

-----  
Parcel name: Blk1, Lot1

North: 21970.1227                      East : 15605.7302  
Line Course: N 00-05-53 E Length: 529.5269  
          North: 22499.6489                      East : 15606.6364  
Line Course: N 88-59-02 E Length: 273.2993  
          North: 22504.4954                      East : 15879.8928  
Line Course: S 00-05-53 W Length: 473.1033  
          North: 22031.3928                      East : 15879.0831  
Line Course: N 89-54-07 W Length: 53.2696  
          North: 22031.4840                      East : 15825.8136  
Line Course: S 28-20-49 W Length: 90.6751  
          North: 21951.6819                      East : 15782.7602  
Line Course: S 89-21-10 W Length: 92.9386  
          North: 21950.6320                      East : 15689.8275  
Line Course: N 67-11-48 W Length: 50.1213  
          North: 21970.0575                      East : 15643.6237  
Line Course: N 89-54-07 W Length: 37.8933  
          North: 21970.1224                      East : 15605.7304

Perimeter: 1600.8274    Area: 143,383 sq.ft. 3.29 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0004                      Course: S 28-31-27 E  
Error North: -0.00038                      East : 0.00020  
Precision 1: 4,002,068.5000

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Parcel name: FNL, BNDY1

North: 22504.4960                      East : 15879.8922  
Line Course: S 88-59-02 W Length: 273.2993  
          North: 22499.6495                      East : 15606.6359  
Line Course: S 00-05-53 W Length: 740.1400  
          North: 21759.5105                      East : 15605.3692  
Line Course: N 88-59-02 E Length: 273.2993  
          North: 21764.3571                      East : 15878.6255  
Line Course: N 00-05-53 E Length: 740.1400  
          North: 22504.4960                      East : 15879.8922

Perimeter: 2026.8785    Area: 202,241 sq.ft. 4.64 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0000                      Course: S 90-00-00 E  
Error North: 0.00000                      East : 0.00000  
Precision 1: 2,026,878,600.0000

-----  
Parcel name: RESERVE1

North: 22031.3934 East : 15879.0830  
Line Course: S 00-05-53 W Length: 267.0366  
North: 21764.3572 East : 15878.6260  
Line Course: S 88-59-02 W Length: 273.2993  
North: 21759.5106 East : 15605.3697  
Line Course: N 00-05-53 E Length: 210.6131  
North: 21970.1234 East : 15605.7302  
Line Course: S 89-54-07 E Length: 37.8933  
North: 21970.0585 East : 15643.6234  
Line Course: S 67-11-48 E Length: 50.1213  
North: 21950.6331 East : 15689.8272  
Line Course: N 89-21-10 E Length: 92.9386  
North: 21951.6829 East : 15782.7599  
Line Course: N 28-20-49 E Length: 90.6751  
North: 22031.4850 East : 15825.8133  
Line Course: S 89-54-07 E Length: 53.2696  
North: 22031.3939 East : 15879.0828

Perimeter: 1075.8469 Area: 58,859 sq.ft. 1.35 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0005 Course: N 23-13-29 W

Error North: 0.00048 East : -0.00020

Precision 1: 2,151,693.8000



**MKEC ENGINEERING CONSULTANTS, INC.**

411 North Webb Road  
Wichita, Kansas 67206  
T: 316-684-9600 F: 316-684-5100

**LETTER OF TRANSMITTAL**

PROJECT: Auburn Hills 4<sup>th</sup> Addition

TO: Ms. Vicky Huang, P.E.  
City of Wichita  
455 N. Main – 7<sup>th</sup> Floor  
Wichita, Kansas 67202

PROJECT NO: 05403

DATE: August 8, 2005

We are sending you the following items:  Attached  
 Under separate cover  
 Via Delivery

Drawings       Specifications       Maps  
 Computer Disks       Petitions       Other

**COMMENTS:**      Sending two copies of the Drainage Report for the above referenced project.

For Your Approval       As Requested  
 For Your Use       For Your Files  
 Approved As Noted       For Review and Comment

**REMARKS:**      Please call me if you have any questions.

**RECEIVED**

**AUG - 8 2005**

CC:

**CITY - ENGINEERING**

Signed: Adam Koster  
Adam Koster



**Department of Public Works**

August 16, 2005

Mr. Greg Allison, P.E.  
MKEC Engineering Consultants, Inc.  
411 N. Webb Road  
Wichita, KS 67206

SUBJECT: Drainage Plan  
Auburn Hills Commercial 4<sup>th</sup> Addition  
Wichita, Kansas

Greg:

We have completed our first review of the submittal for the subject site with regards to the City of Wichita's stormwater and floodplain policies. The items submitted for our review were as follows:

1. Bound Report entitled "Drainage Plan, Auburn Hills Commercial 4<sup>th</sup> Addition, Wichita, Sedgwick County, Kansas" prepared by Baughman Company and submitted on August 3, 2005.

Based upon the above item, we offer the following comments:

1. The plan sheets and report should be stamped and signed by a Kansas Licensed Professional Engineer, including the P.E. expiration date.
2. The proposed stormwater pipe system should be either sized to have the capacity for the 100-year storm event or the plan sheet should be noted to have final site grades established that will be tributary to the proposed detention facility.
3. The existing and proposed contours should be clearly labeled and coincide with the areas used in the stage-storage-discharge relationship found in the calculations. This relationship should be included on the plan sheet for future reference.
4. The detention facilities shall provide an overflow structure and overflow path that can safely pass excess flows through the development site. The location of the proposed overflow from the detention facility should be shown on the plan set. The capacity of the overflow channel structure/channel should have a minimum of 1 cfs/acre.

**Engineering Division**

City Hall • 7th Floor • 455 North Main • Wichita, Kansas 67202-1620

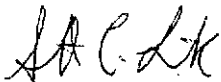
T 316.268.4501 F 316.268.4114

[www.wichitagov.org](http://www.wichitagov.org)

5. A detail of the overflow weir or emergency flow path should be included on the plan set including all relevant dimensions and elevations.
6. The City of Wichita requires a minimum of one-foot free board to be provided on all detention facilities. There is not enough information on the plan to verify the freeboard requirements.
7. As a reminder, Drainage Easements need to be provided over/about the on-site storm sewer system, and the over land drainage swales, which are necessary to convey the 100-year storm event to the detention facility.
8. As a reminder, An electronic copy of the drainage plan, grading plan, supporting documentation, and input files for the modeling should be included on a CD and enclosed in the bound report.

We are requesting a comment and response letter to be bound behind the cover of the resubmitted drainage report. If you have any questions or concerns regarding this review, please contact me by phone at 268-4624 or email at [slindebak@wichita.gov](mailto:slindebak@wichita.gov).

Sincerely,



Scott C. Lindebak, P.E.  
Civil Engineer

cc: file  
Vicky Huang, Subdivision Engineer

**STAFF REPORT**  
**(One-Step Final Plat)**

**CASE NUMBER:** SUB 2005-85 -- AUBURN HILLS COMMERCIAL 4TH ADDITION

**OWNER/APPLICANT:** Occidental Management, Inc., 300 N. Main St., Suite 201, Wichita, KS 67202

**SURVEYOR/ENGINEER:** MKEC Engineering Consultants, Inc., 411 N. Webb Road, Wichita, KS 67206

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

**SITE SIZE:** 4.64 acres

**NUMBER OF LOTS**

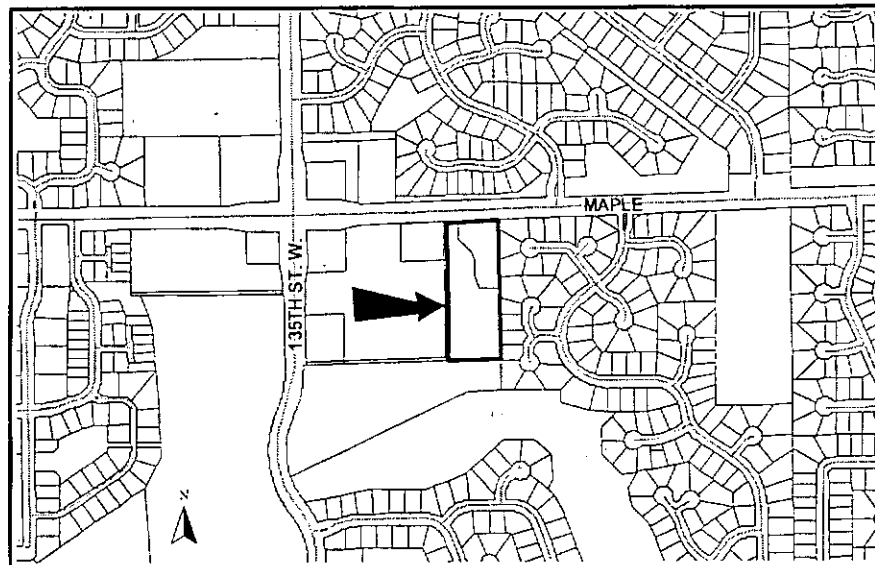
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 3.28 acres

**CURRENT ZONING:** SF-5, Single-Family Residential, NR, Neighborhood Retail

**PROPOSED ZONING:** NR, Neighborhood Retail

**VICINITY MAP**



SUB 2005-85 -- One-Step Final Plat of AUBURN HILLS COMMERCIAL 4TH ADDITION  
August 18, 2005 - Page 2

**NOTE:** This is a replat of Auburn Hills Commercial 3rd Addition to relocate the Reserve from the north to the south portion of the property. The site is subject to a Protective Overlay #130 which addresses setbacks, signs, access, lighting, landscaping, uses, and architectural controls.

**STAFF COMMENTS:**

- A. Municipal services are available to serve the site. City of Wichita Water and Sewer Department advises that the applicant will need to pay fees in lieu of assessment for water main and sewer main or submit an application to the Director of Water and Sewer Department for a waiver of the fees.
- B. Debt Management has requested the submission of a respread agreement for special assessments due to the lot reconfiguration.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. Traffic Engineering needs to comment on the access controls. The plat proposes one joint access opening along the west portion of the plat in accordance with Auburn Hills Commercial 3rd Addition as recorded in 2004. The access controls are approved.
- E. A Protective-Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved P-O and its special conditions for development on this property.
- F. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that the maximum depth of all non-residential lots shall not exceed three times the width.
- G. 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.
- H. 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 the governing body.
- I. 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.
- J. The label at the northeast corner of plat of "NE. Cor., Auburn Hills Commercial Addition" needs changed to "NW. Cor., Auburn Hills 3rd Addition".
- K. The label at the southwest corner of plat of "SE. Cor., Res. C, Auburn Hills Commercial Addition" needs changed to "SE. Cor., Res. A, Auburn Hills Commercial Addition"

**SUB 2005-85 -- One-Step Final Plat of AUBURN HILLS COMMERCIAL 4TH ADDITION**  
**August 18, 2005 - Page 3**

- L. The platlor'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.
- M. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)
- N. 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.
- O. 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: 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- P. 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.
- Q. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- T. 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.
- U. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: [cholloway@wichita.gov](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.