

SUBDIVISION REPORT

S/D 86-118 - AUTUMN CHASE ADDITION

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

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
M. ROPOLITAN AREA
PLANNING COMMISSION

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

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

DESCRIPTION

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

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

STAFF COMMENTS:

- NOTE: This property is subject to the provisions of the Lakepoint Community Unit Plan (DP-166). This plat represents the platting of CUP Parcel 6. Development of the property is planned for zero-lot line single-family and duplex uses. Lots 4 and 5 and 10 and 11, Block 2 and Lots 13 and 14 and 18 and 19, Block 1 will each be developed with a duplex. The duplex will have the common party wall located on the lot line common to the two lots.
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
 - B. The applicant shall guarantee the extension of City water to serve the lots being platted.
 - C. The applicant shall guarantee the paving of the proposed interior streets.
 - D. In accordance with the approved sidewalk plan for this property, the paving petition for Gatewood Street shall provide for a sidewalk on the westerly and southerly sides of this street (i.e., adjacent to Reserve F, Lots 13 through 21 of Block 1, Reserve A and Reserve B).
 - E. The applicant shall guarantee construction of the storm sewers required by this plat.
 - F. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
 - G. As established by the plat of Gatewood Addition to the south, Gatewood Street, adjacent to the easterly line of the plat, shall have a paving width of 31 feet from back of curb to back of curb.
 - H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
 - J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

- K. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within the easement shall be reviewed by the City Forestry Division prior to installation.
- L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 29-foot wide street pavement. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- M. In order to provide for the side yard setbacks made necessary by the proposed zero lot line development, the final plat tracing shall specify, on the face of the plat as well as in the plat's text, that "side yard setbacks are per the requirements of the Lakepoint Community Unit Plan (DP-166) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department.
- N. On the final plat tracing, a 5-foot wide maintenance easement needs to be platted on Lot 14, Block 1, if a zero-lot line unit is to be constructed on Lot 15, Block 1.
- O. The applicant is advised that the release of the existing K.G.&E. easement on this property, by virtue of an instrument recorded on Film 219, Page 453, will need to be worked out separately with the utility company. This easement was shown on the preliminary plat.
- P. The Utility Company Representatives should note that only Reserves C and E are being platted as blanket utility easements. All other reserves are not being so encumbered, as has been common practice in the past.
- Q. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- R. The applicant shall obtain, by separate instrument, the off-site utility easement needed to the southeast of this plat.
- S. At the time a preliminary plat was approved for this property, it was determined that a "temporary utility easement" needed to be platted to cover an existing sanitary sewer lateral on Lots 5 through 9, Block 2, Reserve D and Lot 10, Block 1. The applicant or his agent should be prepared to state why this "temporary easement" is not shown on the final plat.
- T. On the final plat tracing, the 20-foot wide sanitary sewer easement within Reserve F shall be labeled as a "temporary utility easement". The note included with this easements labeling shall be amended to reference that the "temporary easement automatically is vacated upon abandonment of the private sanitary sewer lateral located in the temporary easement". If the 20-foot easement within Reserve H is a continuation of this "temporary utility easement", it shall be so labeled on the face of the plat and referenced in the plat's text.
- U. On the final plat tracing, the face of the plat shall not depict the continuation of the proposed 5-foot wide maintenance easement into platted street, drainage and public utility easements. The maintenance easements shall also not be shown extending into rear lot line utility easements. The maintenance easement is being platted not only for maintenance of adjacent structures, but also for a 2-foot wide roof overhang. Building overhangs are not permitted within utility, drainage or street easements.
- V. The final plat tracing shall omit the platting of the "5-foot wide maintenance easement" within the 10-foot wide utility easement adjacent to the north line of Lot 9. Roof overhangs are not permitted within utility easements. It is suggested that the 10-foot utility easement be moved 5 feet to the north within Reserve F.
- W. On the final plat tracing, the 10-foot wide utility easement being platted on the rears of Lots 6 through 11 and Lots 1 through 3, Block 2 (interior block as shown on preliminary plat), shall be labeled.

FINAL PLAT OF AUTUMN CHASE

I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "AUTUMN CHASE" an addition to Wichita, Sedgewick County, Kansas, into Lots, Blocks, Reserves and Streets, the same being accurately set forth in the accompanying plat and described herein:

A tract of unplatted land and a portion of platted land lying in the Northeast Quarter and the Southeast Quarter of Section 17, Township 27 South,*Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Northwest corner of Gatewood Addition, an addition to Wichita, Sedgwick County, Kansas, said point also being the Northeast corner of Reserve "D", Woodland Estates, an addition to Wichita, Sedgwick County, Kansas; thence N 46° 14' 30" W, 37.55 feet along the Northeasterly line of Reserve "D", to the Southeast corner of Lot 20, Block 1, Woodland Estates Second, an addition to Wichita, Sedgwick County, Kansas; thence Northerly along the boundary of said Woodland Estates Second; thence N 44° 45' 30" E, 195.00 feet; thence N 19° 45' 30" E, 100.00 feet; thence N 10° 17' 01" W, 102.50 feet; thence N 08° 04' 25" E, 131.38 feet; thence N 08° 33' 24" W, 262.76 feet; thence N 38° 12' 11" E, 69.59 feet; thence N 00° 14' 30" W, 72.00 feet; thence S 89° 45' 30" W, 190.00 feet; thence N 00° 05' 11" W, 834.05 feet to the Southwest corner of Reserve "E", Woodcrest Addition, an addition to Wichita, Sedgwick County, Kansas; thence S 89° 49' 43" E, 95.92 feet along the South line of said Reserve "E" to the East right-of-way line of Gatewood Street; thence Northerly along the Westerly right-of-way line of Gatewood Streets platted in said Woodcrest Addition, N 40° 02' 45" E, 198.09 feet to a point on a curve to the left; thence along said curve 346.92 feet, said curve having a central angle of 71° 30' 00", a radius of 278.00 feet, and a long chord of 324.84 feet, bearing N 04° 17' 45" E; thence N 31° 27' 15" W, 135.00 feet to the Northeast corner of said Reserve "E"; thence N 58° 32' 45" E, 64.00 feet to the Easterly right-of-way line of said Gatewood Street; thence S 50° 34' 26" E, 79.38 feet; thence S 31° 27' 15" E, 85.00 feet; thence S 02° 49' 18" E, 85.45 feet to the Easterly right-of-way line of said Gatewood Street; thence Southerly along said right-of-way and along a curve to the right 325.30 feet, said curve having a central angle of 54° 29' 54", a radius of 342.00 feet, and a long chord of 313.18 feet, bearing S 12° 47' 48" W; thence S 40° 02' 45" W, 198.09 feet to the Southeast corner of Woodcrest Addition; thence S 40° 02' 45" W, 49.46 feet to a point on a curve to the left; thence along said curve 145.69 feet, said curve having a central angle of 40° 07' 56", a radius of 208.00 feet, and a long chord of 142.73 feet, bearing S 19° 58' 47" W; thence S 00° 05' 11" E, 177.61 feet to a point on a curve to the left; thence along said curve 211.34 feet, said curve having a central angle of 54° 30' 00", a radius of 222.18 feet, and a long chord of 203.46 feet, bearing S 27° 20' 11" E, to a point on a curve to the right; thence along said curve 160.74 feet, said curve having a central angle of 30° 00' 00", a radius of 307.00 feet, and a long chord of 158.91 feet, bearing S 39° 35' 11" E, to a point on a curve to the left; thence along said curve 141.01 feet, said curve having a central angle of 56° 30' 00", a radius of 143.00 feet, and a long chord of 135.37 feet, bearing S 52° 50' 11" E, to a point on a curve to the left; thence along said curve 212.44 feet, said curve having a central angle of 34° 00' 00", a radius of 358.00 feet, and a long chord of 209.34 feet, bearing N 81° 54' 49" E, to a point on a curve to the right; thence along said curve 208.35 feet, said curve having a central angle of 13° 12' 09", a radius of 904.21 feet, and a long chord of 207.89 feet, bearing N 71° 30' 54" E; thence 78° 06' 58" E, 88.30 feet to a point on a curve to the left; thence along said curve 136.05 feet, said curve having a central angle of 46° 24' 00", a radius of 168.00 feet, and a long chord of 132.36 feet, bearing N 54° 54' 58" F; thence S 58° 17' 02" E, 64.00 feet to a point on a curve to the right; thence along said curve 14.14 feet, said curve having a central angle of 03° 29' 35", a radius of 232.00 feet, and a long chord of 14.14 feet, bearing S 33° 27' 45" W; thence S 27° 53' 02" E, 72.99 feet; thence S 06° 43' 18" W, 60.75 feet; thence S 27° 53' 02" E, 65.00 feet to a point on a curve to the right; thence along said curve 257.87 feet, said curve having a central angle of 50° 00' 00", a radius of 295.50 feet, and a long chord of 249.77 feet, bearing S 02° 53' 02" E; thence S 22° 06' 58" W, 110.00 feet to a point on a curve to the left; thence along said curve 177.26 feet, said curve having a central angle of 37° 00' 00", a radius of 274.50 feet, and a long chord of 174.20 feet, bearing S 03° 36' 58" W; thence S 14° 53' 02" E, 60.00 feet to a point on a curve to the right; thence along said curve 113.35 feet, said curve having a central angle of 21° 58' 42", a radius of 295.50 feet, and a long chord of 112.66 feet, bearing S 03° 53' 41" E, to the Northeast corner of Gatewood Addition; thence along the North boundary of said Gatewood Addition S 89° 45' 30" W, 282.84 feet; thence S 62° 45' 30" W, 430.00 feet; thence S 89° 45' 30" W, 345.00 feet to the Northwest corner of said Gatewood Addition, said point being the point of beginning.

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineers Certificate, have caused the same to be known as "AUTUMN CHASE", an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for construction and maintenance of drainage, public utilities, and streets as indicated on the accompanying plat are hereby granted. The temporary sewer easement and Reserves "F", and H ~~are~~ hereby granted, ~~however, they shall~~ automatically be vacated upon abandonment of the existing sanitary sewer laterals. The wall easements are for the purpose of construction and maintenance of a private wall. The parking easements are for the purpose of offstreet parking. Reserves "A" and "B" are platted for entry monuments, walks and landscaping. Reserve "C" is platted for entry monuments, landscaping, drainage, and utilities. Reserve "D" is platted for walks, landscaping, drainage, gazebos, and mailbox structures. Reserve "E" is platted for landscaping, drainage, and utilities. Reserve "F" is platted for walks, landscaping, drainage, lakes, gazebos, and related recreational facilities, pools, tennis courts, sport courts, lights, benches, and exercise trails. Reserve "F" is also platted as floodway, and shall be the responsibility of the owners until such time as a governing body exercising jurisdiction elects to assume the responsibility for the maintenance and improvement of the drainage, provided further, that no structure shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the City Engineer. Reserve "G" is platted for landscaping, entry monuments, fountains, and gazebos. Reserve "H" is platted for landscaping, drainage, earth berms, walks, and lighting. Reserve "I" is platted for landscaping, entry monuments, fountains, and lighting. The reserves shall be owned and maintained by the Homeowners Association. The 5.00-foot maintenance easements are granted for access by the adjoining property owner for maintenance of their structures and a 2.00 foot roof overhang. All abutters right of access to or from Gateway over and across Lots 13 through 21, inclusive, Block 1 and Reserves "A", "B", "C", "D", "E", and the Easterly line of Reserve "E", "WOODCREST ADDITION" an addition to Wichita, Sedgwick County, Kansas are hereby granted to the City of Wichita. ~~All abutters right of access to or from Gateway over and across the West line of "AUTUMN CHASE" are hereby granted to the City of Wichita, except for one opening as determined by the City Engineer.~~ Minimum pad elevations for Lots 1 through 12, Block 1 shall be as indicated on the accompanying plat.

This plat of "AUTUMN CHASE" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1987.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
John Terry Moore

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this ____ day of _____, 1987.

Tony Casado, Mayor

_____, Deputy City Clerk
Dale E. Rea

Entered on transfer record this _____ day of _____, 1987.

_____, County Clerk
Don Wright

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this day of , 1987.

Pat Kettler, Register of Deeds

Ed Resa, Deputy

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 1987.

Kenneth H. Bengtson, P.E.
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #800
Wichita, KS 67226

LAKEPOINT COMPANY, a Kansas general partnership
by Ritchie Associates, Inc.,
managing partner of said partnership

By: Jack D. Ritchie, President

STATE OF KANSAS
SS:
SEDGWICK COUNTY

Be it remembered that on this day of , 1987,
before me a Notary Public in and for said State and County, came Ritchie
Associates, Inc., by Jack D. Ritchie, President, 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: _____

- Mention salary and
reg. by virtue of C.O.P.
(from P of Palani Hr.)

AUTUMN CHASE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 2/12/87 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 2/12/87

OFFICE COPY
DO NOT REMOVE



Scale: 1" = 60'

SW Corner, Reserve "E"
Woodcrest Addition

Label
easement

MATCH LINE

L=12.64'
R=4.50'
Δ=160°52'49"

RESERVE "I" DETAIL

RESERVE "C" DETAIL

RESERVE "G" DETAIL

RESERVE "A" DETAIL

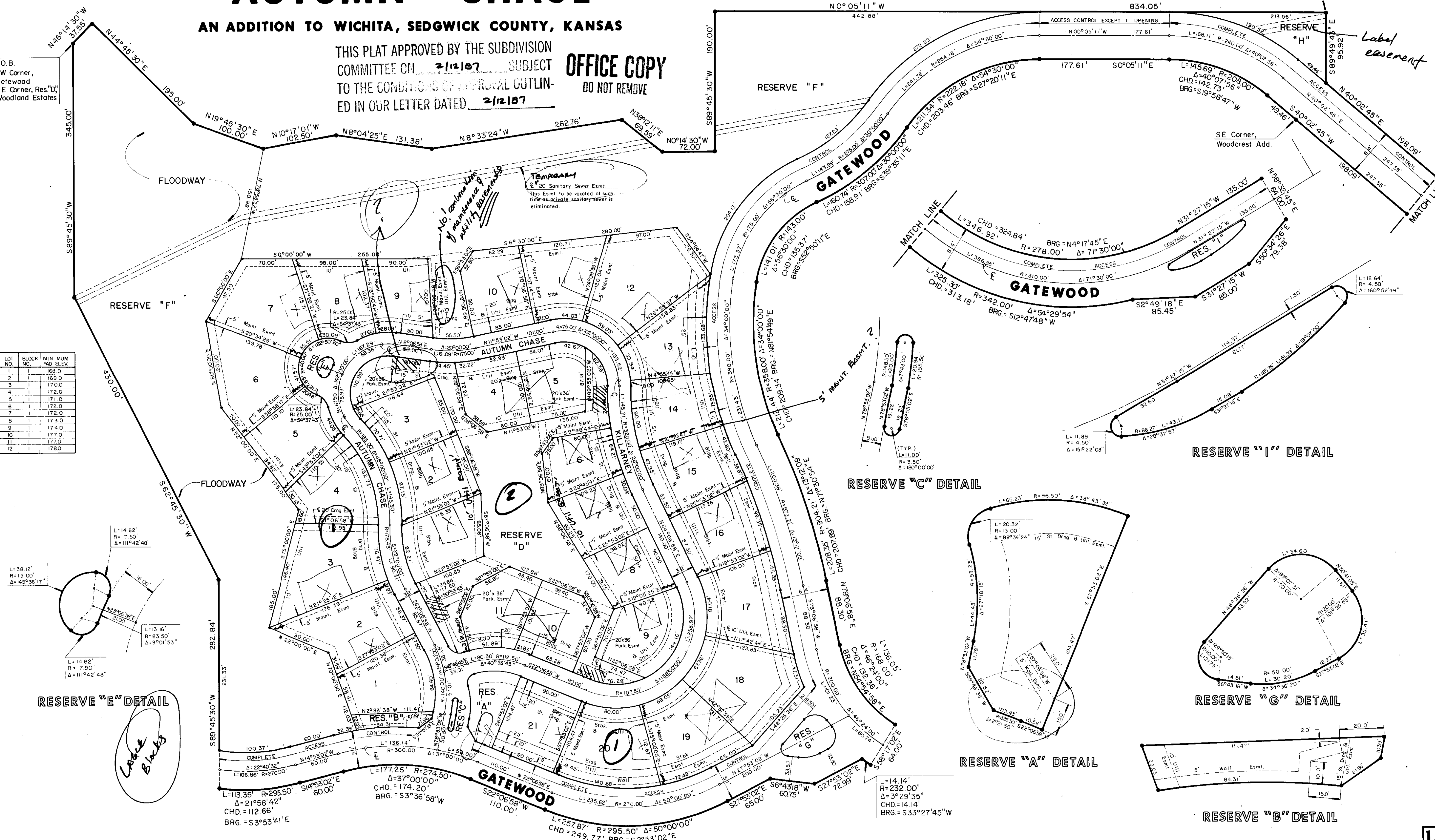
RESERVE "B" DETAIL

P.O.B.
NW Corner,
Gatewood
NE Corner, Res. "D",
Woodland Estates

LOT NO.	BLOCK NO.	MINIMUM PAD ELEV.
1	1	168.0
2	1	169.0
3	1	170.0
4	1	172.0
5	1	171.0
6	1	172.0
7	1	172.0
8	1	173.0
9	1	174.0
10	1	177.0
11	1	177.0
12	1	178.0

RESERVE "E" DETAIL

Large
Blocks



February 19, 1987

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

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

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 19, 1987, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 12, 1987.

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 platfor.
3. Certification that all real estate taxes for 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dlk

cc: Ritchie Associates, 8100 E. 22nd North, Bldg. 500, Wichita, KS 67226
Bill G. Yung Design, 4912 E. 29th N., Suite One, Wichita, KS 67220