SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9
OCTOBER 30, 2003

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2003-122 -- AUBURN HILLS 15TH ADDITION

OWNER/APPLICANT: West Wichita Development Inc., 12602 W. 13th St. North, Wichita, KS 67235

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

LOCATION: West of 135th St. West, North side of Kellogg

SITE SIZE: 45.82 Acres

NUMBER OF LOTS

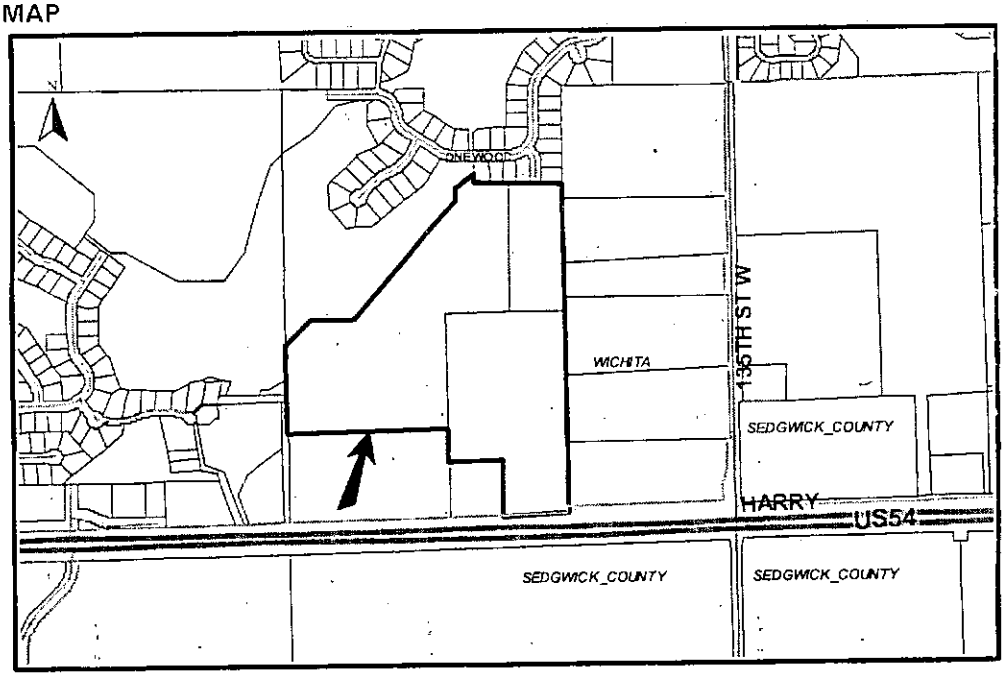
Residential:	82
Office:	
Commercial:	1
Industrial:	
Total:	83

MINIMUM LOT AREA: 12,600 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential; GC, General Commercial

PROPOSED ZONING: SF-5, Single-Family Residential; GC, General Commercial (Lot 1, Block D)

VICINITY MAP



NOTE: This is an unplatted site located within the City. The applicant requests a zone change from GC, General Commercial to SF-5, Single-Family Residential for Lots 50-53, Block A.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

A. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved. In the alternative, a restrictive covenant shall be submitted limiting this portion of the site to uses permitted in the SF-5 zoning district.

B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. City Engineering needs to comment on the need for other guarantees or easements.

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

D. City Engineering needs to comment on the status of the applicant's drainage plan.

E. The plat proposes a full movement intersection on Kellogg at a quarter-mile point on Kellogg. Traffic Engineering has advised that the City has worked with KDOT on an access management plan for the Kellogg Freeway that allows only signalized full movement intersections every half mile. The developer will need to obtain KDOT's approval.

F. The applicant is advised that the right-of-way width of Dogleg Cir may be revised to the 58-ft standard for cul-de-sac streets.

G. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.

H. As noted in the plattor's text, the applicant intends to restrict the utilities to easements on Reserves A and B and therefore such easements should be platted in these reserves.

I. 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.

J. 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.

K. Since Reserve C includes a swimming pool use, a site plan shall be submitted with the final plat tracing, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.

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 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.

M. The blocks need to be renumbered (dividing Block A into two blocks) as the perimeter of the blocks should be bounded by streets. Block D should be encompassed within Block A.

N. GIS needs to comment on the plat's street names. ***The applicant may request that Dogleg in the adjacent plat to the north be revised to Auburn Hills by affidavit. In the alternative, Auburn Hills needs to be revised to Dogleg. The northernmost cul-de-sac shall be denoted as "Ct". Cross St. shall be assigned two new street names.***

O. 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.

P. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-ft utility easements be platted in order to allow for the installation of the utilities without damage to such tree rows.

Q. The plattor'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.

R. 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.)

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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

U. 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.

V. 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.

W. Perimeter closure computations shall be submitted with the final plat tracing.

X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

Y. 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.

Z. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

Baughman

TRANSMITTAL

TO: Scott Lindebak, P.E.	FROM: Austin Gottlob
COMPANY: City of Wichita - Engineering	DATE: 1/20/2006
ADDRESS: City Hall - 7th Floor	PROJECT:
CITY/ STATE: Wichita, KS	PROJECT NUMBER:

RECEIVED
JAN 20 2006
CITY - ENGINEERING

RE:
Shadow Woods Addition Ph. 3 Final Grading Plan
Auburn Hills 15th Addition Ph. 2 Final Grading Plan

VIA: DELIVERY

We are sending you ☒ ATTACHED ☐ UNDER SEPARATE COVER
☒ PLANS ☐ PRINTS ☐ SHOP DRAWINGS ☐ SAMPLES ☐ SPECS
☐ COPY OF LETTER ☐ CHANGE ORDER ☐ DISK ☐ OTHER

COPIES	DATE	DESCRIPTION
2	**1/20/05**	**stamped copy to C.O.W.**
2	**1/20/05**	**stamped copy to C.O.W.**
10	**1/20/05**	**to Jay Russell**
10	**1/20/05**	**to Jay Russell**

☐ URGENT ☐ FOR APPROVAL ☒ FOR YOUR INFO ☐ FOR REVIEW & COMMENT
☐ APPROVED AS NOTED ☐ REVISE AS NOTED ☐ REVISE AND RETURN
☐ AS REQUESTED ☐ PLEASE REPLY ☐ FOR BIDS DUE ☐

NOTES/ COMMENTS:
Scott, please forward a copy to OCI. Feel free to give me a call if you have any questions. Thanks.

SIGNED: Austin Gottlob
Austin Gottlob, P.E.

Copy: file

ENGINEERING
SURVEYING
PLANNING
LANDSCAPE ARCHITECTURE

Baughman Company, P.A.
315 Ellis Street
Wichita, Kansas 67203
P 316.262.7271
F 316.262.0149

CLOSURE - AUBURN HILLS 15TH ADDITION

PT 01	North: 20029.6190		East : 19483.5367
Line	Course: N 00-10-04 E	Length:	1974.1700
PT 02	North: 22003.7805		East : 19489.3176
Line	Course: N 89-49-56 W	Length:	125.0000
PT 03	North: 22004.1465		East : 19364.3181
Line	Course: N 88-11-46 W	Length:	64.0300
PT 04	North: 22006.1621		East : 19300.3199
Line	Course: N 90-00-00 W	Length:	324.6200
PT 05	North: 22006.1621		East : 18975.6999
Line	Course: N 00-00-00 E	Length:	28.3100
PT 06	North: 22034.4721		East : 18975.6999
Line	Course: S 52-12-43 W	Length:	139.2500
PT 07	North: 21949.1477		East : 18865.6530
Line	Course: S 00-00-00 W	Length:	77.2800
PT 08	North: 21871.8677		East : 18865.6530
Line	Course: S 44-26-25 W	Length:	245.4500
PT 09	North: 21696.6212		East : 18693.7974
Line	Course: S 40-45-22 W	Length:	447.9400
PT 10	North: 21357.3087		East : 18401.3640
Line	Course: S 42-45-22 W	Length:	207.6000
PT 11	North: 21204.8784		East : 18260.4287
Line	Course: N 90-00-00 W	Length:	248.6100
PT 12	North: 21204.8784		East : 18011.8187
Line	Course: S 46-43-14 W	Length:	52.0200
PT 13	North: 21169.2157		East : 17973.9472
Line	Course: S 42-51-10 W	Length:	92.4000
PT 14	North: 21101.4769		East : 17911.1044
Line	Course: S 50-08-47 W	Length:	70.8400
PT 15	North: 21056.0806		East : 17856.7216
Line	Course: S 00-10-03 W	Length:	505.2800
PT 16	North: 20550.8028		East : 17855.2445
Line	Course: S 89-34-17 E	Length:	993.0700
PT 17	North: 20543.3740		East : 18848.2867
Line	Course: S 00-10-03 W	Length:	195.6000
PT 18	North: 20347.7749		East : 18847.7149
Line	Course: N 89-50-01 E	Length:	310.2100
PT 19	North: 20348.6757		East : 19157.9236
Line	Course: S 00-10-03 W	Length:	330.0100
PT 20	North: 20018.6671		East : 19156.9588
Line	Course: N 89-50-01 E	Length:	315.8400
PT 21	North: 20019.5843		East : 19472.7975
Line	Course: N 00-25-43 E	Length:	10.0000
PT 22	North: 20029.5841		East : 19472.8723
Line	Course: N 89-47-56 E	Length:	10.6800
PT 01	North: 20029.6216		East : 19483.5522

Baughman

COPY

November 7, 2005

West Wichita Development, Inc.
Jay W. Russell, President
P.O. Box 75337
Wichita, KS 67275-5337

Re: Inspection and Maintenance of Erosion/Sediment Control Devices for Paving Projects for Auburn Hills 15th Addition
City of Wichita Project #472-83931 (765925)
City of Wichita Project #472-84145 (765928)
City of Wichita Project #472-84146 (765926)

Dear Mr. Russell:

This is to inform you that our firm has inspected the work performed by Conspec, Inc. d/b/a Kansas Paving for the construction of Paving Projects in Auburn Hills 15th Addition, which included the installation of certain erosion and sediment control devices as required by the contract documents. We have concluded that this construction is substantially complete and that the erosion and sediment control devices are in an acceptable condition. We are enclosing, for your information, a copy of the Storm Water Pollution Prevention Plan for this project along with our final inspection report indicating the condition of the erosion and sediment control devices.

Accordingly, effective November 7, 2005, we are transferring to you the responsibility for inspecting and maintaining the erosion and sediment control devices as required by state law and city code. All future inspections and maintenance activities must be documented by you in writing to comply with regulatory standards.

Please contact us if you have any questions.

Sincerely,

Austin Gottlob

Baughman Company, P.A.
Austin Gottlob, P.E.

RECEIVED
NOV 08 2005
CITY - ENGINEERING

Cc: Larry Hacker, Conspec, Inc. d/b/a Kansas Paving
Vicky Huang, City of Wichita
Aaron Henning, City of Wichita

ENGINEERING
SURVEYING
PLANNING
LANDSCAPE ARCHITECTURE

Baughman Company, P.A.
315 Ellis
Wichita, Kansas 67211
P 316-262-7271 F 316-262-0149

City of Wichita
Sedgwick County, Kansas

Erosion Control Summary

Public Works Department
Engineering Division
Construction and Surveying Section

Project Name: Andover Hills 16th
Project No.: 472-83931 + 472-84146
OCA No.: 745925 + 745926

Contractor: KS Paving
Inspector: Don Bonchee
Week of 10-31 to 11-5, 20 05

GENERAL GUIDELINES for Daily Inspection (ie. NOT all inclusive)

- [ ] Stabilized Entrance Construction & Maintenance
- [ ] Point Source Drainage Protection & Maintenance
- [ ] Haul Road Maintenance (ie. PERIODIC DAILY Cleaning)
- [X] Ditch Checks/other Protection & Maintenance
- [ ] Existing Inlet Protection & Maintenance
- [ ] New Area Inlet Protection & Maintenance
- [X] New Curb Inlet Protection & Maintenance
- [X] Back of Curb Protection & Maintenance
  (Curlex/Sod AS SOON AS backfilled to top of curb)

Date	Day	Inspection	Work Performed/Problem Areas / Work Required / Deficiencies Addressed/Indicate Occurrence of Rain Event
10/31	Monday	Daily Check Made? (Y) N Project Compliant? (Y) N	Summarize BMP's in place at beginning of week: CURB INLET BARRIERS, DITCH CKS, SILT FENCE Notified Contractor Y am / pm Notified Engineer ___ am / pm TH (Contractor Signature - verifying notification)
11/1	Tuesday	Daily Check Made? (Y) N Project Compliant? (Y) N	Notified Contractor Y am / pm Notified Engineer ___ am / pm TH (Contractor Signature - verifying notification)
11/2	Wednesday	Daily Check Made? (Y) N Project Compliant? (Y) N	Notified Contractor Y am / pm Notified Engineer ___ am / pm TH (Contractor Signature - verifying notification)
11/3	Thursday	Daily Check Made? (Y) N Project Compliant? (Y) N	Notified Contractor Y am / pm Notified Engineer ___ am / pm TH (Contractor Signature - verifying notification)
11/4	Friday	Daily Check Made? (Y) N Project Compliant? (Y) N	Notified Contractor Y am / pm Notified Engineer ___ am / pm TH (Contractor Signature - verifying notification)
___	Saturday (If Applicable)	Daily Check Made? Y N Project Compliant? Y N	Notified Contractor ___ am / pm Notified Engineer ___ am / pm (Contractor Signature - verifying notification)