SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8
MARCH 27, 2003

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2003-21 -- AUBURN HILLS 14TH ADDITION

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

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

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

SITE SIZE: 18.8 acres

NUMBER OF LOTS

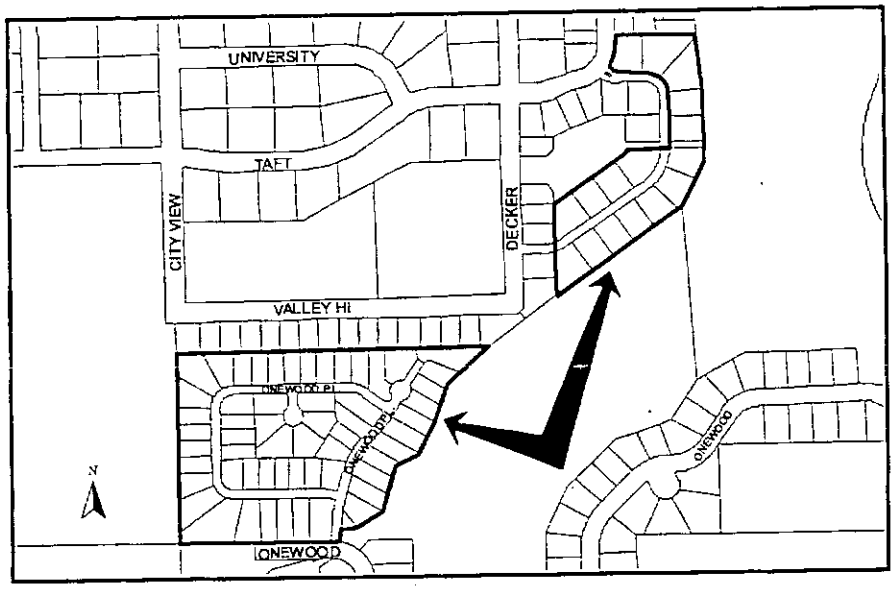
Residential:	60
Office:	
Commercial:	
Industrial:	
Total:	60

MINIMUM LOT AREA: 8,880 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of a portion of the Auburn Hills 12th Addition. The street layout has not changed; however the width of the lots has been increased to create 13 fewer lots.

STAFF COMMENTS:

A. City Engineering needs to comment on existing guarantees and the need for any requirements for providing new guarantees.

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.

D. The applicant shall guarantee the paving of the interior streets.

E. 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.

F. 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.

G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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.

H. Since this plat proposes the platting of narrow street right-of-way with adjacent 15-foot street, drainage and utility easements, a restrictive covenant shall be submitted which calls out restrictions for lot owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.

I. Detail "A" needs to be included.

J. Detail "B" needs to be clarified in regards to the connection between Onewood Place and Onewood.

K. 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.

L. 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.

M. 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.)

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 be aware of the fact that the development of any subdivision greater than one acre 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.

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

S. Recording of the plat within thirty (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. 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.

CLOSURE - AUBURN HILLS 14TH ADDITION (SOUTHWEST PORTION)

PT 01 North: 27728.2568 East : 30337.0549
Line Course: S 49-59-00 W Length: 198.5500
PT 02 North: 27600.5871 East : 30184.9939
Line Course: S 20-43-53 W Length: 184.2200
PT 03 North: 27428.2953 East : 30119.7823
Line Course: S 30-56-25 W Length: 103.4600
PT 04 North: 27339.5573 East : 30066.5890
Line Course: S 61-33-30 W Length: 87.9500
PT 05 North: 27297.6699 East : 29989.2543
Line Course: S 16-13-53 W Length: 169.9500
PT 06 North: 27134.4939 East : 29941.7504
Line Course: S 59-58-27 W Length: 111.7500
PT 07 North: 27078.5753 East : 29844.9972
Line Course: S 85-06-11 W Length: 56.7700
PT 08 North: 27073.7292 East : 29788.4344
Line Course: S 05-55-07 W Length: 43.3500
PT 09 North: 27030.6103 East : 29783.9644
Line Course: S 51-50-21 W Length: 0.9800
PT 10 North: 27030.0048 East : 29783.1938
Curve Length: 30.0667 Radius: 156.3400
Delta: 11-01-08 Tangent: 15.0798
Chord: 30.0204 Course: N 83-58-37 W
Course In: S 11-31-57 W Course Out: N 00-30-49 E
RP North: 26876.8211 East : 29751.9378
PT 11 End North: 27033.1548 East : 29753.3392
Line Course: N 89-29-11 W Length: 539.1000
PT 12 North: 27037.9873 East : 29214.2609
Line Course: N 00-08-28 E Length: 694.1800
PT 13 North: 27732.1652 East : 29215.9705
Line Course: S 89-48-02 E Length: 1121.1100
PT 01 North: 27728.2627 East : 30337.0737