

STAFF REPORT
(Final Plat, Revised Preliminary Plat Approved 2/3/00)

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

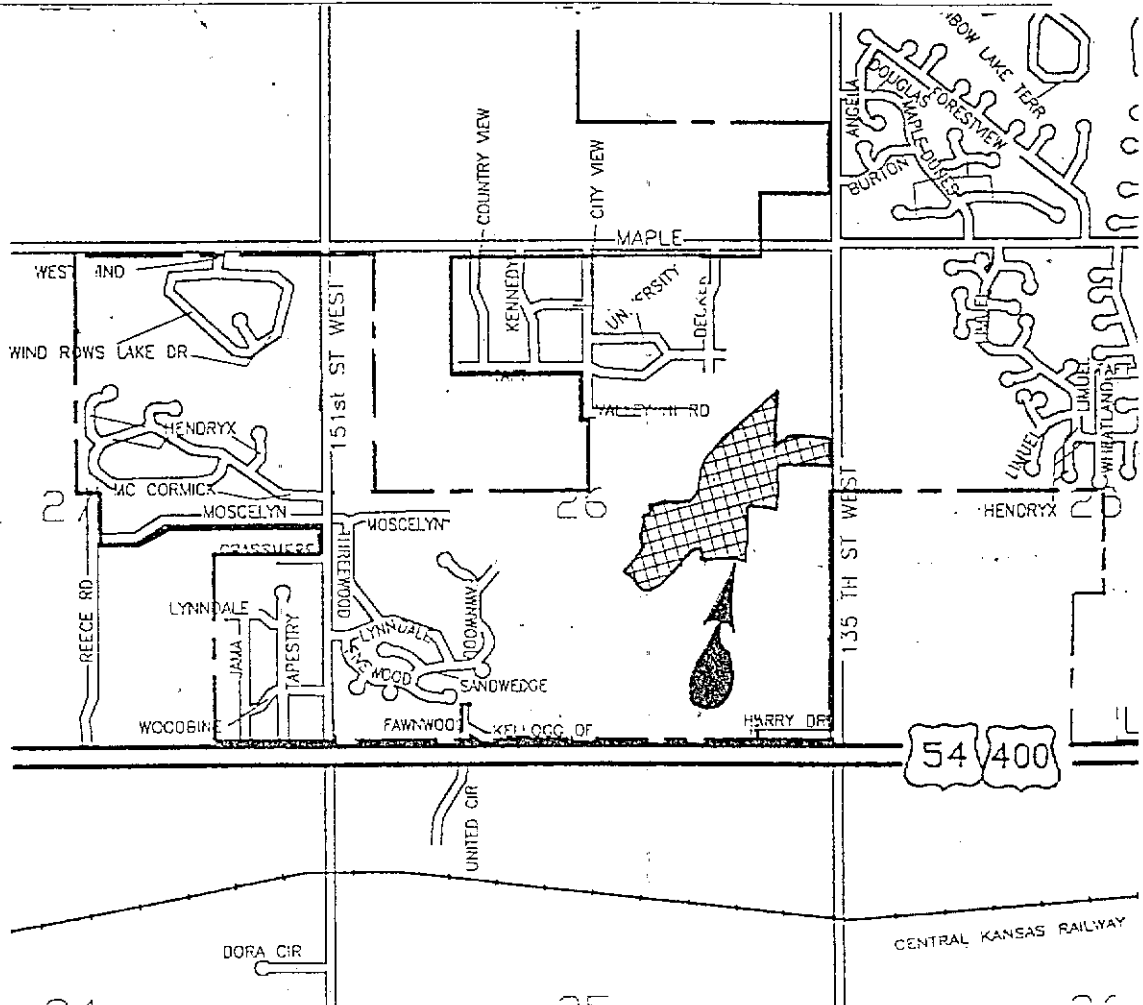
Residential:	63
Office:	
Commercial:	
Industrial:	
Total:	63

MINIMUM LOT AREA: 10,000 Sq. Ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



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.
- 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 plat'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. Southwestern Bell and KGE have requested additional easements that have been denoted on the final plat.
- 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.

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(Revised Preliminary Plat)

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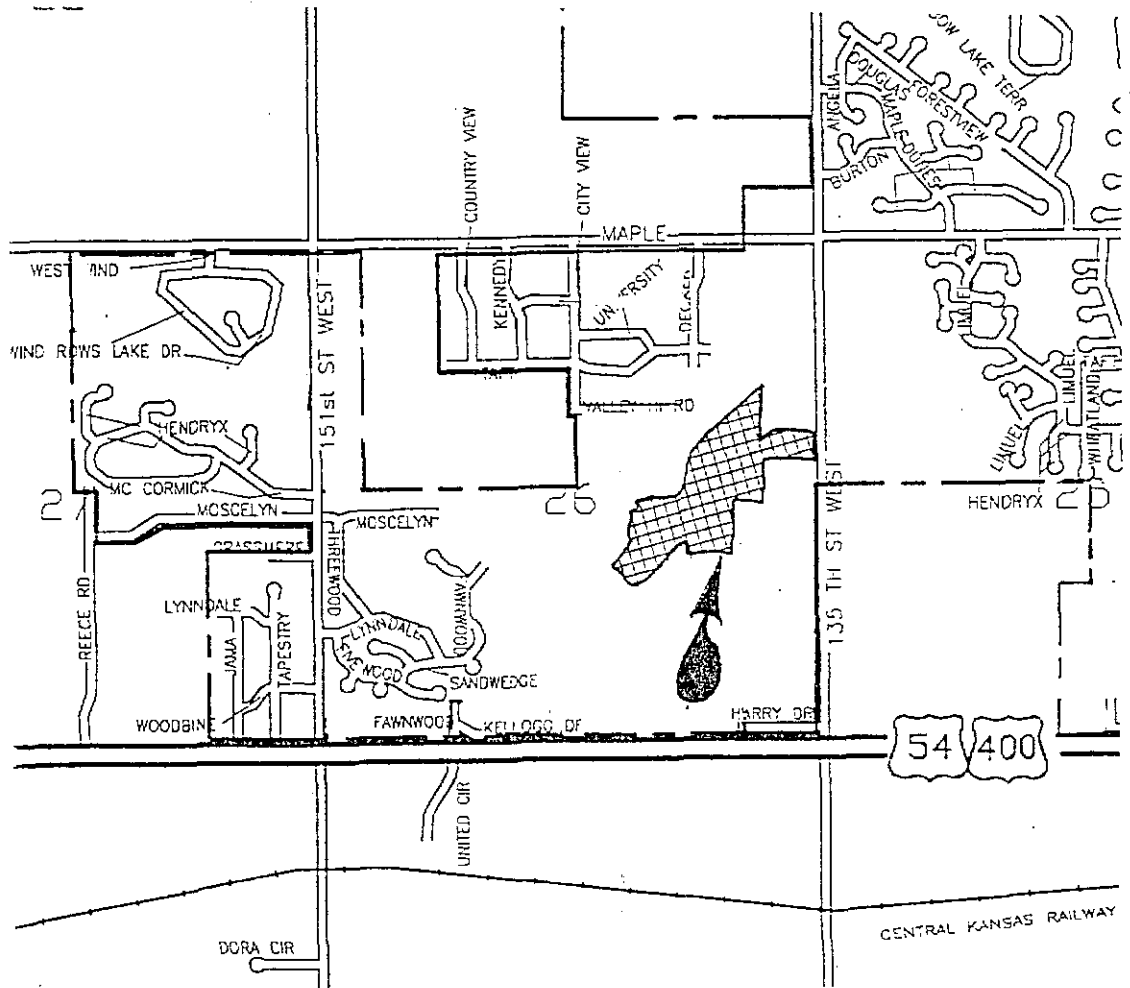
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STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted. City Engineering needs to comment on the need for any additional guarantees or easements.
- 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 concept.
- D. The tie point referenced at the northeast corner of the section should be revised to indicate "NE".
- E. 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.
- F. The applicant shall guarantee the paving of the interior streets. This guarantee shall also provide for sidewalks on one side of Onewood.
- 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. City Fire Department shall comment on the acceptability of the plat's street names.
- I. Complete access control shall be dedicated along the site's frontage to 135th Street West. The dedication of access controls shall be referenced in the plat's text.
- J. The width of the cul-de-sac should be relabeled as 58 feet.
- K. 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.
- L. Blocks A and F should be combined into one block; Blocks B and C should be combined into one block.
- L. 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.

- M. 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.
- N. 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.)
- O. 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.
- P. 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.
- Q. 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.
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- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. 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.
- V. 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.



Sedgwick County
Register of Deeds - Bill Nook
DOC #/FLM-PG: 28544108

Receipt #: 1514410
Pages Recorded: 1

Recording Fee: 18.00
Mortgage Amt: 10.00

Cashier Initials: KG

Authorized By:

Date Recorded: 2/26/2004 10:29:35 AM



AFFIDAVIT

State of Kansas)
Sedgwick County) SS James L. Armour, P.E., Acting City Engineer
for the City of Wichita, Kansas, being first duly sworn, on oath, states:

I have examined the recorded plat of "AUBURN HILLS 13TH
ADDITION", Wichita, Sedgwick County, Kansas and have found that a
street name was not properly labeled and should be changed as follows:

1. Dogleg from the south line of said "AUBURN HILLS 13TH ADDITION"
northerly and northwesterly to the southerly right-of-way line of
Onewood as dedicated in said "AUBURN HILLS 13TH ADDITION" shall
be changed to Auburn Hills.

FURTHER AFFIANT SAITH NOT

James L. Armour, P.E.

Dated this 23rd day of February, 2004.

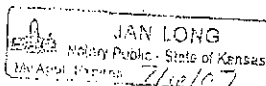
ATTEST:

(Title)

State of Kansas)
Sedgwick County) SS Be it remembered that on this 23rd day of
February, 2004, before me a notary public in and for said County
and State, came James L. Armour, P.E., ^{City of Wichita} to me known to be the same
person who executed the foregoing instrument duly acknowledged by me.
In testimony whereof, I have hereunto set my hand and affixed my Notarial
Seal the day and year above written.

Notary Public

My App't. Exp. 7/10/07



BAUGSWAN COMPANY, P.A.
315 ELLIS
WICHITA, KS 67211

CK
8/20

CLOSURE - AUBURN HILLS 13TH ADDITION

PT 1	North: 24102.2846	East : 13986.7179
Line	Course: S 56-21-42 W	Length: 391.99
PT 2	North: 23885.1422	East : 13660.3663
Line	Course: S 54-31-24 W	Length: 401.72
PT 3	North: 23651.9955	East : 13333.2249
Line	Course: S 49-59-00 W	Length: 255.40
PT 4	North: 23487.7706	East : 13137.6249
Line	Course: S 20-43-53 W	Length: 184.22
PT 5	North: 23315.4788	East : 13072.4133
Line	Course: S 30-56-25 W	Length: 103.46
PT 6	North: 23226.7408	East : 13019.2200
Line	Course: S 61-33-30 W	Length: 87.95
PT 7	North: 23184.8534	East : 12941.8853
Line	Course: S 16-13-53 W	Length: 169.95
PT 8	North: 23021.6775	East : 12894.3814
Line	Course: S 59-58-27 W	Length: 111.75
PT 9	North: 22965.7588	East : 12797.6282
Line	Course: S 85-06-11 W	Length: 56.77
PT 10	North: 22960.9127	East : 12741.0655
Line	Course: S 05-55-07 W	Length: 43.35
PT 11	North: 22917.7938	East : 12736.5954
Line	Course: S 51-50-21 W	Length: 98.79
PT 12	North: 22856.7543	East : 12658.9189
Line	Course: S 89-29-11 E	Length: 46.48
PT 13	North: 22856.3377	East : 12705.3970
C1	Length: 2.97	Radius: 92.34
	Delta: 1-50-32	Tangent: 1.48
	Chord: 2.97	Course: S 88-33-55 E
	Course In: S 00-30-49 W	Course Out: N 02-21-21 E
RP	North: 22764.0014	East : 12704.5692
PT 14	End North: 22856.2633	East : 12708.3649
Line	Course: S 51-50-21 W	Length: 54.86
PT 15	North: 22822.3669	East : 12665.2296
Line	Course: S 00-00-00 W	Length: 111.03
PT 16	North: 22711.3369	East : 12665.2296
Line	Course: S 24-09-13 E	Length: 144.69
PT 17	North: 22579.3143	East : 12724.4345
Line	Course: S 66-57-23 W	Length: 134.92
PT 18	North: 22526.5023	East : 12600.2802
Line	Course: S 45-41-59 W	Length: 240.28
PT 19	North: 22358.6863	East : 12428.3143
Line	Course: S 01-47-28 E	Length: 143.39
PT 20	North: 22215.3663	East : 12432.7961
Line	Course: S 42-03-36 E	Length: 147.67
PT 21	North: 22105.7297	East : 12531.7215
Line	Course: S 90-00-00 E	Length: 138.12
PT 22	North: 22105.7297	East : 12669.8415
Line	Course: N 52-05-23 E	Length: 411.43
PT 23	North: 22358.5233	East : 12994.4490
Line	Course: N 33-00-47 E	Length: 166.46
PT 24	North: 22498.1077	East : 13085.1414

C2 Length: 92.80 Radius: 210.00
 Delta: 25-19-14 Tangent: 47.17
 Chord: 92.05 Course: S 77-20-23 E
 Course In: N 25-19-14 E Course Out: S 00-00-00 W
 RP North: 22687.9328 East : 13174.9547
 PT 25 End North: 22477.9328 East : 13174.9547
 Line Course: S 90-00-00 E Length: 106.45
 PT 26 North: 22477.9328 East : 13281.4047
 Line Course: S 00-00-00 W Length: 130.00
 PT 27 North: 22347.9328 East : 13281.4047
 Line Course: S 90-00-00 E Length: 324.62
 PT 28 North: 22347.9328 East : 13606.0247
 Line Course: S 88-11-46 E Length: 64.03
 PT 29 North: 22345.9173 East : 13670.0229
 Line Course: S 89-49-56 E Length: 125.00
 PT 30 North: 22345.5512 East : 13795.0224
 Line Course: N 00-10-03 E Length: 565.01
 PT 31 North: 22910.5588 East : 13796.6742
 Line Course: S 89-29-11 E Length: 298.50
 PT 32 North: 22907.8830 East : 14095.1622
 Line Course: N 00-05-53 E Length: 329.26
 PT 33 North: 23237.1426 East : 14095.7257
 Line Course: S 89-29-11 E Length: 641.52
 PT 34 North: 23231.3919 East : 14737.2199
 C3 Length: 194.84 Radius: 630.30
 Delta: 17-42-40 Tangent: 98.20
 Chord: 194.06 Course: N 08-59-11 E
 Course In: S 89-52-09 E Course Out: N 72-09-29 W
 RP North: 23229.9526 East : 15367.5183
 PT 35 End North: 23423.0717 East : 14767.5323
 Line Course: N 75-58-43 W Length: 60.00
 PT 36 North: 23437.6087 East : 14709.3200
 Line Course: N 89-33-20 W Length: 42.60
 PT 37 North: 23437.9392 East : 14666.7213
 C4 Length: 54.63 Radius: 202.64
 Delta: 15-26-48 Tangent: 27.48
 Chord: 54.47 Course: N 83-42-08 W
 Course In: S 14-01-16 W Course Out: N 01-25-32 W
 RP North: 23241.3365 East : 14617.6258
 PT 38 End North: 23443.9138 East : 14612.5845
 Line Course: S 88-34-28 W Length: 9.54
 PT 39 North: 23443.6765 East : 14603.0474
 Line Course: N 01-25-32 W Length: 125.34
 PT 40 North: 23568.9777 East : 14599.9292
 Line Course: N 90-00-00 W Length: 396.07
 PT 41 North: 23568.9777 East : 14203.8592
 Line Course: S 63-08-13 W Length: 205.45
 PT 42 North: 23476.1431 East : 14020.5795
 Line Course: N 03-05-41 W Length: 627.07
 PT 1 North: 24102.2986 East : 13986.7260