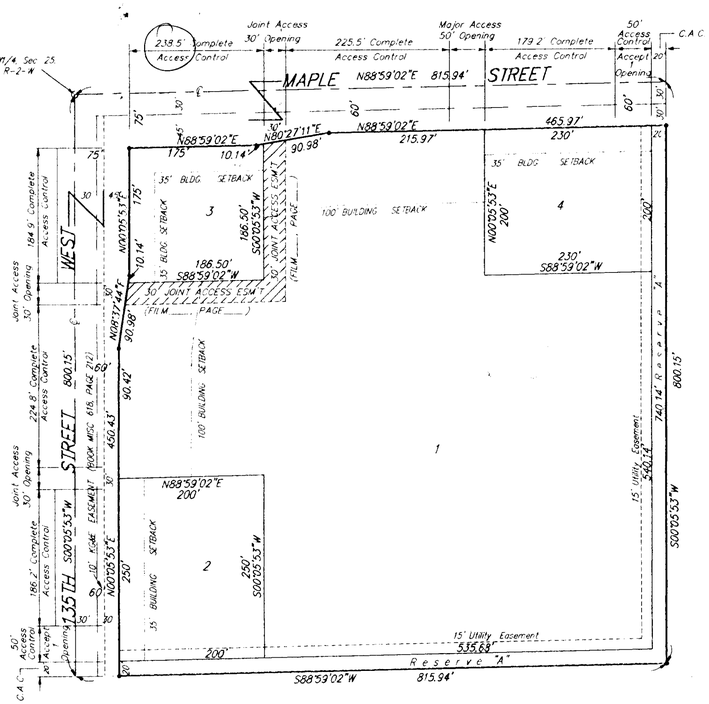
AUBURN HILLS COMMERCIAL ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 9-18-96 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 9-18-96



0 100 200

• = ½ Rebar Baughman W/ Cop (Set)

Note:
See Community Unit Plan DP-219, For Additional Building Setbacks.

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "AUBURN HILLS COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: A part of the NW1/4 of Sec. 25, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas; described as follows: The North 800.15 feet of the West 815.94 feet of the NW1/4 of Sec. 25, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas

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

Baughman Co., P.A.

_____ Surveyor
Michael G. Conrey

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot and a Street to be known as "AUBURN HILLS COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. All abutters rights of access shall be as shown on the face of the plat. Reserve A is hereby reserved for a landscape buffer, landscaping, berms, open space, and private screening wall.

_____ Edward T. Neville

_____ Rita A. Neville

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this ____ day of _____, 1996, by Edward T. Neville and Rita A. Neville, Husband and Wife.

_____ Notary Public

My App't. Exp. _____

This plat of "AUBURN HILLS COMMERCIAL ADDITION" Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita, Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this ____ day of _____, 1996.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chair
Susan Osborne - House

_____ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 1996.

_____ Mayor
Bob Knight

_____ City Clerk
Pat Burnett

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this ____ day of _____, 1996.

_____, Chairman
Thomas G. Winters

_____, Chair Pro-Tem
Melody Miller

_____, Commissioner
Betsy Gwin

_____, Commissioner
Paul W. Hancock

_____, Commissioner
Mark F. Schroeder

_____, County Clerk
Susan E. Crockett-Spoon

Entered on transfer record this ____ day of _____, 1996.

_____ County Clerk
Susan E. Crockett-Spoon

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____, 1996, at ____ o'clock ____ M; and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

- City plat - Dog County N/1 Nat
- Nat Rubs. ?

WICHITA — SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1668
(316) 268-4421
FAX (316) 268-4390

July 25, 1996

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

RE: S/D 96-34, Final Plat of the AUBURN HILLS COMMERCIAL ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 25, 1996, 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 July 18, 1996.

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 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 and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh
cc: Edward T. Neville, 9625 Maple, Wichita, KS 67209
Mike Lindebak, City Engineer

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

July 18, 1996

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

RE: S/D 96-34, Final Plat of the AUBURN HILLS COMMERCIAL ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 18, 1996, 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. The final plat tracing shall also indicate easements for sanitary sewer to serve Lots 2 and 3. As noted by City Engineering, the applicant needs to finalize with the County agreements for the use of the County's sewer lines in this area.

B. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall include needed extensions along 135th Street West adjacent to this site.

C. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements may be done privately at the time of site development, but all such improvements shall be outside of any public easement. A cross-lot drainage agreement shall, however, be submitted for this site.

D. As noted by CUP, DP-219, the following improvements shall be guaranteed:
   1. An accel-decel lane around the corner of the intersection to the major opening at Maple.
   2. A left-turn lane in Maple to serve the major entrance.
   3. Permanent paving of 135th Street West adjacent to this site.
   4. That portion of the major entrance at Maple located in the area of public right-of-way.

E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

F. Since Lot 3 will not have direct access to a public street from its frontages to Maple and

135th Street West, but will instead use joint access easements, the applicant shall submit for recording with the plat, such joint access easement. This easement should note which property(s) are benefitting from the easement, that such easement cannot be encumbered and who or how the easement will be maintained.

G. The applicant is reminded that the CUP, DP-219 restricts any access from this site to 135th Street West until such time as that street is paved.

H. 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.

I. Since this site has been annexed to the City, County Commission approval of the plat is not required. On the final plat tracing, the County Commission's signature block shall be deleted.

J. The applicant's agent is reminded that a platting binder is to be submitted with the final plat. This plat will be subject to submittal of the platting binder and any relevant conditions found during review of the binder.

K. 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.)

L. 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.

M. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.

N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

O. Recording of the plat within 30 days after approval by the City Council.

P. As requested by the applicant, the final plat tracing may revise (expand) Lot 3. However, prior to the plat being scheduled for City Council review, any needed adjustments to the CUP shall be obtained in regard to such a change. As necessary, the final plat tracing will also adjust any platting items effected by such a change.

Q. As noted by Traffic Engineering, the dimensions indicating access controls to the adjacent arterials need to be corrected for the final plat tracing.

R. Prior to this plat being scheduled for City Council review, a revised drainage plan shall be submitted to and approved by City Engineering. Off-site detention appears necessary and appropriate calculations shall be provided for such drainage.

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, July 25, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: Edward T. Neville, 9625 Maple, Wichita, KS 67209
Mike Lindebak, City Engineer

AGENDA ITEM NO. 2-4

METROPOLITAN AREA PLANNING COMMISSION

July 25, 1996

STAFF REPORT

(Final Plat Approved 7/18/96, Preliminary Plat Approved 6/6/96)

CASE NUMBER: S/D 96-34 AUBURN HILLS COMMERCIAL ADDITION

OWNER/APPLICANT: Edward T. Neville, 9625 Maple, Wichita, KS 67209

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

LOCATION: South of Maple and east of 135th Street West

SITE SIZE: 12.0 Acres

NUMBER OF LOTS

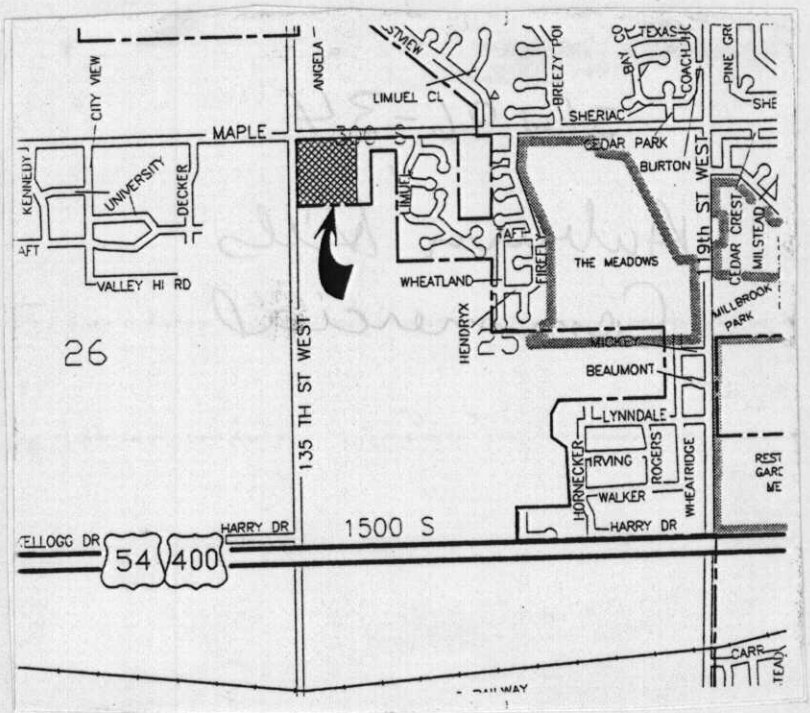
Residential:	
Office:	
Commercial:	4
Industrial:	
Total:	4

MINIMUM LOT AREA: 34,232 SQ. FT.

CURRENT ZONING: "SF-20"

PROPOSED ZONING: "LC" - (Z-3191) and (DP-219)

VICINITY MAP:



NOTE: This site has recently been approved for a zone change (Z-3191) from "SF-6" to "LC" zoning. The site is also subject to the Auburn Hills Commercial CUP, DP-219. Each of the lots now being platted corresponds to a parcel of the CUP.

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. The final plat tracing shall also indicate easements for sanitary sewer to serve Lots 2 and 3. As noted by City Engineering, the applicant needs to finalize with the County agreements for the use of the County's sewer lines in this area.

B. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall include needed extensions along 135th Street West adjacent to this site.

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E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

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G. The applicant is reminded that the CUP, DP-219 restricts any access from this site to 135th Street West until such time as that street is paved.

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L. 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.

M. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.

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R. Prior to this plat being scheduled for City Council review, a revised drainage plan shall be submitted to and approved by City Engineering. Off-site detention appears necessary and appropriate calculations shall be provided for such drainage.

Larry Ross's stated reason for voting in the negative on this plat was the proposed revision to the plat.