

Final tracing
received
7-26-01

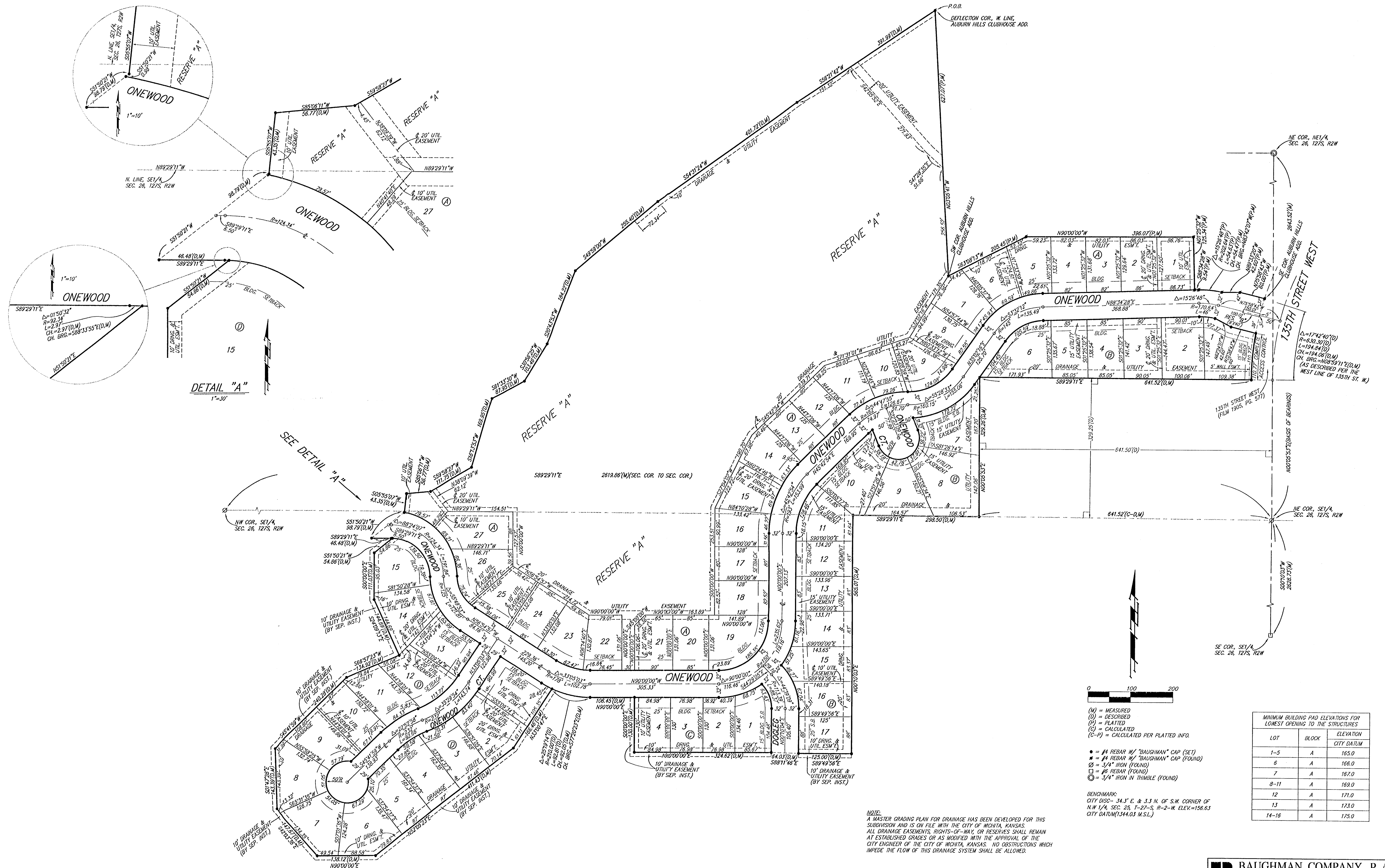
*Existing easements and dedications being vacated by virtue
of K.S.A. 12-512(b).*

Baughman Company, P.A.

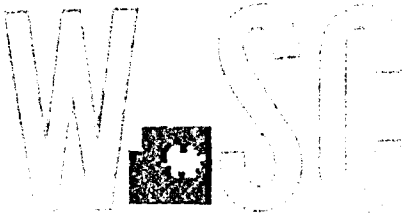
Michael G. Conrey, Surveyor

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F: PLAT\AUBURN HILLS 13TH LONG\AUBHILL3.DWG-MCG

AUBURN HILLS 13TH ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

March 16, 2000

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: S/D 00-10 -- Final Plat of AUBURN HILLS 13TH ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on March 16, 2000, 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 10, 2000.

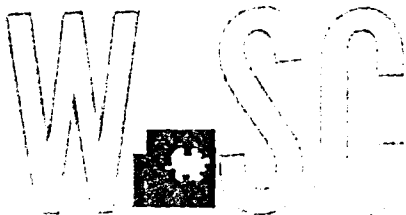
In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

Neil Evan Strahl, Senior Planner

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
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March 10, 2000

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: S/D 00-10 -- Final Plat of AUBURN HILLS 13TH ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 9, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved. A drainage guarantee is required.
- D. If this site develops before Auburn Hills 12th, a temporary turnaround will need to be provided at the terminus of Onewood to the west and referenced in the plat's text on the final plat.
- E. The applicant shall guarantee the paving of the interior streets. This guarantee shall also provide for sidewalks on one side of Onewood.
- F. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- G. City Fire Department shall comment on the acceptability of the plat's street names. The street names are approved.

- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- I. A definite location needs to be denoted for the utility easement in the northeast portion of Reserve A.
- J. A definite location needs to be denoted for the utility easement northeast of Lot 27, Block A, in Reserve A.
- K. The centerline of Dogleg Street needs to be located at Onewood Street.
- L. Bearings needs to be added for the north line of Lot 1, Block B.
- M. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- N. The platator's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- O. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- P. 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.
- Q. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- R. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- S. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- T. Perimeter closure computations shall be submitted with the final plat tracing.

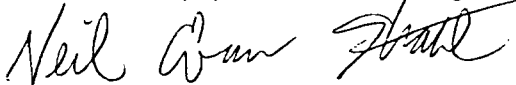
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- W. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 16, 2000, at 1:00 p.m.

If you have any questions concerning this matter, please call.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Jay Russell, West Wichita Development, Inc., 12602 W. 13th Street,
Wichita, KS 67235
Sid Rousseau, 14320 University, Wichita, KS 67235
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of
Public Services, 1144 S. Seneca, Wichita, KS 67213

STAFF REPORT

(Final Plat Approved 3/09/2000; Revised Preliminary Plat Approved 2/3/2000)

CASE NUMBER: S/D 00-10 -- AUBURN HILLS 13TH ADDITION

APPLICANT: West Wichita Development, Inc., Attn: Jay Russell, 12602 W. 13th,
Wichita, KS 67235

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: West side of 135th St. West, South of Maple

SITE SIZE: 42.23 Acres

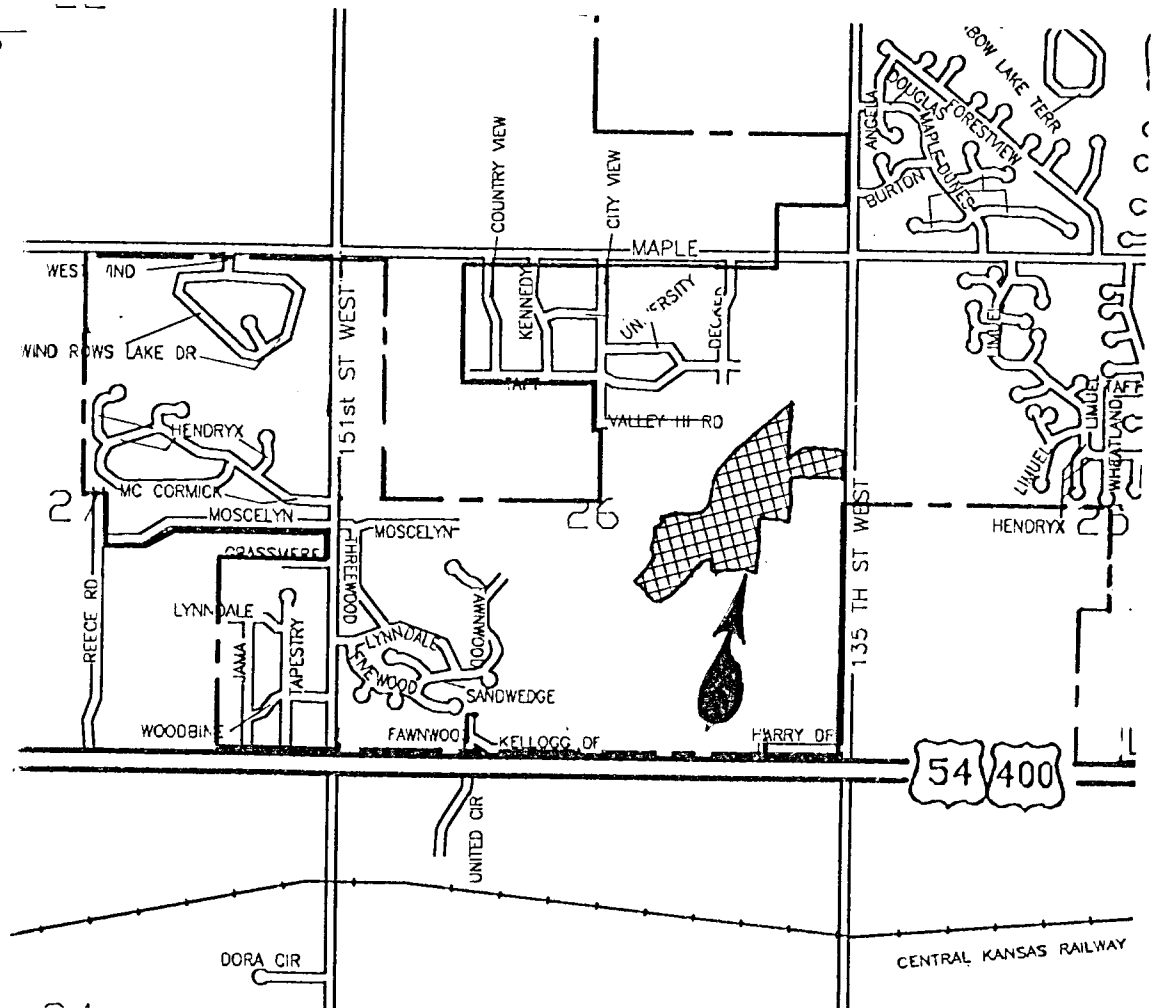
NUMBER OF LOTS

Residential:	63
Office:	
Commercial:	
Industrial:	
Total:	63

MINIMUM LOT AREA: 10,000 Sq. Ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP

S/D 00-10 – Final Plat of AUBURN HILLS 13TH ADDITION
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Note: This site is a portion of the overall preliminary plat for Auburn Hills 6th Addition. The street layout represents the same configuration as for this portion in the preliminary plat. The lot configuration in this plat contains two additional lots. This plat will connect with Auburn Hills 12th Addition to the west.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved. A drainage guarantee is required.*
- D. If this site develops before Auburn Hills 12th, a temporary turnaround will need to be provided at the terminus of Onewood to the west and referenced in the plat's text on the final plat.
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S/D 00-10 – Final Plat of AUBURN HILLS 13TH ADDITION
March 16, 2000 - Page 3

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