

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2000-30 -- AUBURN HILLS 11TH ADDITION

OWNER/APPLICANT: West Wichita Development, Inc., Attn: Jay Russell, 12602 W. 13th, Wichita, KS 67235; Howard A. Rishel, 14528 W, Highway 54, Wichita, KS 67235; Friends School, Attn: Jim Perkins, P.O. Box 707, Howard, KS 67349

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

LOCATION: East of 151st St. West, North of Kellogg Drive

SITE SIZE: 11.44 Acres

NUMBER OF LOTS

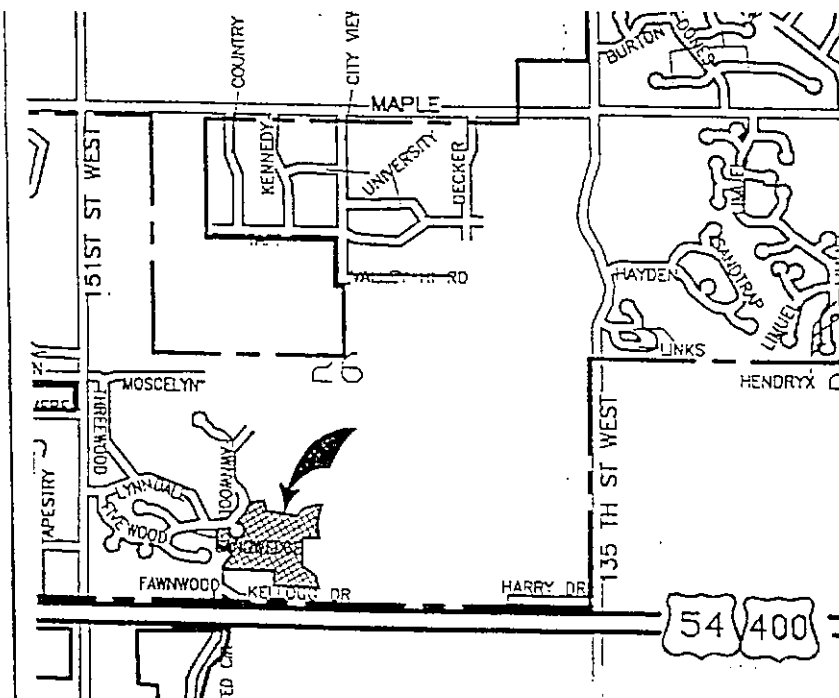
| | |
|--------------|----|
| Residential: | 14 |
| Office: | |
| Commercial: | 2 |
| Industrial: | |
| Total: | 16 |

MINIMUM LOT AREA: 11,166 Sq. Ft.

CURRENT ZONING: SF-6, Single-Family Residential, GC, General Commercial

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat of Lots 32-38 in the Auburn Hills 5th Addition in addition to unplatted land to the east.

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. 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.
- E. 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.
- F. Traffic Engineering needs to comment on the extension of a proposed cul-de-sac, Sandwedge Circle, from another cul-de-sac.
- G. Traffic Engineering needs to comment on the need for additional right-of-way for Kellogg Drive.
- H. City Fire Department should comment on the acceptability of the width of Sandwedge Circle located north of Reserve A.
- I. City Fire Department should comment on the plat's street names.
- J. Lot 2, Block 2 does not conform with the 50 foot lot width requirement at the front property line. A building setback should be platted at a minimum of 50 feet measured from the side lot lines.
- K. The Applicant shall guarantee the paving of the proposed interior streets.
- L. City Fire Department should comment on the length of Sandwedge Circle (700 ft) which exceeds the 600 ft maximum for a cul-de-sac.
- M. 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.
- N. 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.

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

STAFF REPORT
(Final Plat, Preliminary Plat Approved 5/4/00)

CASE NUMBER: SUB 2000-30 -- AUBURN HILLS 11TH ADDITION

OWNER/APPLICANT: West Wichita Development, Inc., Attn: Jay Russell, 12602 W. 13th Street, Wichita, KS 67235; Howard A. Rischei, 14528 W, Highway 54, Wichita, KS 67235; Friends School, Attn: Jim Perkins, P.O. Box 707, Howard, KS 67349

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

LOCATION: East of 151st Street West, North of Kellogg Drive

SITE SIZE: 11.44 Acres

NUMBER OF LOTS

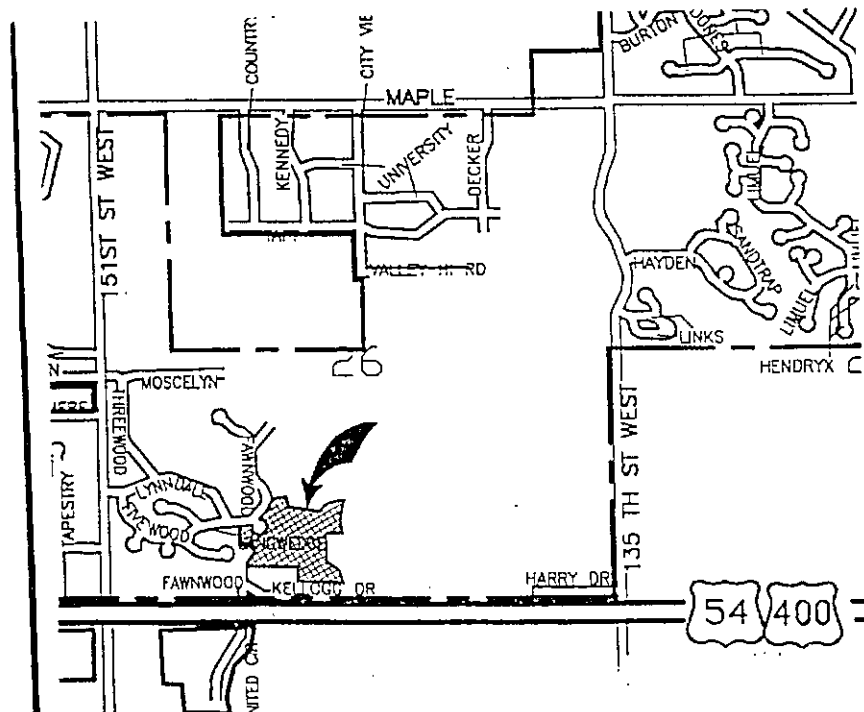
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| Residential: | 14 |
| Office: | |
| Commercial: | 2 |
| Industrial: | |
| Total: | 16 |

MINIMUM LOT AREA: 11,166 Sq. Ft.

CURRENT ZONING: SF-6, Single-Family Residential, GC, General Commercial

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat of Lots 32-38 in the Auburn Hills 5th Addition in addition to unplatted land to the east. The applicant proposes a church on Lot 1, Block 1, and a school on Lot 2, Block 1.

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 plan. An off-site drainage easement shall be submitted.
- D. 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.
- E. 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.
- F. Traffic Engineering needs to comment on the extension of a proposed cul-de-sac, Sandwedge Circle, from another cul-de-sac. Due to identical 29-ft roadway widths, the street layout is acceptable.
- G. The township needs to be added to the surveyor's certification.
- H. Traffic Engineering needs to comment on the need for additional right-of-way for Kellogg Drive. No additional right-of-way is required.
- I. City Fire Department should comment on the acceptability of the width of Sandwedge Circle located north of Reserve A. The right-of-way width north of Reserve A shall be increased to 20 feet.

The right-of-way width has been increased to 20 feet.
- J. City Fire Department should comment on the plat's street names. Sandwedge Circle shall be the name of the new street.
- K. Lot 2, Block 2, does not conform with the 50-foot lot width requirement at the front property line. A building setback should be platted at a minimum of 50 feet measured from the side lot lines. City Fire Department has required a fire hydrant placed at the front of this lot. The building setback has been platted as requested.
- L. The applicant shall guarantee the paving of the proposed interior streets in addition to Kellogg Drive.

- M. The 10-foot easement dimension on Lot 3, Block 1, needs corrected.
- N. City Fire Department should comment on the length of Sandwedge Circle (700 ft.) which exceeds the 600 ft maximum for a cul-de-sac. City Fire has approved this street length with the addition of a second point of access. In the event the second point of access does not occur through Fawnwood, the northern segment of Fawnwood abutting this plat should be vacated.
- O. 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.
- P. 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.
- Q. The platting 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 316-729-0102) 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 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.
- 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 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.

Function 06
Key No.: D -53444
Page: 1

View Property Information
Ownership

TXRP0601
MGREENE
Level 00
Pin: 147260340100300

Name R&S SERVICE
Situs 14820 HIGHWAY 54
WICHITA KS 67235

Tax 957.23
Specials 5.27
Total 962.50

Phone
Mail % PATRICIA & DWAIN CHAMBERS
To 14820 W KELLOGG
WICHITA KS 67235-8926

Tax Unit 6777 WICHITA
COUNTY
CITY OF WICHITA
USD 265

Levy 130.885
Control 465625

Add Keys

PF1-Exit PF2-Previous Page PF3-Next Page PF9-History PF11-Cama PF12-Help
PF19-Previous Parcel PF20-Next Parcel

END OF DESC

Legal Description Inquiry

TXRP0400

MGREENE

Level 00

Function 04

Key No.: D -53444

Pin: 147260340100300

Name R&S SERVICE

Legal Description

LOT 1

FAWNWOOD ADD.

Created on 04/01/1995

BLOCK 1

PF1-Exit F2-Prev F3-Next F7-Bkwrđ F8-Fwrđ F12-Help F19-Prev Prcl F20-Next Prcl

STAFF REPORT

(Revised Final Plat, Final Plat Approved 6/15/00, Preliminary Plat Approved 5/4/00)

CASE NUMBER: SUB 2000-30 -- AUBURN HILLS 11TH ADDITION

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

LOCATION: East of 151st St. West, North of Kellogg Drive

SITE SIZE: 9.91 Acres.

NUMBER OF LOTS

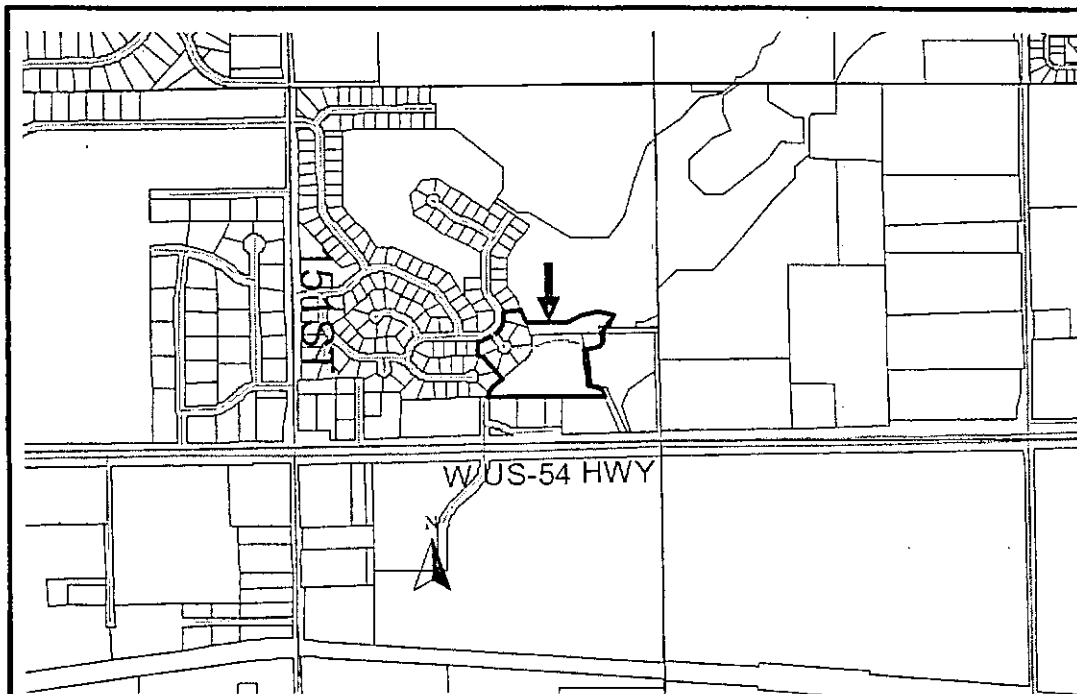
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| Residential: | 14 |
| Office: | |
| Commercial: | 2 |
| Industrial: | |
| Total: | 16 |

MINIMUM LOT AREA: 11,166 Sq. Ft.

CURRENT ZONING: SF-6, Single-Family Residential, GC, General Commercial

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat of Lots 32-38, Block D, in the Auburn Hills 5th Addition in addition to unplatted land to the east. This revised final plat does not include the property that adjoins Kellogg.

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 plan.
- D. 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.
- E. 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.
- F. Traffic Engineering needs to comment on the extension of a proposed cul-de-sac, Sandwedge Circle, from another cul-de-sac. Due to identical 29-ft roadway widths, the street layout is acceptable.
- G. The township needs to be added to the surveyor's certification.
- H. City Fire Department should comment on the plat's street names. Sandwedge Circle shall be the name of the new street.
- I. Lot 2, Block 2, does not conform with the 50-foot lot width requirement at the front property line. A building setback should be platted at a minimum of 50 feet measured from the side lot lines. City Fire Department has required a fire hydrant placed at the front of this lot. The building setback has been platted as requested.
- J. The applicant shall guarantee the paving of the proposed interior streets.
- K. The 10-ft easement dimension on Lot 3, Block B, needs corrected.
- L. City Fire Department should comment on the length of Sandwedge Circle (700 ft) which exceeds the 600 ft maximum for a cul-de-sac. City Fire has approved this street length with the addition of a second point of access. In the event the second point of access does not occur through Fawnwood, the northern segment of Fawnwood abutting this plat should be vacated.
- M. Block B shall be revised to "Block 1".

- Z. 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.

- N. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- O. 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.
- P. The platting binder indicates three parties holding a mortgage on the site. All of these party's names must be included as signatories on the plat, or else documentation provided indicating that such mortgages have been released.
- Q. The platting binder 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
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- 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.

- 262-4505 -

Pat Chambers

721-4246



14820 W. Kellogg

N. S. Kellogg

N

262-2671

ROGER THEIS

262-5991

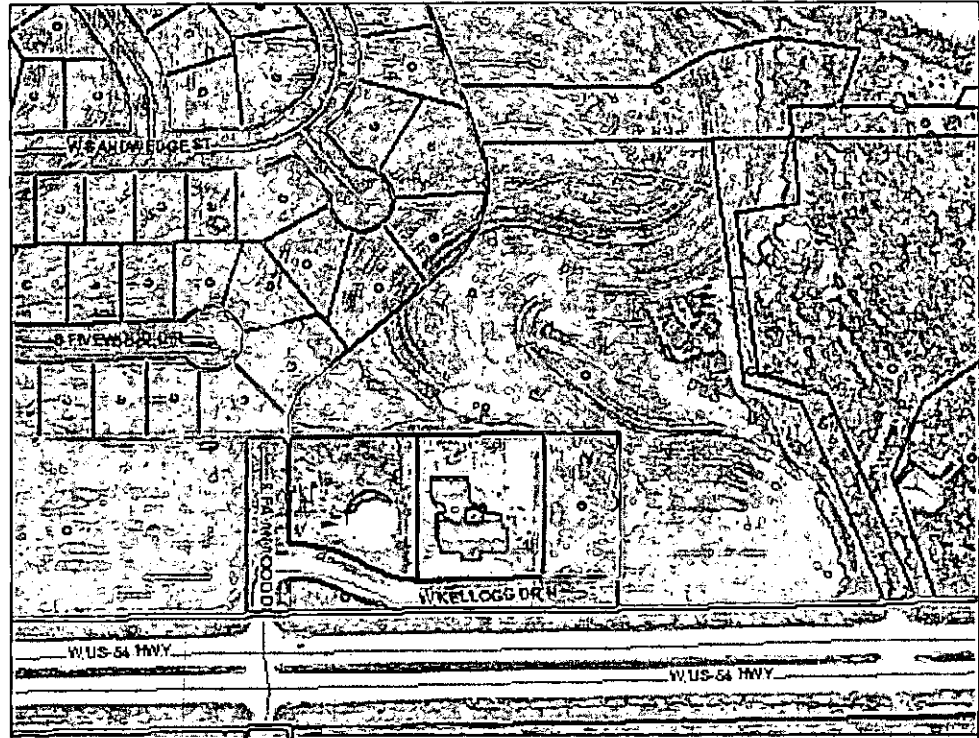
POST IT

R & S SERVICE

14820 Hwy 59 Co 7235

| | | | |
|------------------------|------|------------------------|--------------|
| Post-it* Fax Note | 7671 | Date | # of pages ▶ |
| To: ROGER THEIS | | From: GENE RATH | |
| Co./Dept. | | Co. | |
| Phone # | | Phone # | |
| Fax # | | Fax # | |

Fawnwood Drive



Map Creator:
Date: 06/20/2001 7:56:18 AM
Comments:

Disclaimer: Every reasonable effort has been made to assure the accuracy of the maps and associated data provided herein. This information is provided with the understanding that the data are susceptible to a degree of error and conclusions drawn from such information are the responsibility of the reader. The City of Wichita makes no warranty, representation or guarantee as to the content, accuracy, timeliness or completeness of any of the data provided herein. The City of Wichita shall assume no liability for any decisions made or actions taken or not taken by the reader in reliance upon any information or data furnished hereunder.





Department of Public Works

June 20, 2001

R & S Service
14820 West Kellogg
Wichita, Kansas 67235-8926

Dear Patricia and Dwain Chambers:

As you likely know, the area north of your property has been recently platted as Auburn Hills 11th Addition. During the plat development and review process of this subdivision, the Wichita Fire Department requested that a secondary emergency access road and point be provided to the lots in the addition. That access can be provided directly by utilizing the unopened section of Fawnwood Drive, immediately west of your property.

It has been brought to my attention that a fence is encroaching in the street right-of-way, and that this fence blocks the majority of this unopened section of Fawnwood Drive.

Please take the necessary actions to remove the fence and any other encroachments that may be located within the Fawnwood Drive right-of-way adjacent to your property. If you do not remove the fence, I will grant authorization for the fence to be removed by others so that the required access drive can be constructed.

Thank you in advance for your cooperation.

Sincerely,

Mike Lindebak

Mike Lindebak, P.E.
City Engineer

Engineering Division

City Hall • Seventh Floor • 455 North Main • Wichita, Kansas 67202-1606

T 316.268.4501 F 316.268.4114

www.wichitagov.org

Aub11c1s

CLOSURE: AUBURN HILLS 11TH ADDITION

PT1 North: 16070.3955 East : 6084.9312
 Line Course: N 51-50-11 E Length: 219.26
 PT2 North: 16205.8783 East : 6257.3243
 Line Course: N 38-09-49 W Length: 219.22
 PT3 North: 16378.2399 East : 6121.8662
 Line Course: N 89-43-06 W Length: 35.59
 PT4 North: 16378.4149 East : 6086.2766
 Line Course: N 00-16-54 E Length: 115.00
 PT5 North: 16493.4135 East : 6086.8420
 Line Course: S 89-43-06 E Length: 10.20
 PT6 North: 16493.3633 East : 6097.0419
 Curve Length: 96.08 Radius: 150.00
 Delta: 36-42-01 Tangent: 49.75
 Chord: 94.45 Course: N 71-55-54 E
 Course In: N 00-16-54 E Course Out: S 36-25-07 E
 RP North: 16643.3615 East : 6097.7793
 PT7 End North: 16522.6564 East : 6186.8313
 Line Course: N 53-34-53 E Length: 41.87
 PT8 North: 16547.5138 East : 6220.5241
 Curve Length: 170.35 Radius: 157.00
 Delta: 62-10-07 Tangent: 94.65
 Chord: 162.12 Course: N 22-29-50 E
 Course In: N 36-25-07 W Course Out: N 81-24-46 E
 RP North: 16673.8518 East : 6127.3163
 PT9 End North: 16697.2942 East : 6282.5563
 Line Course: N 81-24-46 E Length: 125.17
 PT10 North: 16715.9840 East : 6406.3231
 Line Course: S 19-08-55 E Length: 99.03
 PT11 North: 16622.4332 East : 6438.8069
 Line Course: S 85-55-42 E Length: 302.68
 PT12 North: 16600.9417 East : 6740.7229
 Line Course: N 61-04-46 E Length: 109.40
 PT13 North: 16653.8471 East : 6836.4798
 Line Course: N 76-29-11 E Length: 66.96
 PT14 North: 16669.4941 East : 6901.5859
 Line Course: S 71-22-21 E Length: 20.33
 PT15 North: 16663.0004 East : 6920.8510
 Line Course: S 86-12-18 E Length: 31.76
 PT16 North: 16660.8983 East : 6952.5413

Aubllcls

Line Course: N 81-07-58 E Length: 63.29
 PT17 North: 16670.6541 East : 7015.0749
 Line Course: S 09-11-55 W Length: 150.91
 PT18 North: 16521.6848 East : 6990.9508
 Line Course: S 03-04-59 E Length: 75.00
 PT19 North: 16446.7934 East : 6994.9846
 Line Course: S 55-41-04 W Length: 65.00
 PT20 North: 16410.1496 East : 6941.2981
 Line Course: N 87-50-06 W Length: 83.07
 PT21 North: 16413.2878 East : 6858.2874
 Curve Length: 12.42 Radius: 37.00
 Delta: 19-14-10 Tangent: 6.27
 Chord: 12.36 Course: S 64-38-50 W
 Course In: N 34-58-15 W Course Out: S 15-44-05 E
 RP North: 16443.6072 East : 6837.0805
 PT22 End North: 16407.9937 East : 6847.1144
 Line Course: S 04-43-06 E Length: 274.27
 PT23 North: 16134.6531 East : 6869.6751
 Line Course: S 69-43-06 E Length: 95.30
 PT24 North: 16101.6188 East : 6959.0665
 Line Course: S 19-43-06 E Length: 37.57
 PT25 North: 16066.2518 East : 6971.7425
 Line Course: N 89-43-55 W Length: 886.82
 PT1 North: 16070.4007 East : 6084.9322

Error Closure: 0.0047 Course: S 10-40-06 W
 Error North: -0.00462 East : -0.00087
 Precision 1: 724,226.36