along the extended north line and the north line of said Southeast Quarter of Section 7 to the west line of the east half of said Southeast Quarter; thence south along said west line to the south line of the north 31 acres of the east half of the Southeast Quarter of said Section 12; thence east along said south line and said line extended to a line parallel to and 30 ft. east of the west line of Section 7, Township 27 South, Range 1 West; thence north parallel to and 30 ft. east of said west line to the point of beginning.

SECTION 2. That the lands specified and included within Section 1 of this ordinance, together with the lands specified and included within Section 1 of Ordinances No. 39-342, 39-349, 39-369, 39-370, 39-506 & 39-527 be and the same are hereby declared to constitute the lands within the corporate limits and boundaries of the City of Wichita, Kansas.

SECTION 3. That if any part or portion of this ordinance shall be held or determined to be illegal, ultra vires or void the same shall not be held or construed to alter, change or annul any terms or provisions hereof which may be legal or lawful. And in the event this ordinance in its entirety shall be held to be ultra vires, illegal or void, then in such event the boundaries and limits of said City shall be held to be those heretofore established by law.

SECTION 4. That the City Attorney be and he is hereby instructed at the proper time to draw an ordinance redefining the boundaries and limits of the City of Wichita, Kansas, under and pursuant to K.S.A. 12-520, et seq.

SECTION 5. This ordinance shall take effect and be in force from and after its passage and publication once in the official city paper.

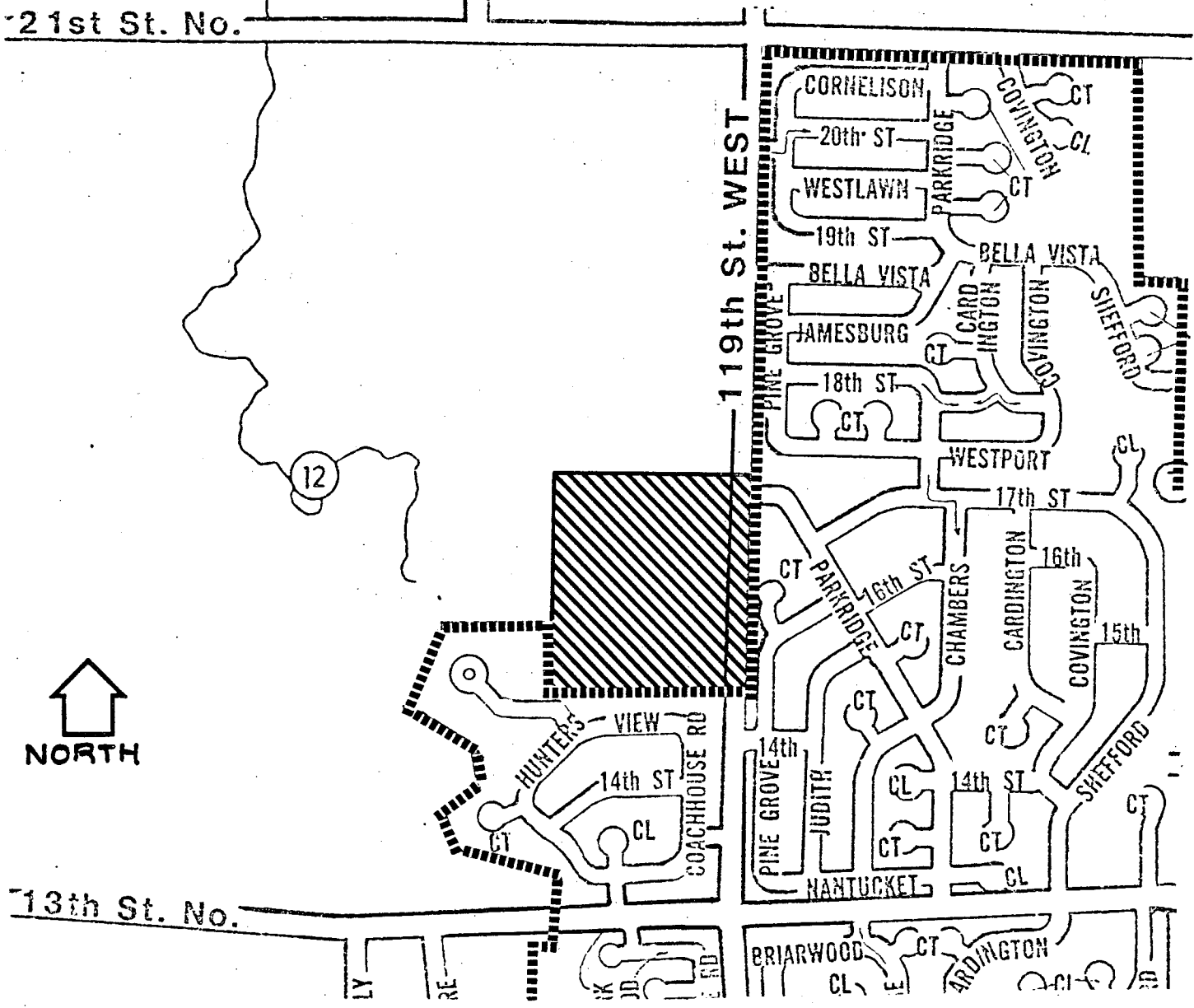
ADOPTED AT Wichita, Kansas, this 1st day of July, 1986.

TONY CASADO, Mayor  
ATTEST: (SEAL) DONALD C. GISICK, City Clerk

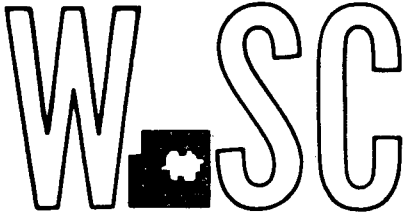
General Location:

<u>31</u>	Area in Acres	Reason(s) for Annexation:
<u>0</u>	Population (Est.)	<u>        </u> Petition <u>        </u> §
<u>0</u>	Dwelling Units	<u>        </u> Needed for benefit district
<u>0</u>	Business Units	<u>  X  </u> Other <u>Property Owner's Request</u>

"R-1" Suburban Residential County Zoning

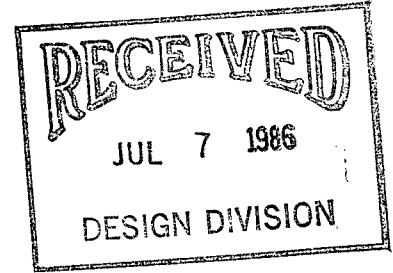


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



July 3, 1986

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

Re: Preliminary Plat S/D 86-62 - AUTUMN RIDGE

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 3, 1986, 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 City water to serve the lots being platted.
- B. The applicant shall guarantee the paving of the proposed interior streets.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the storm sewer and detention pond improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant has requested annexation of this property into the City. Upon annexation, the property will be zoned "AA", and thereby permit the lot sizes being proposed.
- G. 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.

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- H. 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.
- I. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 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.
- J. 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.
- K. The final plat shall label the centerline of the utility easements.
- L. On the final plat, distances and bearings shall be provided for the perimeter of Reserve D.
- M. In order to provide a second route for entering and exiting this 69-lot plat, the final plat shall dedicate street right-of-way to connect this subdivision with Old Wick Road to the south. In order to avoid the loss of any lots, it is suggested that this street connection be made using the "narrow public street standard" (i.e., 32 feet of dedicated right-of-way with 29-foot pavement and adjacent 15-foot street, drainage and utility easements and accompanying 20-foot wide building setbacks).
- N. The applicant shall obtain, by separate instrument, the off-site drainage easement required by the drainage plan for this property.
- O. Prior to submitting a final plat, the applicant shall submit to Traffic Engineering, a proposed paving layout plan for the Autumn Ridge/119th Street West intersection.
- P. The applicant shall provide written documentation that the pump station serving Cedar Park Chateau has sufficient capacity to handle sewage from this plat.
- Q. 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.
- R. The final plat shall indicate the utility easements requested by K.G.&E. which are indicated on the enclosed "marked" copy of the plat.

Preliminary Plat S/D 86-62 - AUTUMN RIDGE  
Page 3

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

Sincerely,



Forrest L. Nagley  
Senior Planner

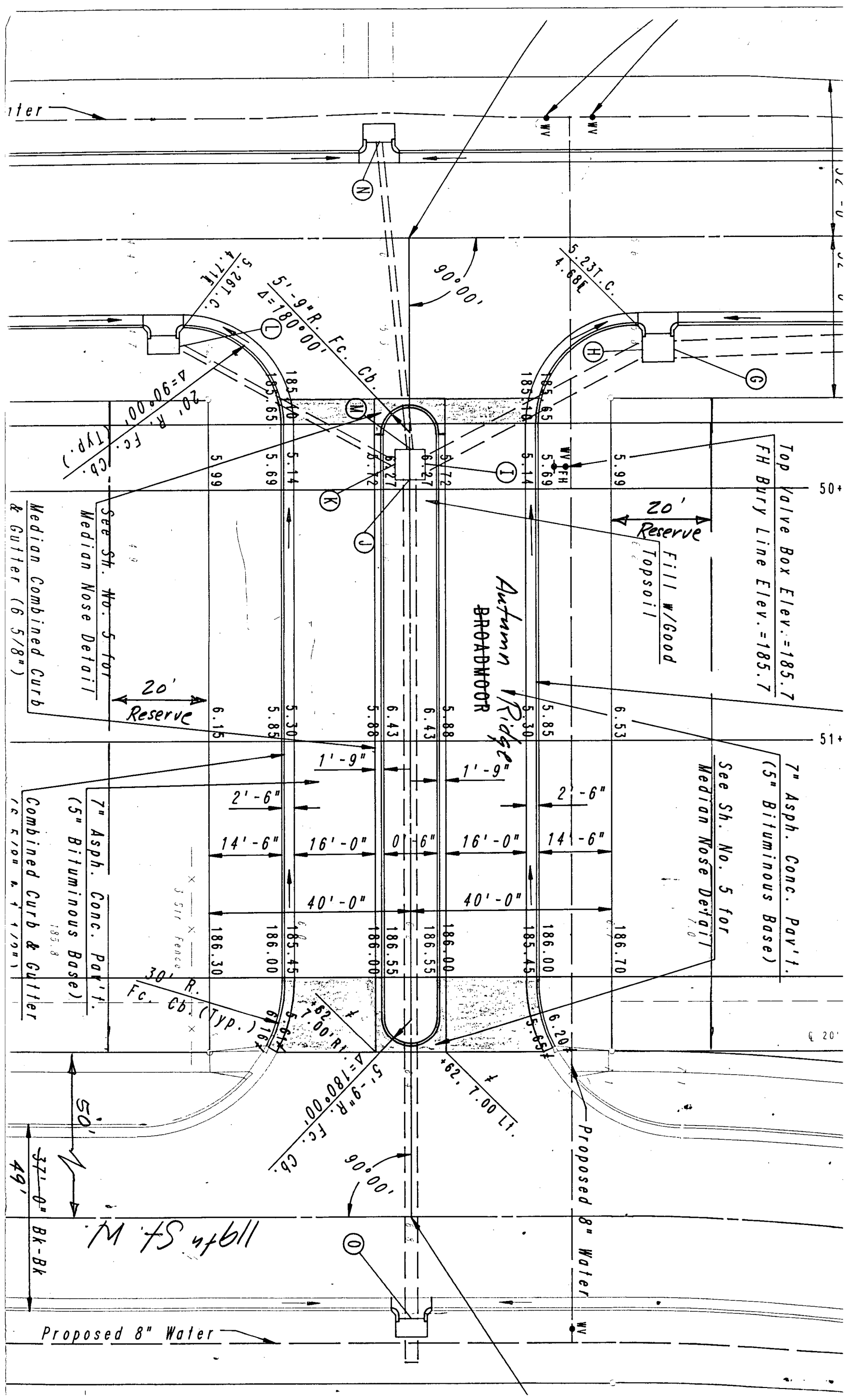
FLN:dlk

Enclosure

cc: Jay Russell, 442 N. Maize Road, Wichita, KS 67212  
Professional Engineering Consultants, 1440 E. English,  
Wichita, KS 67211  
Mike Lindebak, City Engineering

Pre-Sub July 7, '86

1. Union Equity Co-op Exchange. Vacation of St. R/W.  
No water problem.
2. Kansas Dept. of Transportation. Vacation of St. R/W.  
No existing water line in area. Replot of Vanderhoff  
will provide easement along Young St. For water and  
sanitary, will this need to be retained as utility easement?
3. Phillips Petroleum Company. Requests Vacation of Sewer easement  
No water problem
4. Messiah Baptist Church Third Addition. Final Plat. Existing  
6" water main in Clark, existing 16" in Hillside. No water  
problem.
5. Wilderness Third Addition. Final plat. Item A, mains to be  
extended. Existing 8" in Wilderness at north edge of plat  
to be extended. No water problem.
6. Autumn Ridge. Preliminary Plat. Item A, mains to be  
extended. Existing 12" main in 119th St. West. No water  
problem.
- City 7. Lakeland Estates. Final Plat. No city water available,  
no water problem.
8. Smithmoor First Addition. Final Plat. Item D, mains to  
be extended. 16" main in Harry to be extended in Harry  
to East line of Smithmoor, 8" Interior mains to be extended.  
No water problem
- County 9. Sam & Judy Eberly. Dedicate St. R/W. No water problem.
10. Other matters.



Top Valve Box Elev. = 185.7  
 FH Bury Line Elev. = 185.7

20' Reserve  
 Fill w/Good Topsoil

Autumn Ridge  
 BROADMOOR

7" Asph. Conc. Pav't.  
 (5" Bituminous Base)

See Sh. No. 5 for  
 Median Nose Detail

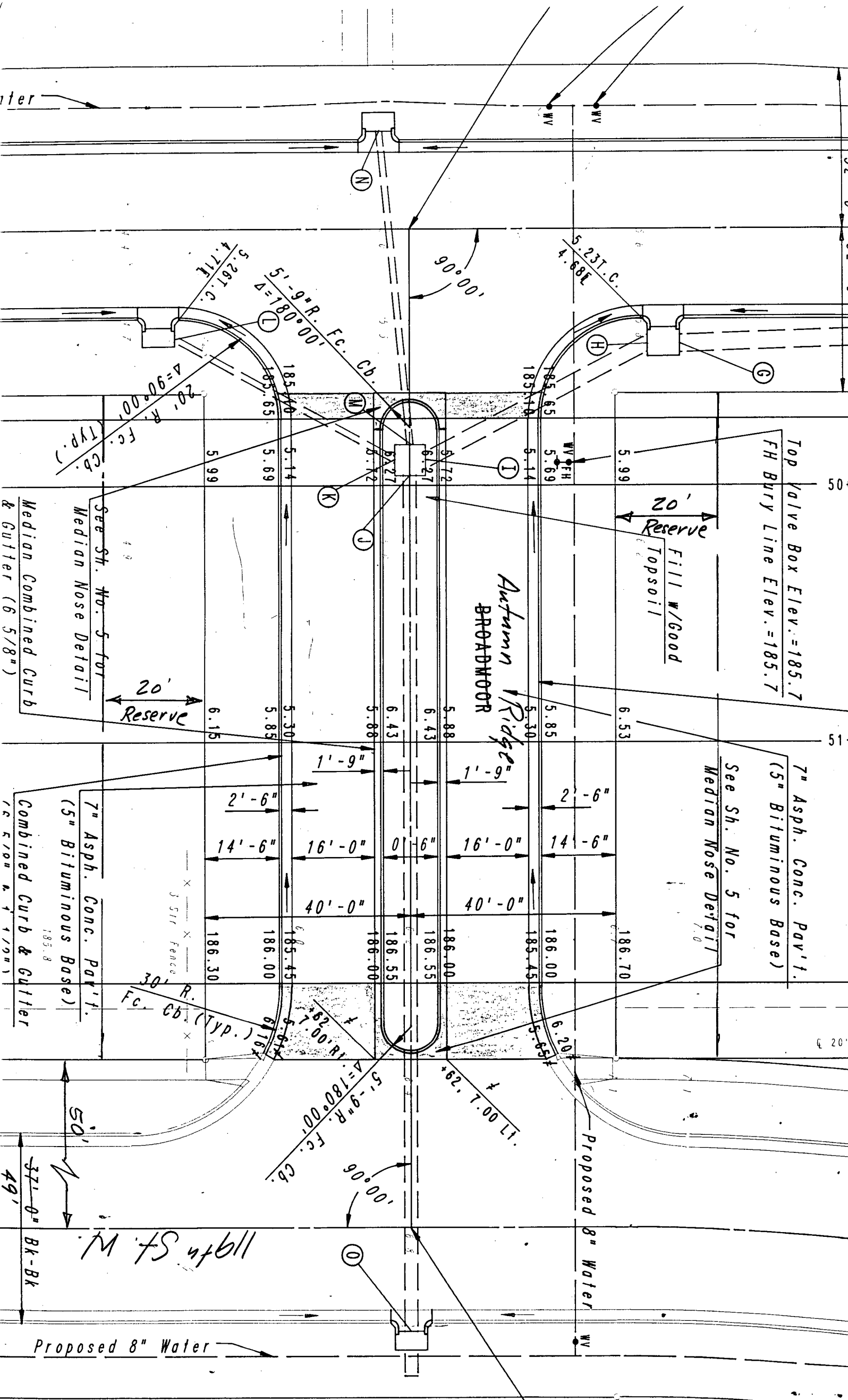
See Sh. No. 5 for  
 Median Nose Detail  
 Median Combined Curb  
 & Gutter (6 5/8")

7" Asph. Conc. Pav't.  
 (5" Bituminous Base)  
 Combined Curb & Gutter  
 (6 5/8" & 1 1/2")

M. S. 11/19/48  
 BK-BK

Proposed 8" Water

Proposed 8" Water





S/D No.: 86-62 Name: AUTUMN RIDGE

Preliminary Approved:  
Scheduled S/D Meeting: 7/3/86

DESCRIPTION

General Location: West side of 119th Street West, approximately  $\frac{1}{4}$  mile north of  
13th Street North.

Owner: Jay Russell, 442 N. Maize Road, Wichita, KS 67212

Surveyor/Engineer: Bill G. Yung Design, 4912 E. 29th N., Suite One  
Wichita, KS 67220

1. Gross Acreage of Plat: 31.0 Acres
  2. Number of Lots:
    - Residential: 69
    - Office:
    - Commercial:
    - Industrial:
    - Total: 69
  3. Minimum Lot Area: 9,000 Sq. Ft.
  4. Existing Zoning: "R-1"
  5. Proposed Zoning: "AA" After Annexation
- 

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the paving of the proposed interior streets.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant has requested annexation of this property into the City. Upon annexation, the property will be zoned "AA", and thereby permit the lot sizes being proposed.
- G. 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.
- H. 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.
- I. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 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.
- J. 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.
- K. The final plat shall label the centerline of the utility easements.
- L. On the final plat, distances and bearings shall be provided for the perimeter of Reserve D.

- M. In order to provide a second route for entering and exiting this 69-lot plat, the final plat shall dedicate street right-of-way to connect this subdivision with Old Wick Road to the south. In order to avoid the loss of any lots, it is suggested that this street connection be made using the "narrow public street standard" (i.e., 32 feet of dedicated right-of-way with 29-foot pavement and adjacent 15-foot street, drainage and utility easements and accompanying 20-foot wide building setbacks).
- N. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- O. 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.
- P. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

S/D No.: 86-62      Name: AUTUMN RIDGE

Preliminary Approved: 7/3/86  
Scheduled S/D Meeting: 7/31/86

DESCRIPTION

General Location: West side of 119th Street West, approximately  $\frac{1}{4}$  mile north of 13th Street North.

Owner: Jay Russell, 442 N. Maize Road, Wichita, KS 67212

Surveyor/Engineer: Professional Engineering Consultants, P.A., 1440 E. English, Wichita, KS 67211

1. Gross Acreage of Plat: 31.0 Acres
2. Number of Lots:
  - Residential: 69
  - Office:
  - Commercial:
  - Industrial:
  - Total: 69
3. Minimum Lot Area: 9,000 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

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STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the paving of the proposed interior streets.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the storm sewer and detention pond improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. 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.
- G. 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.
- H. 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.
- I. The applicant shall obtain, by separate instrument, the off-site drainage easement required by the drainage plan for this property.

The applicant shall provide written documentation that the pump station serving Cedar Park Chateau has sufficient capacity to handle sewage from this plat.

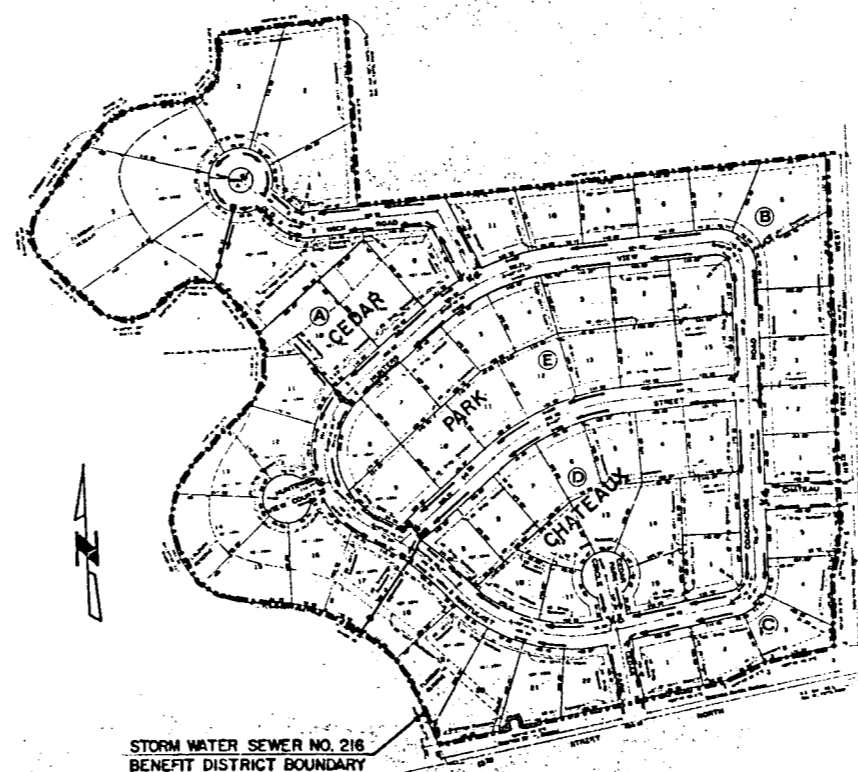
- K. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- M. Recording of the plat within 30 days after approval by the Board of City Commissioners.

CITY OF WICHITA, KANSAS  
STORM WATER SEWER NO. 216  
(CEDAR PARK CHATEAUX)

R. W. BRUGGEMAN: DIRECTOR OF ENGINEERING / CITY ENGINEER

MARCH, 1981

PROJ. NO. 468-76-245-81039-000-000-001



INDEX OF SHEETS

1. TITLE SHEET
- 2-3. PLAN & PROFILE SHEETS
4. TYPE I-A INLET DETAILS
5. REINFORCED CONCRETE MANHOLES
6. SEWER APPURTENANCES

LEGEND

- BENEFIT DISTRICT BOUNDARY
- DRAINAGE FLOW DIRECTION
- PROPOSED INLET
- PROPOSED MANHOLE

PLANS PREPARED BY  
DELAMATER, FREUND & ASSOCIATES, P.A.  
ENGINEERS AND ARCHITECTS  
WICHITA, KANSAS



89-KO-101

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