

Map No. 4746 A

S/D No.: 88-85

SUBDIVISION REPORT AND PROGRESS

Name: Summerfeild III (Revised)

General Location: South of Maple, West of Maize Road

Owner: Summerfield Inc. c/o Thurman W. Smith

Engineer/Surveyor: Professional Engineering Consultants, P.A.

APPLICATION FILED: 9/9/88

SKETCH PLAT FILED: _____

PRELIMINARY FILED: 9/9/88

M.A.P.C. ACTION: 10/27/89 approved

S/D ACTION: 9/22/88 approved

B.C.C. ACTION: File closed as

FINAL FILED: 10/17/88

RECORDED: requirement of Cambridge

S/D ACTION: 10/20/88 approved

REMARKS: Estate Plat SD 87-36
32919 + CAP/DV-185
also closed

S/D 88-85 - SUMMERFIELD III (Revised).
South of Maple, west of Maize Rd.
PROFESSIONAL ENG. CONSULT.

ACTION

	DATE
S/D COMMITTEE (preliminary) approved	9/22/88
final approved	10/20/88
M.A.P.C. approved	10/29/88
W.C.C./B. CO. C.	Closed - never

completed - supervised by
Cambridge Estates Ltd

DIRECTORS

C. O. KNOP, 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.
D. I. NORTON, P.E.
B. E. REMSBERG, P.E.



**PROFESSIONAL
ENGINEERING
CONSULTANTS**
PROFESSIONAL ASSOCIATION

August 10, 1989

Mr. Jack H. Galbraith
Chief Planner
Metropolitan Area Planning Dept.
10th Floor - City Hall
455 N. Main
Wichita, KS 67202

Reference: Summerfield III Zoning,
Community Unit Plan and Plat
PEC File No. 36-87248-2-2208

Dear Jack:

On behalf of Summerfield, Inc., I would like to request that the residential community unit plan (DP-185), zone change request (Z-2919), and the proposed plat of Summerfield III (S/D 88-85) case files be marked closed upon City Council approval of Cambridge Estates.

Should you have any questions or need additional information, please call.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

Gary Wiley
Gary Wiley
Land Development

cc: Thurman W. Smith, Summerfield, Inc.
R. Timothy Bickhaus, MAPD

GW/cs

RECEIVED

AUG 11 1989

METROPOLITAN PLANNING

ROUTE

1440 EAST ENGLISH
WICHITA, KANSAS 67211
(316) 262-2891

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 27, 1988

Professional Engineering Consultants, P.A.
c/o Gary Wiley
1440 East English
Wichita, KS 67211

Re: S/D 88-85 - Summerfield III (Revised)

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on October 27, 1988, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of October 21, 1988.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plat.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,



R. Timothy Bickhaus
Junior Planner

RTB:svm

cc: Summerfield, Inc., c/o Thurman Smith, 11216 W. Maple
Wichita, KS 67209
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - TENTH FLOOR
455 N. 10TH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

October 21, 1988

Professional Engineering Consultants, P.A.
c/o Gary Wiley
1440 East English
Wichita, KS 67211

Re: S/D 88-85 - Summerfield III (Revised)

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, Thursday, October 20, 1988, 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.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. As required by the C.U.P.(DP-185), the applicant shall guarantee the construction of necessary left turn lanes in Maple and Maize Road adjacent to this property. The applicant shall also guarantee the construction of right turn deceleration lanes into Lot 49, Block 2, along Maize Road.
- F. The applicant shall guarantee the construction of a temporary third lane in Maple and Maize Road adjacent to the plat. The guarantee for the temporary third lane shall be held by the City of Wichita until development occurs.
- G. The applicant shall guarantee the paving of the proposed interior streets, including an emergency access entrance at the south end of Rutgers Circle.

- H. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. The applicant is advised that a guarantee for major entrances and a decel-lane to lot 50 will be required at the time of obtaining building permits for this location.
- K. It is noted that the applicant desires to plat a 20-foot front yard building setback on all residential lots within this plat.
- 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 32-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.
- M. On the final plat tracings, 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."
- N. 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.
- O. 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.
- P. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D) (1).

- Q. 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 plantings within the easement shall be reviewed by the City Forestry Division prior to installation.
- R. The final plat tracing shall indicate the utility easements requested by K.G.&E. and Southwestern Bell between Lot 4 and 5 Block 4 "marked" copy of the preliminary plat as approved 9/22/88.
- S. In order to assist title companies in determining if buildings constructed on this site observe the building setbacks required by the associated Community Unit Plan, the final plat shall indicate the platting of building setbacks. *Indicated*
4 Oct. 21, 1988
that this was
10/25/88
of special
it is established
13 March 1989
Specifically, as indicated in DP-185, ~~a 15-foot building setback along the north line of Lot 49, Block 2, shall be established~~; a 30-foot center line building setback shall be established along the common lot line between Lots 49 and 50, Block 2, including that portion of Lot 49 north of Reserve E; a 20-foot building setback along the south line of Lot 50, Block 2, shall be established; and from the west line of Lot 50, Block 2, a 50-foot building setback shall be established.
- T. Prior to submitting the final plat tracing, the applicant will need to resolve the boundary discrepancy between this preliminary plat and the proposed Residential C.U.P. (DP-185). Specifically, Reserve "E" extends further east, into Lots 49 and 50, Block 2, in this preliminary plat than is indicated in the C.U.P. The final plat tracing shall show lots that correspond to the C.U.P. parcels or the applicant may submit a revised C.U.P., which corresponds to the platted lots.
- U. The applicant is advised that Provision #6 of the associated community unit plan requires the designation of fire lanes for Lots 49 and 50, Block 2, and shall be in accordance with the Fire Code of the City of Wichita. This fire lane will be designated on the parking plan to be reviewed and approved at the time of the building permit review.
- V. The final plat tracings shall reflect the person selected as the new Chairman at the October 13, 1988 MAPC meeting.
- W. 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.

S/D 88-85
October 21, 1988
Page 4


- X. 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.
- Y. 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.
- Z. Perimeter closure computations shall be submitted with the final plat tracing (Section 5-101(C)).
- AA. Recording of the plat within 30 days after approval by the City Council.

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, October 27, 1988 at 1:30 p.m. If you questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Junior Planner

RTB:svm

cc: Summerfield, Inc., c/o Thurman Smith, 11216 W. Maple
Wichita, KS 67209

Mike Lindebak, City Engineer

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1-6

October 27, 1988

STAFF REPORT

(Final Plat; Revised Preliminary approval 9/22/88)
(Previous Preliminary Approved 7/2/87)

CASE NUMBER: S/D 88-85 - SUMMERFIELD III (revised)

OWNER/APPLICANT: Summerfield, Inc., Thurman Smith, President,
11216 Maple, Wichita, KS 67209

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

LOCATION: South side of Maple, west of Maize Road

SITE SIZE: 73.8 acres

NUMBER OF LOTS

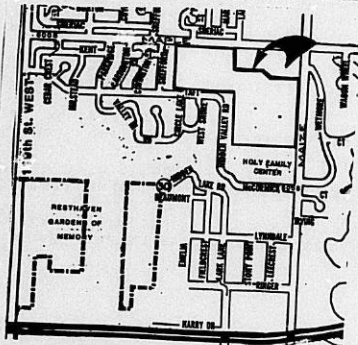
Residential:	117
Office:	1
Commercial:	
Industrial:	
Total:	118

MINIMUM LOT AREA: 5,000 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA", "A", and "BB" (Z-2919) with DP-185

VICINITY MAP:



- 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 32-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.
- M. On the final plat tracings, 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."
- N. 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.
- O. 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.
- P. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D) (1).
- Q. 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 plantings within the easement shall be reviewed by the City Forestry Division prior to installation.

S/D 88-85 SUMMERFIELD III ADDITION
October 27, 1988
PAGE 5

- Y. 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.
- Z. Perimeter closure computations shall be submitted with the final plat tracing (Section 5-101(C)).
- AA. Recording of the plat within 30 days after approval by the City Council.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 8

October 20, 1988

STAFF REPORT

(Final Plat; Revised Preliminary approval 9/22/88)
(Previous Preliminary Approved 7/2/87)

CASE NUMBER: S/D 88-85 - SUMMERFIELD III (revised)

OWNER/APPLICANT: Summerfield, Inc., Thurman Smith, President,
11216 Maple, Wichita, KS 67209

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

LOCATION: South side of Maple, west of Maize Road

SITE SIZE: 73.8 acres

NUMBER OF LOTS

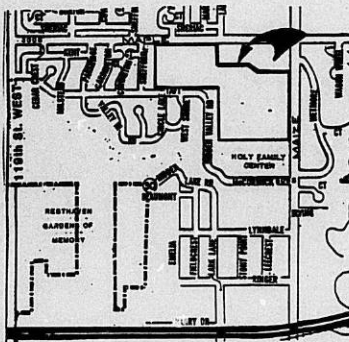
Residential:	117
Office:	1
Commercial:	
Industrial:	
Total:	118

MINIMUM LOT AREA: 5,000 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA", "A", and "BB" (Z-2919) with DP-185

VICINITY MAP:



STAFF COMMENTS:

Note: City Council approval of the associated zone case (Z-2919) and C.U.P. (DP-185) were deferred until October 11, 1988. The comments on this plat will be subject to any requirements established by the City Council's subsequent review of this zoning and C.U.P.

- A. Approval of this preliminary plat is subject to approval of the applicant's associated zone case (Z-2919) and Community Unit Plan (DP-185).
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. As required by the C.U.P. (DP-185), the applicant shall guarantee the construction of necessary left turn lanes in Maple and Maize Road adjacent to this property. The applicant shall also guarantee the construction of right turn deceleration lanes into Lot 49, Block 2, along Maize Road.
- G. The applicant shall guarantee the construction of a temporary third lane in Maple and Maize Road adjacent to the plat. The guarantee for the temporary third lane shall be held by the City of Wichita until development occurs.
- H. The applicant shall guarantee the paving of the proposed interior streets, including an emergency access entrance at the south end of Kent Circle.
- I. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. The applicant is advised that a guarantee for major entrances and a decel-lane to lot 50 will be required at the time of obtaining building permits for this location.

- L. It is noted that the applicant desires to plat a 20-foot front yard building setback on all residential lots within this plat.
- 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 32-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.
- N. On the final plat tracings, 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."
- O. 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.
- P. 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.
- Q. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D) (1).
- R. 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 plantings within the easement shall be reviewed by the City Forestry Division prior to installation.

- S. The final plat tracing shall indicate the utility easements requested by K.G.&E. and Southwestern Bell between Lot 4 and 5 Block 4 "marked" copy of the preliminary plat as approved 9/22/88.
- T. In order to assist title companies in determining if buildings constructed on this site observe the building setbacks required by the associated Community Unit Plan, the final plat shall indicate the platting of building setbacks. Specifically, as indicated in DP-185, a 15-foot building setback along the north line of Lot 49, Block 2, shall be established; a 30-foot center line building setback shall be established along the common lot line between Lots 49 and 50, Block 2, including that portion of Lot 49 north of Reserve E; a 20-foot building setback along the south line of Lot 50, Block 2, shall be established; and from the west line of Lot 50, Block 2, a 50-foot building setback shall be established.
- U. Prior to submitting the final plat tracing, the applicant will need to resolve the boundary discrepancy between this preliminary plat and the proposed Residential C.U.P. (DP-185). Specifically, Reserve "E" extends further east, into Lots 49 and 50, Block 2, in this preliminary plat than is indicated in the C.U.P. The final plat tracing shall show lots that correspond to the C.U.P. parcels or the applicant may submit a revised C.U.P., which corresponds to the platted lots.
- V. The applicant is advised that Provision #6 of the associated community unit plan requires the designation of fire lanes for Lots 49 and 50, Block 2, and shall be in accordance with the Fire Code of the City of Wichita. This fire lane will be designated on the parking plan to be reviewed and approved at the time of the building permit review.
- W. The final plat tracings shall reflect the person selected as the new Chairman at the October 13, 1988 MAPC meeting.
- X. 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.
- Y. 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.

S/D 88-85 SUMMERFIE III ADDITION
October 20, 1988
PAGE 5

- Z. 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.
- AA. Perimeter closure computations shall be submitted with the final plat tracing (Section 5-101(C)).
- BB. Recording of the plat within 30 days after approval by the City Council.
- CC. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

September 26, 1988

Professional Engineering Consultants, P.A.
c/o Gary Wiley
1440 East English
Wichita, KS 67211

Re: S/D 88-85 - Summerfield III (Revised)

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, Thursday, September 22, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Approval of this preliminary plat is subject to approval of the applicant's associated zone case (Z-2919).
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. As required by the C.U.P.(DP-185), the applicant shall guarantee the construction of necessary left turn lanes in Maple and Maize Road adjacent to this property. The applicant shall also guarantee the construction of right turn deceleration lanes into Lot 49, Block 2, along Maize Road.

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- G. The applicant shall guarantee the construction of a temporary third lane in Maple and Maize Road adjacent to the plat. The guarantee for the temporary third lane shall be held by the City of Wichita until development occurs.
- H. The applicant shall guarantee the paving of the proposed interior streets, including an emergency access entrance at the south end of Kent Circle.
- I. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. 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.
- L. The applicant is advised that a guarantee for major entrances and a decel-lane to lot 50 will be required at the time of obtaining building permits for this location.
- M. It is noted that the applicant desires to plat a 20-foot front yard building setback on all residential lots within this plat.
- N. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a ³² ~~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.
- O. 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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Engineering Consultants, P.A.
September 26, 1988
Page 2

- P. 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.
- Q. The final plat shall state in the platlor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- R. If minimum building pad elevations are required for this plat, the elevations shall be noted on the face of the plat as well as in the platlor's text.
- S. On the final plat the centerlines of Maple and Maize Road shall be labeled.
- T. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- U. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D) (1).
- V. It is noted that the applicant desires to plat 32-foot street right-of-ways and shall indicate a 15-foot utility, drainage, and street easement adjacent to both sides of all 32-foot streets on the final plat.
- W. On the final plat tracing, the "15-foot street, drainage and utility easement" shall be shown through those reserves which are being platted adjacent to the public streets.
- X. The final plat shall indicate the utility easements requested by K.G. & E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- Y. Prior to submitting the final plat the applicant shall meet with City Fire Department staff to determine appropriate street names for the plat.

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- Z. In order to assist title companies in determining if buildings constructed on this site observe the building setbacks required by the associated Community Unit Plan, the final plat shall indicate the platting of building setbacks. Specifically, as indicated in DP-185, a 15-foot building setback along the north line of Lot 49, Block 2, shall be established; a 30-foot center line building setback shall be established along the common lot line between Lots 49 and 50, Block 2, including that portion of Lot 49 north of Reserve E; a 20-foot building setback along the south line of Lot 50, Block 2, shall be established; and from the west line of Lot 50, Block 2, a 50-foot building setback shall be established.
- AA. Prior to submitting the final plat, the applicant will need to resolve the boundary discrepancy between this preliminary plat and the proposed Residential C.U.P. (DP-185). Specifically, Reserve "E" extends further east, into Lots 49 and 50, Block 2, in this preliminary plat than is indicated in the C.U.P. The final plat shall show lots that correspond to the C.U.P. parcels or the applicant may submit a revised C.U.P., which corresponds to the platted lots.
- BB. The applicant is advised that Provision #6 of the associated community unit plan requires the designation of fire lanes for Lots 49 and 50, Block 2, and shall be in accordance with the Fir Code of the City of Wichita. This fire lane will be designated on the parking plan to be reviewed and approved at the time of the building permit review.
- CC. 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.
- DD. 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.
- EE. 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.
- FF. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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Engineering Consultants, P.A.
September 26, 1988
Page 4

The enclosed "marked" copy of the plat is for your information files. If you have any questions, please call.

Sincerely,


R. Timothy Bickhaus
Junior Planner

RTB:svm
cc: Summerfield, Inc., c/o Thurman Smith, 11216 W. Maple
Wichita, KS 67209

Mike Lindebak, City Engineer

FILE COPY

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 6

September 22, 1988

STAFF REPORT
(Revised Preliminary; Previous Preliminary approval 7/2/87)

CASE NUMBER: S/D 88-85 - SUMMERFIELD III (revised)

OWNER/APPLICANT: Summerfield, Inc., Thurman Smith, President, 11216 Maple, Wichita, KS 67209

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

LOCATION: South side of Maple, west of Maize Road

SITE SIZE: 73.8 acres

NUMBER OF LOTS

Residential:	117
Office:	1
Commercial:	
Industrial:	
Total:	118

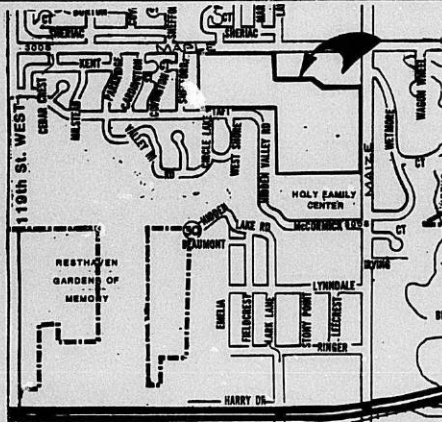
MINIMUM LOT AREA: 5,000 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA", "A", and "BB" (Z-2919) with DP-185

VICINITY MAP:

FILE COPY



STAFF COMMENTS:

NOTE: Certain comments on this preliminary plat are based on actions yet to be completed prior to submitting the final plat, consequently, these comments are subject to change based upon those actions. These actions include: the approval of the associated zoning case (Z-2919) and the Summerfield III Residential Community Unit Plan (DP-185) by the City Council. Both the applicant's associated cases (Z-2919) requesting "A" and "BB" and the Residential C.U.P. were approved by the MAPC on August 18, 1988, and are to be heard by the City Council on September 27, 1988.

- A. Approval of this preliminary plat is subject to approval of the applicant's associated zone case (Z-2919), and C.U.P. (DP-185).
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. As required by the C.U.P. (DP-185), the applicant shall guarantee the construction of necessary left turn lanes in Maple and Maize Road adjacent to this property. The applicant shall also guarantee the construction of right turn deceleration lanes into Lot 49, Block 2, along Maize Road. This guarantee shall also include major entrances within public right-of-way.
- G. The applicant shall guarantee the construction of a temporary third lane in Maple and Maize Road adjacent to the plat. The guarantee for the temporary third lane shall be held by the City of Wichita until development occurs.
- H. The applicant shall guarantee the paving of the proposed interior streets, including an emergency access entrance at the south end of Kent Circle.
- I. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. It is noted that the applicant desires to plat a 20-foot front yard building setback on all residential lots within this plat.

- 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 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.
- 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. 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.
- O. 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.
- P. If minimum building pad elevations are required for this plat, the elevations shall be noted on the face of the plat as well as in the plat's text.
- Q. On the final plat the centerlines of Maple and Maize Road shall be labeled.
- R. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- S. It should be noted that the street names proposed for this plat, have been carefully selected so as to utilize existing street names.
- T. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D) (1).
- U. It is noted that the applicant desires to plat 32-foot street right-of-ways and shall indicate a 15-foot utility, drainage, and street easement adjacent to both sides of all 32-foot streets on the final plat.
- V. On the final plat tracing, the "15-foot street, drainage and utility easement" shall be shown through those reserves which are being platted adjacent to the public streets.
- W. In order to assist title companies in determining if buildings constructed on this site observe the building setbacks required by the associated Community Unit Plan, the final plat shall indicate the platting of building setbacks. Specifically, as indicated in DP-185, a 15-foot building setback

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along the north line of Lot 49, Block 2, shall be established; a 30-foot center line building setback shall be established along the common lot line between Lots 49 and 50, Block 2, including that portion of Lot 49 north of Reserve E; a 20-foot building setback along the south line of Lot 50, Block 2, shall be established; and from the west line of Lot 50, Block 2, a 50-foot building setback shall be established.

- X. Prior to submitting the final plat, the applicant will need to resolve the boundary discrepancy between this preliminary plat and the proposed Residential C.U.P. (DP-165). Specifically, Reserve "E" extends further east, into Lots 49 and 50, Block 2, in this preliminary plat than is indicated in the C.U.P. The final plat shall show lots that correspond to the C.U.P. parcels or the applicant may submit a revised C.U.P., which corresponds to the platted lots.
- Y. The applicant is advised that Provision #6 of the associated community unit plan requires the designation of fire lanes for Lots 49 and 50, Block 2, and shall be in accordance with the Fire Code of the City of Wichita. This fire lane will be designated on the parking plan to be reviewed and approved at the time of the building permit review.
- Z. 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.
- AA. 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.
- BB. 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 316-944-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- CC. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- DD. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

S/D No. 88-85

Map No.: 4746A
Section: 30
Twp.: 27S
Range: RIW

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Summerfield III (Revised)
General Location: South of Maple, West of Maize Road

Name of Property Owner: Summerfield, Inc. % Thurman W. Smith Phone: 722-6791
Address: 11216 West Maple Zip Code: 67209
Name of Subdivider: Same Zip Code: _____ Phone: _____
Address: _____ Zip Code: _____ Phone: _____
Name of Engineer/Surveyor: Professional Engineering Consultants, P.A. % Gary Wiley
Address: 1440 East English Zip Code: 67211 Phone: 262-2691
Date of Application: September 9, 1988

SUBDIVISION INFORMATION:

- 1. Gross Acreage of Plat 73.8 Acres
- 2. Number of Lots:
 - Residential 117
 - Commercial _____
 - Industrial _____
 - Other 1 - Office
- 3. Total Number of Lots 118
- 4. Minimum Lot Frontage 50 ft.
- 5. Minimum Lot Area 5,000 Square Feet
- 6. Existing Zoning AA
- 7. Proposed Zoning AA, A, and BB (DP-185) Z-297
- 8. Is a public water supply available? X Yes _____ No, Name City of Wichita _____
- 9. Is a sanitary sewer available? X Yes _____ No, Name City of Wichita _____
- 10. Is a health department approval been obtained (where applicable) N/A Yes _____ No _____
- 11. Has Health Department approval been obtained _____ Three Mile Area _____ Outside of 3-mile area _____
- 12. City of Wichita X

- 7. Lineal Feet of New Streets:
 - a. 30' R/W 780 ft.
 - b. 32' R/W 4,500 ft.
 - c. 90' R/W 115 ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 5,395 ft.
- 8. Are Sidewalks existing?
 - Yes _____ No X

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplementary documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc., shall be assumed and paid for by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: SUMMERFIELD, INC. BY GARY WILEY - AGENT *[Signature]*

Wichita-Sedgwick County Metropolitan Area
Planning Commission, 10th Floor, City Hall,
455 North Main, Wichita, Kansas 67202

Received by TB
Date 9/9/88
Fee Submitted \$790.00

- 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 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.
- 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. 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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- S. It should be noted that the street names proposed for this plat, have been carefully selected so as to utilize existing street names.
- T. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D) (1).
- U. It is noted that the applicant desires to plat 32-foot street right-of-ways and shall indicate a 15-foot utility, drainage, and street easement adjacent to both sides of all 32-foot streets on the final plat.
- V. On the final plat tracing, the "15-foot street, drainage and utility easement" shall be shown through those reserves which are being platted adjacent to the public streets.
- W. In order to assist title companies in determining if buildings constructed on this site observe the building setbacks required by the associated Community Unit Plan, the final plat shall indicate the platting of building setbacks. Specifically, as indicated in DP-185, a 15-foot building setback

along the north line of Lot 49, Block 2, shall be established; a 30-foot center line building setback shall be established along the common lot line between Lots 49 and 50, Block 2, including that portion of Lot 49 north of Reserve E; a 20-foot building setback along the south line of Lot 50, Block 2, shall be established; and from the west line of Lot 50, Block 2, a 50-foot building setback shall be established.

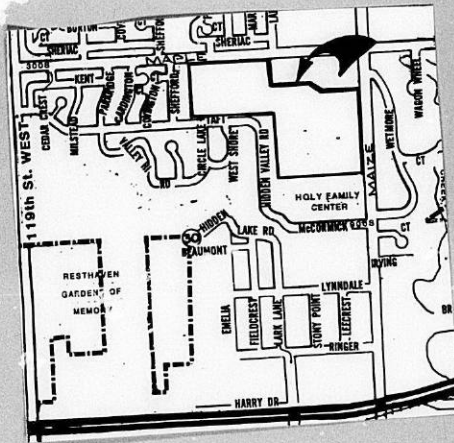
- X. Prior to submitting the final plat, the applicant will need to resolve the boundary discrepancy between this preliminary plat and the proposed Residential C.U.P. (DP-185). Specifically, Reserve "g" extends further east, into Lots 49 and 50, Block 2, in this preliminary plat than is indicated in the C.U.P. The final plat shall show lots that correspond to the C.U.P. parcels or the applicant may submit a revised C.U.P., which corresponds to the platted lots.
- Y. The applicant is advised that Provision #6 of the associated community unit plan requires the designation of fire lanes for Lots 49 and 50, Block 2, and shall be in accordance with the Fire Code of the City of Wichita. This fire lane will be designated on the parking plan to be reviewed and approved at the time of the building permit review.
- Z. 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.
- AA. 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.
- BB. 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.
- CC. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- DD. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

N: 00363

METROPOLITAN AREA PLANNING DEPARTMENT

Description Seawall (Revised) preliminary
Name FFC PA
Address 144 East 5th Street, W 1121
Fund No. (circle one) 755-40710-003 (fees) 755-40710-004
(books, xerox) 755-40710-026 (microfilm)
Amount 3440
Date 1/1/78 Due Date _____ By TB

Form 00-000



DATE: Sept. 9, 1988

TO: Marvin Krout, Director of Planning
ATTENTION: Forrest Nagley, Senior Planner

Receipt of the FINAL DRAINAGE PLAN/DRAINAGE CONCEPT Summerfield
III - Residential
(name of plat)

is hereby acknowledged.

Vicky Huang
(Signed)

(0204F)

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1-6

October 27, 1988

STAFF REPORT

(Final Plat; Revised Preliminary approval 9/22/88)
(Previous Preliminary Approved 7/2/87)

CASE NUMBER: S/D 88-85 - SUMMERFIELD III (revised)

OWNER/APPLICANT: Summerfield, Inc., Thurman Smith, President,
11216 Maple, Wichita, KS 67209

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

LOCATION: South side of Maple, west of Maize Road

SITE SIZE: 73.8 acres

NUMBER OF LOTS

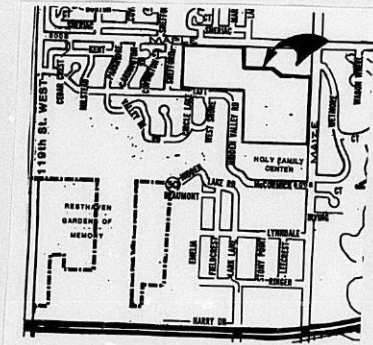
Residential:	117
Office:	1
Commercial:	
Industrial:	
Total:	118

MINIMUM LOT AREA: 5,000 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA", "A", and "BB" (Z-2919) with DP-185

VICINITY MAP:



- 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 any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. As required by the C.U.P.(DP-185), the applicant shall guarantee the construction of necessary left turn lanes in Maple and Maize Road adjacent to this property. The applicant shall also guarantee the construction of right turn deceleration lanes into Lot 49, Block 2, along Maize Road.
- F. The applicant shall guarantee the construction of a temporary third lane in Maple and Maize Road adjacent to the plat. The guarantee for the temporary third lane shall be held by the City of Wichita until development occurs.
- G. The applicant shall guarantee the paving of the proposed interior streets, including an emergency access entrance at the south end of Rutgers Circle.
- H. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. The applicant is advised that a guarantee for major entrances and a decel-lane to lot 50 will be required at the time of obtaining building permits for this location.
- K. It is noted that the applicant desires to plat a 20-foot front yard building setback on all residential lots within this plat.

- 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 32-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.
- M. On the final plat tracings, 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."
- N. 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.
- O. 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.
- P. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D) (1).
- Q. 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 plantings within the easement shall be reviewed by the City Forestry Division prior to installation.

- R. The final plat tracing shall indicate the utility easements requested by K.G.&E. and Southwestern Bell between Lot 4 and 5 Block 4 "marked" copy of the preliminary plat as approved 9/22/88.
- S. In order to assist title companies in determining if buildings constructed on this site observe the building setbacks required by the associated Community Unit Plan, the final plat shall indicate the platting of building setbacks. Specifically, as indicated in DP-185, a 15-foot building setback along the north line of Lot 49, Block 2, shall be established; a 30-foot center line building setback shall be established along the common lot line between Lots 49 and 50, Block 2, including that portion of Lot 49 north of Reserve E; a 20-foot building setback along the south line of Lot 50, Block 2, shall be established; and from the west line of Lot 50, Block 2, a 50-foot building setback shall be established.
- T. Prior to submitting the final plat tracing, the applicant will need to resolve the boundary discrepancy between this preliminary plat and the proposed Residential C.U.P. (DP-185). Specifically, Reserve "E" extends further east, into Lots 49 and 50, Block 2, in this preliminary plat than is indicated in the C.U.P. The final plat tracing shall show lots that correspond to the C.U.P. parcels or the applicant may submit a revised C.U.P., which corresponds to the platted lots.
- U. The applicant is advised that Provision #6 of the associated community unit plan requires the designation of fire lanes for Lots 49 and 50, Block 2, and shall be in accordance with the Fire Code of the City of Wichita. This fire lane will be designated on the parking plan to be reviewed and approved at the time of the building permit review.
- V. The final plat tracings shall reflect the person selected as the new Chairman at the October 13, 1988 MAPC meeting.
- W. 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.
- X. 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.

S/D 88-85 SUMMERFIELD III ADDITION
October 27, 1988
PAGE 5

- Y. 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.
- Z. Perimeter closure computations shall be submitted with the final plat tracing (Section 5-101(C)).
- AA. Recording of the plat within 30 days after approval by the City Council.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 6

September 22, 1988

STAFF REPORT

(Revised Preliminary; Previous Preliminary approval 7/2/87)

CASE NUMBER: S/D 88-85 - SUMMERFIELD III (revised)

OWNER/APPLICANT: Summerfield, Inc., Thurman Smith, President, 11216
Maple, Wichita, KS 67209

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

LOCATION: South side of Maple, west of Maize Road

SITE SIZE: 73.8 acres

NUMBER OF LOTS

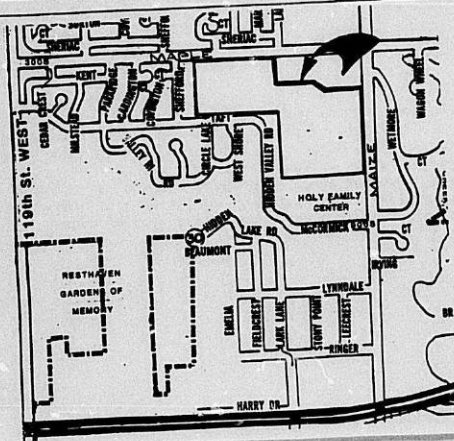
Residential:	117
Office:	1
Commercial:	
Industrial:	118
Total:	

MINIMUM LOT AREA: 5,000 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA", "A", and "BB" (Z-2919) with DP-185

VICINITY MAP:



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WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1-6

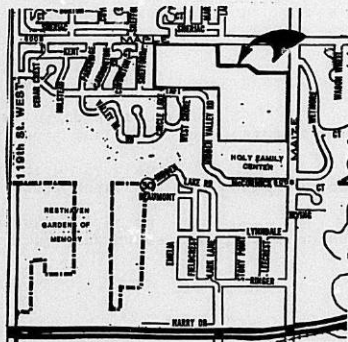
October 27, 1988

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(Final Plat; Revised Preliminary approval 9/22/88)
(Previous Preliminary Approved 7/2/87)

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Total: 118
MINIMUM LOT AREA: 5,000 sq. ft.
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PROPOSED ZONING: "AA", "A", and "BB" (Z-2919) with DP-185

VICINITY MAP:



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- J. The applicant is advised that a guarantee for major entrances and a decel-lane to lot 50 will be required at the time of obtaining building permits for this location.
- K. It is noted that the applicant desires to plat a 20-foot front yard building setback on all residential lots within this plat.

- 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 32-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.
- M. On the final plat tracings, 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."
- N. 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.
- O. 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.
- P. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D) (1).
- Q. 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 plantings within the easement shall be reviewed by the City Forestry Division prior to installation.

- R. The final plat tracing shall indicate the utility easements requested by K.C.&E. and Southwestern Bell between Lot 4 and 5 Block 4 "marked" copy of the preliminary plat as approved 9/22/88.
- S. In order to assist title companies in determining if buildings constructed on this site observe the building setbacks required by the associated Community Unit Plan, the final plat shall indicate the platting of building setbacks. Specifically, as indicated in DP-185, a 15-foot building setback along the north line of Lot 49, Block 2, shall be established; a 30-foot center line building setback shall be established along the common lot line between Lots 49 and 50, Block 2, including that portion of Lot 49 north of Reserve E; a 20-foot building setback along the south line of Lot 50, Block 2, shall be established; and from the west line of Lot 50, Block 2, a 50-foot building setback shall be established.
- T. Prior to submitting the final plat tracing, the applicant will need to resolve the boundary discrepancy between this preliminary plat and the proposed Residential C.U.P. (DP-185). Specifically, Reserve "E" extends further east, into Lots 49 and 50, Block 2, in this preliminary plat then is indicated in the C.U.P. The final plat tracing shall show lots that correspond to the C.U.P. parcels or the applicant may submit a revised C.U.P., which corresponds to the platted lots.
- U. The applicant is advised that Provision #6 of the associated community unit plan requires the designation of fire lanes for Lots 49 and 50, Block 2, and shall be in accordance with the Fire Code of the City of Wichita. This fire lane will be designated on the parking plan to be reviewed and approved at the time of the building permit review.
- V. The final plat tracings shall reflect the person selected as the new Chairman at the October 13, 1988 MAPC meeting.
- W. 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.
- X. 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.

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- Y. 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.
- Z. Perimeter closure computations shall be submitted with the final plat tracing (Section 5-101(C)).
- AA. Recording of the plat within 30 days after approval by the City Council.