

- N. On the final plat tracing, the 20-foot utility easement on Lot 31 should be clearly indicated as being exclusive of the adjacent 5-foot wall easement. The plat's text shall reference the platting of the wall easement.
- O. The applicant shall submit verification to City Engineering that the pump station, to the south of this plat, has capacity to serve this subdivision.
- P. It is understood that the applicant will ask for permission to construct two low water crossings over the adjacent Cowskin Creek.
- Q. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- R. On the final plat tracing, the surveyor's text should also reference that this plat was prepared by a licensed surveyor.
- S. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- T. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- U. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- V. Recording of the plat within 30 days after approval by the City Council.
- W. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan, acceptability of the sewer layout plan and the adjacent pump station's capacity for serving this subdivision.
- X. The applicant should be prepared to explain the differences in the preliminary and final plats' boundary on the west portion of the site, along the Cowskin Creek. Does the west line of the plat match the centerline of the Cowskin Creek?

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # _____

MARCH 10, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 2/11/88)

CASE NUMBER: S/D 88-4 - AUTUMN RIDGE 2ND ADDITION

OWNER/APPLICANT: Autumn Ridge Partners and Larry Van Horn,
443 N. Maize Road, Wichita, KS 67212

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

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

SITE SIZE: 14.0±

NUMBER OF LOTS:

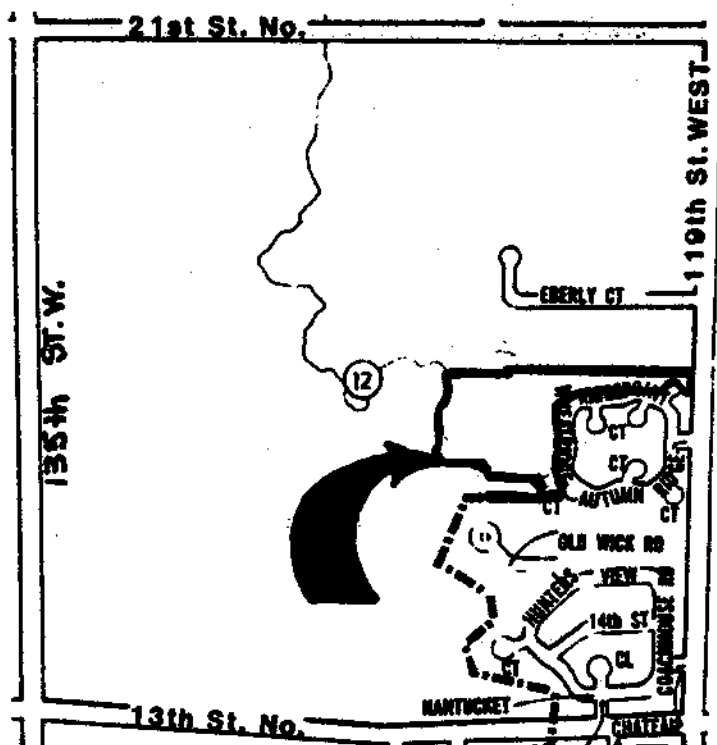
Residential:	34
Office:	
Commercial:	
Industrial:	
Total:	34

MINIMUM LOT AREA: 10,000 Sq. Ft.

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

PROPOSED ZONING: "AA" (After Annexation)

VICINITY MAP:



STAFF COMMENTS:

NOTE: Lots 1 through 5 and Lots 20 through 34 are subject to the provisions of the Autumn Ridge Residential Community Unit Plan (DP-167).

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee construction of the storm sewers required by this plat.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee, by separate petition, the paving of the contingent street dedication. This petition shall provide for a 29-foot street pavement and will be held until it can be combined with a petition to extend the street to the north.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. It is noted that the ownership and maintenance responsibilities of Reserve A are to be vested with Rural Water District #4.
- I. Since this plat proposes the platting of a "15-foot street, drainage and utility easement" next to the contingent street dedication, a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of this easement. Retaining walls and change of grade shall be prohibited within this easement as well as fences, earth berms and mass plantings. Any planting within the easement shall be reviewed by the City Forestry Division prior to installation.
- J. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- K. Since a portion of this property is not currently part of the City of Wichita, the applicant shall request annexation of that property into the City. Upon annexation, the property will be zoned "AA", and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for B.C.C. review until annexation has occurred.
- L. On the final plat tracing, the recording information for the water well easements shall be referenced on the face of the plat.
- M. On the final plat tracing, the easement between Lots 15 and 16 shall be extended to the boundary of the plat and labeled as to the type of easement (20-foot drainage).

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 3/10/88 SUBJECT **AUTUMN RIDGE 2ND ADDITION**
TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 3/11/88
TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

OFFICE COPY
DO NOT REMOVE

SCALE: 1" = 100'

• = IRON SET
B.S.L.-BUILDING SETBACK LINE
S.S.-SANITARY SEWER EASEMENT

B.M. - CITY OF WICHITA DISC 8" NORTH
OF H.L. POLE AND 40.6' NORTH
CENTERLINE OF 13TH STREET.
DUE NORTH OF 1/4 SECTION CORNER
ELEV. = 1346.13 M.S.L.
ELEV. = 158.73 CITY DATUM

MINIMUM PAD ELEVATION SHALL BE AS FOLLOWS:

BLOCK 1
LOTS 10, 11, 12, 13, 14 & 15 ELEV. = 1340.00 M.S.L. = 152.60 CITY DATUM
LOTS 16 & 17 ELEV. = 1341.00 M.S.L. = 153.60 CITY DATUM

NOTE: THE 100 FOOT RADIUS WATER WELL EASEMENTS ARE ESTABLISHED
TO RESTRICT THE CONSTRUCTION OF SANITARY SEWER LINES AND
SEWER SERVICE CONNECTION LINES.

INTERNAL PLUMBING SHALL BE SO DESIGNED TO EXIT THE
STRUCTURE OUTSIDE OF THE WATER WELL EASEMENT.

reference platting of well easement.

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ADJUTERS' RIGHT OF ACCESS TO AND FROM 119TH STREET WEST OVER AND
ACROSS THE EAST LINE OF LOT 31, BLOCK 1 ARE HEREBY GRANTED TO THE
CITY OF WICHITA.

MINIMUM PAD ELEVATION SHALL BE AS FOLLOWS:

BLOCK 1
LOTS 10, 11, 12, 13, 14 & 15 ELEV. = 1340.00 M.S.L. = 152.60 CITY DATUM
LOTS 16 & 17 ELEV. = 1341.00 M.S.L. = 153.60 CITY DATUM

ALL PORTIONS OF AUTUMN RIDGE AN ADDITION TO WICHITA, SEDGWICK
COUNTY, KANSAS AS DESCRIBED IN THE ENGINEER'S CERTIFICATE AND THE
DRAINAGE EASEMENT ESTABLISHED ON FILM 837, PAGE 1400 ARE HEREBY
VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

OWNERS: AUTUMN RIDGE PARTNERSHIP
A KANSAS GENERAL PARTNERSHIP

BY _____, GENERAL PARTNER
J.W. RUSSELL

LEE VAN HORN SHARON VAN HORN

CEDAR CREST HOMES, INC.

BY _____

RURAL WATER DISTRICT NO. 4, SEDGWICK COUNTY, KANSAS

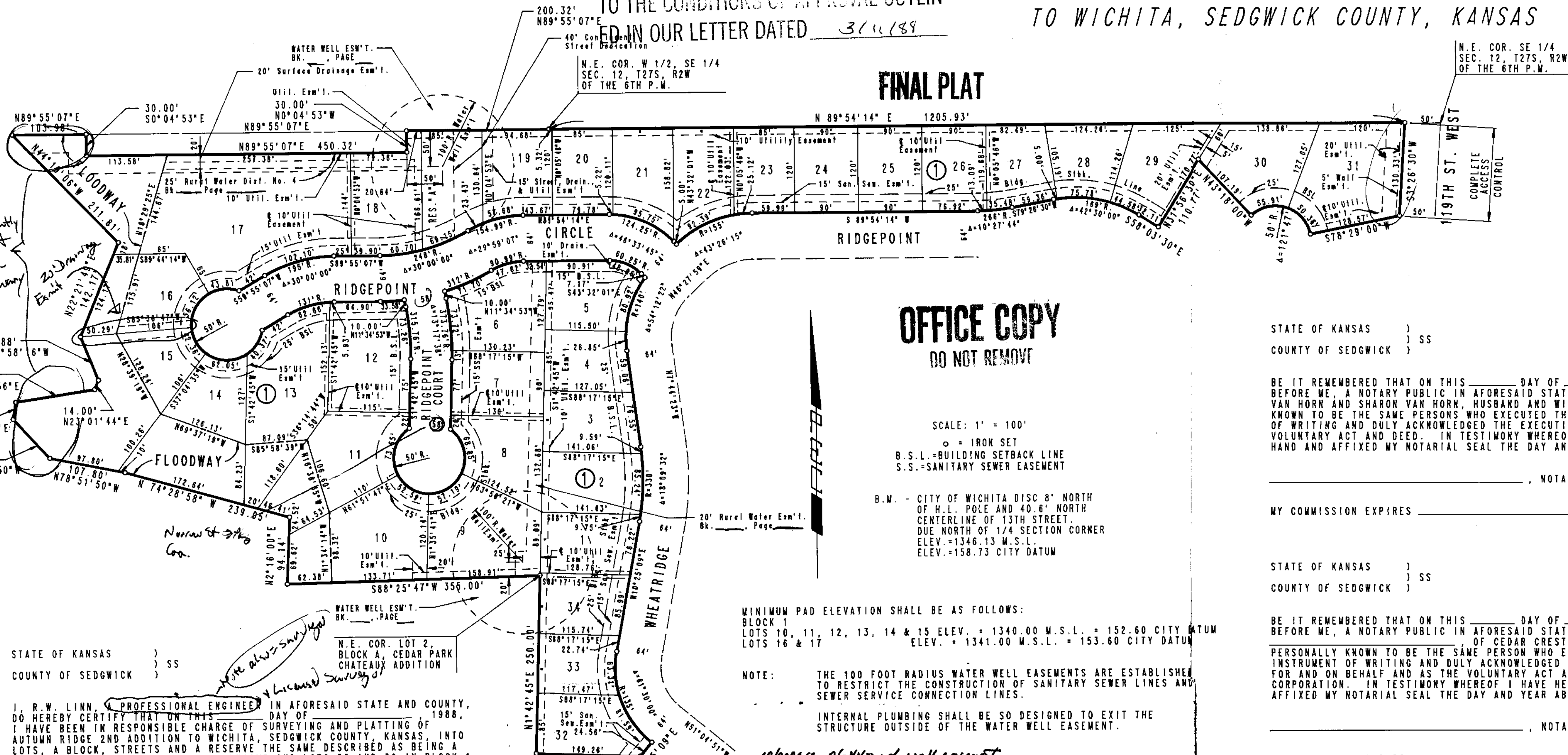
BY _____

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1988,
BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME J.W.
RUSSELL, GENERAL PARTNER OF AUTUMN RIDGE PARTNERSHIP, A KANSAS
GENERAL PARTNERSHIP, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON
WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY
ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE
VOLUNTARY ACT AND DEED OF SAID PARTNERSHIP. IN TESTIMONY WHEREOF I
HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND
YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____



STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, R.W. LINN, PROFESSIONAL ENGINEER IN AFORESAID STATE AND COUNTY,
DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1988,
I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF
AUTUMN RIDGE 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO
LOTS, A BLOCK STREETS AND A RESERVE THE SAME DESCRIBED AS BEING A
REPLAT OF LOTS 17 THROUGH 33 INCLUSIVE AND LOTS 35 AND 36 IN BLOCK 1
AUTUMN RIDGE ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS TOGETHER WITH
A TRACT OF LAND DESCRIBED AS: BEGINNING AT THE NE CORNER OF THE W 1/2
OF THE SE 1/4 OF SECTION 12, T27S, R2W OF THE 6TH P.M.; THENCE BEARING
S1°42'45\"

R.W. LINN
P.E. #3684, R.L.S. #934
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY
OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE ENGINEER'S
CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO
LOTS, A BLOCK STREETS AND A RESERVE. THE SAME TO BE KNOWN AS AUTUMN
RIDGE 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS EASEMENTS,
AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC
UTILITIES, AND DRAINAGE ARE HEREBY GRANTED.

RESERVE 'A' IS HEREBY PLATTED FOR RURAL WATER DISTRICT NO. 4,
SEDGWICK COUNTY, KANSAS, WELL HOUSE AND WATER LINES, ACCESS DRIVE,
LANDSCAPING, UTILITIES CONFINED WITHIN EASEMENTS, AND CONTINGENT
STREET DEDICATION.

THE CONTINGENT STREET DEDICATION WITHIN RESERVE 'A' IS HEREBY
DEDICATED TO THE PUBLIC CONTINGENT UPON THE EXTENSION OF THE STREET
RIGHT-OF-WAY TO THE NORTH. THIS CONTINGENT DEDICATION SHALL RUN
WITH THE LAND.

RESERVE 'A' SHALL BE OWNED AND MAINTAINED BY RURAL WATER DISTRICT
NO. 4, SEDGWICK COUNTY, KANSAS.

THAT PART OF LOTS 10, 11, 13, 14, 15 16 AND 17 MARKED AS FLOODWAY
SHALL ALSO BE USED FOR DRAINAGE AND COWSKIN MAINTENANCE ACCESS. THE
FLOODWAY SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF SAID LOTS
UNTIL SUCH TIME AS THE GOVERNING BODY EXERCISING JURISDICTION ELECTS
TO ASSUME RESPONSIBILITY FOR MAINTENANCE AND IMPROVEMENT OF THE
FLOODWAY. PROVIDED FURTHER, THAT NO BUILDING(S) 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 APPROPRIATE GOVERNING BODY.

WE, BANK IV IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON PART OF THE ABOVE
DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF AUTUMN RIDGE 2ND
ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY _____

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1988, BEFORE ME,
A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME _____, OF
BANK IV IN WICHITA, KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO
EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE
EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID
BANK. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY
NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

WE, COLUMBIA SAVINGS AND LOAN ASSOCIATION, F.A. IN WICHITA, KANSAS,
HOLDER OF A MORTGAGE ON PART OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY
CONSENT TO THE PLATTING OF AUTUMN RIDGE 2ND ADDITION TO WICHITA, SEDGWICK
COUNTY, KANSAS.

BY _____

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1988, BEFORE ME,
A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME _____, OF
COLUMBIA SAVINGS AND LOAN ASSOCIATION, F.A. TO ME PERSONALLY KNOWN TO BE THE
SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY
ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT
AND DEED OF SAID ASSOCIATION. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY
HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK
COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.
DATED THIS _____ DAY OF _____, 1988.

ELTON PARSONS CHAIRMAN

MARVIN S. KROUT SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY
THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____
DAY OF _____, 1988.

ROBERT G. KNIGHT MAYOR

DALE E. REA DEPUTY CITY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1988.

DON WRIGHT COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE
REGISTER OF DEEDS OFFICE AT _____ M. ON THIS _____ DAY OF _____,
1988.

PAT KETTLER REGISTER OF DEEDS

ED RESA DEPUTY

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1988,
BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME LEE
VAN HORN AND SHARON VAN HORN, HUSBAND AND WIFE, TO ME PERSONALLY
KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT
OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS THEIR
VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY
HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1988,
BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME
_____, OF CEDAR CREST HOMES, INC., TO ME
PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING
INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME
FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID
CORPORATION. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND
AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1988,
BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME
_____, OF RURAL WATER DISTRICT NO. 4, SEDGWICK COUNTY,
KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED
THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE
EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND
DEED OF SAID DISTRICT. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY
HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

WE, THE NATIONAL BANK OF ANDOVER, HOLDER OF A MORTGAGE ON PART OF
THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF
AUTUMN RIDGE 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY _____

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1988,
BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME
_____, OF THE NATIONAL BANK OF ANDOVER, TO ME PERSONALLY
KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF
WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON
BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID BANK. IN TESTIMONY
WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE
DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
435 NORTH MAIN STREET
WICHITA, KANSAS 67202-1582
(316) 253-4561

March 18, 1988

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

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

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 17, 1988, 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 March 11, 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 City Council 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 platlor.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "Donald Losew", with a long horizontal flourish extending to the right.

Donald Losew
Junior Planner

DL:dik

cc: Autumn Ridge Partners and Larry Van Horn, 443 N. Maize Road,
Wichita, KS 67212
Bill Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220

FILE COPY