

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION
STAFF REPORT**

AGENDA ITEM NO. 8
December 10, 1998

(Final Plat, Overall Preliminary Plat Approved 12/11/97)

CASE NUMBER: S/D 98-112- AUBURN HILLS 8TH ADDITION

OWNER/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: South of Maple, East side of 135th St. West

SITE SIZE: 58.28 acres

NUMBER OF LOTS

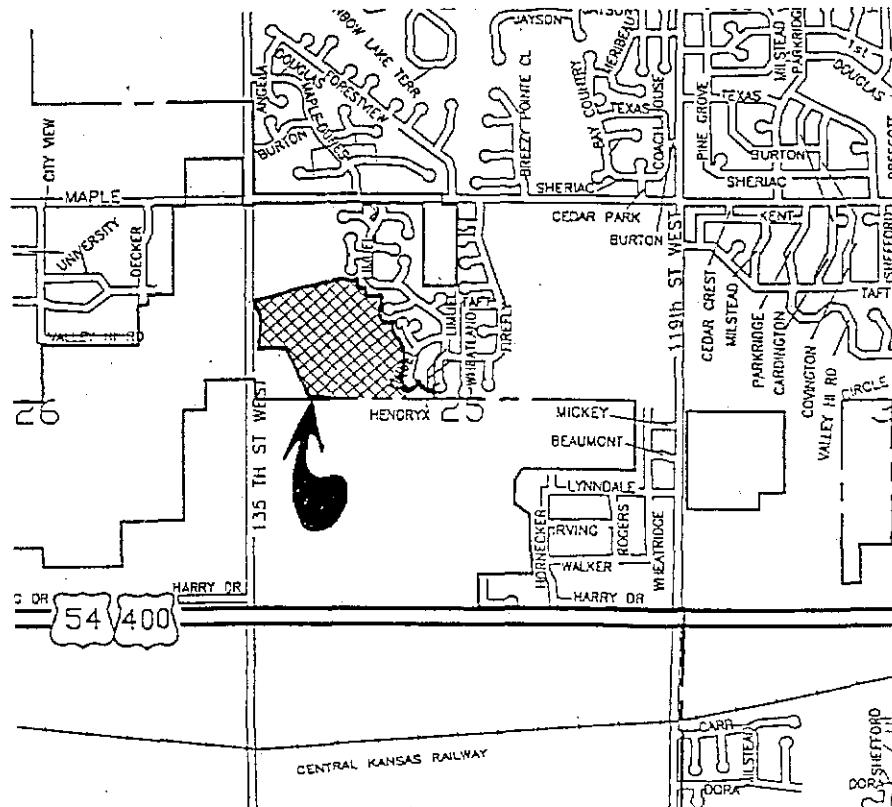
Residential:	56
Office:	
Commercial:	
Industrial:	
Total:	<u>56</u>

MINIMUM LOT AREA: 9,322 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 and lot layout represent the same configuration as for this portion in the preliminary plat.

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. A right-of-way dedication will need to be established by separate instrument for the relocation of 135th St. West. A paving guarantee is required for 135th St. West.
- D. City Engineering needs to comment on the status of the applicant's drainage plan.
- E. The applicant shall guarantee the paving of the interior streets. This guarantee shall also provide for sidewalks on one side of the 64-ft street.
- 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. 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 a method similar to special assessments.
- H. The MAPC Chairman needs to be revised to read, "William M. Johnson".
- I. City Fire Department shall comment on the acceptability of the plat's street names.
- J. 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.

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

- R. 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.

- S. 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 Release 13 version of Autocad. This will be used by the City and County GIS Department.

CLOSURE - AUBURN HILLS 8TH ADD.

LO01

1			N	5000.000	E	5000.000	S	0+00
2	NORTH	120.760						
3	N 35-09'00.0"W	652.490	N	5120.760	E	5000.000	S	1+20.760
4	WEST	237.070	N	5654.267	E	4624.349	S	7+73.250
PC1	R = 544.670	L = 475.452	N	5654.267	E	4387.279	S	10+10.320
	T = 254.067	LC = 460.499	DEL = - 50-00'52.0"					
PT1	null distance and bearing		N	6104.136	E	4288.904	S	14+85.772
PC2	R = 444.670	L = 145.369	N	6104.136	E	4288.904	S	14+85.772
	T = 73.339	LC = 144.723	DEL = + 18-43'51.0"					
PT2	N 64-46'21.0"E	1036.890	N	6231.946	E	4221.012	S	16+31.141
9	N 88-59'02.0"E	180.000	N	6673.882	E	5159.007	S	26+68.031
10	N 88-59'02.0"E	312.560	N	6677.074	E	5338.978	S	28+48.031
11	SOUTH	65.000	N	6682.617	E	5651.489	S	31+60.591
12	S 70-45'00.0"E	158.000	N	6617.617	E	5651.489	S	32+25.591
13	S 89-33'35.0"E	159.980	N	6565.526	E	5800.655	S	33+83.591
14	S 45-26'25.0"W	126.530	N	6564.297	E	5960.630	S	35+43.571
15	S 00-26'25.0"W	140.830	N	6475.517	E	5870.475	S	36+70.101
16	S 44-33'35.0"E	159.010	N	6334.691	E	5869.393	S	38+10.931
17	N 80-00'00.0"E	85.010	N	6221.393	E	5980.963	S	39+69.941
18	S 30-00'00.0"W	110.000	N	6236.155	E	6064.681	S	40+54.951
19	S 10-00'00.0"E	100.000	N	6140.892	E	6009.681	S	41+64.951
20	S 44-00'00.0"E	130.000	N	6042.411	E	6027.046	S	42+64.951
21	S 21-00'00.0"E	240.000	N	5948.897	E	6117.352	S	43+94.951
22	S 44-00'00.0"E	48.620	N	5724.838	E	6203.360	S	46+34.951
23	S 01-00'00.0"E	170.660	N	5689.864	E	6237.134	S	46+83.571
24	S 13-18'38.0"W	135.520	N	5519.230	E	6240.113	S	48+54.231
25	S 49-00'00.0"E	174.520	N	5387.350	E	6208.912	S	49+89.751
26	N 86-00'00.0"E	119.980	N	5272.855	E	6340.624	S	51+64.271
27	N 41-00'00.0"E	35.160	N	5281.224	E	6460.312	S	52+84.251
28	N 41-00'00.0"E	103.840	N	5307.760	E	6483.379	S	53+19.411
29	S 01-00'00.0"E	147.540	N	5386.129	E	6551.504	S	54+23.251
30	S 48-00'00.0"E	141.860	N	5238.611	E	6554.079	S	55+70.791
31	N 89-00'32.0"E	47.390	N	5143.688	E	6659.502	S	57+12.651
32	S 01-55'54.0"W	115.110	N	5144.508	E	6706.884	S	57+60.041
33	S 89-00'31.8"W	1703.259	N	5029.464	E	6703.004	S	58+75.151
1			N	5000.000	E	5000.000	S	75+78.410
LENGTH=	7578.410	AREA=	2538728.319 SF		58.281 ACRES			