

STAFF REPORT

(Final Plat of Portion of Overall Preliminary- Preliminary Plat-Approved 12/11/97)

CASE NUMBER: S/D 99-14 - AUBURN HILLS CLUBHOUSE ADDITION

OWNER/APPLICANT: City of Wichita, Attn: Mike Lindebak, 455 N. Main, Wichita, KS 67202

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

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

SITE SIZE: 25.37 acres

NUMBER OF LOTS

Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

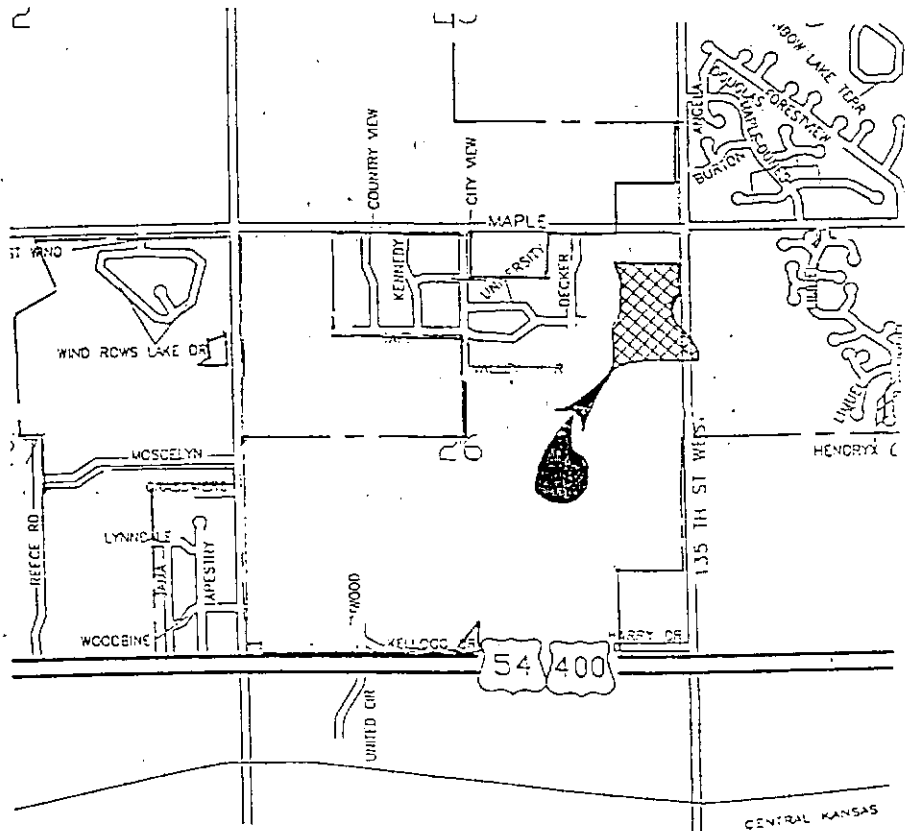
MINIMUM LOT AREA: 25.37 acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP

P-338



Note: This plat is a portion of an overall preliminary plat (Auburn Hills 6th Addition) approved December 11, 1997.

STAFF COMMENTS:

- A. City Engineering needs to comment on the need for any 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. Traffic Engineering needs to comment on the four access openings denoted along 135th St. West.
- E. 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.
- 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 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.)
- I. 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.
- J. 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.
- K. 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.

- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- O. 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.
- P. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

STAFF REPORT

(Revised Final Plat, Final Plat of Portion of Overall Preliminary Approved 3/11/99; Preliminary Plat Approved 12/11/97)

CASE NUMBER: S/D 99-14 - AUBURN HILLS CLUBHOUSE ADDITION

OWNER/APPLICANT: City of Wichita, Attn: Mike Lindebak, 455 N. Main, Wichita, KS 67202

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

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

SITE SIZE: 25.97 acres

NUMBER OF LOTS

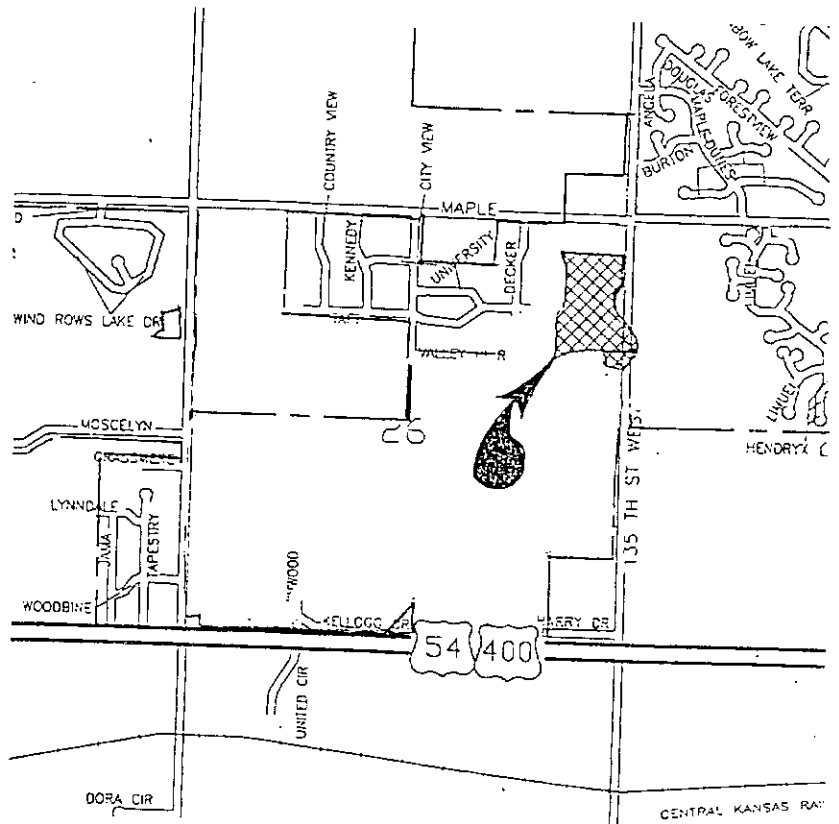
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 25.97 acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This revised final plat includes additional land (.6 acre) along the southeastern corner of the plat. The plat is a portion of an overall preliminary plat (Auburn Hills 6th Addition) approved December 11, 1997.

STAFF COMMENTS:

- A. City Engineering needs to comment on the need for any 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. Traffic Engineering needs to comment on the four access openings denoted along 135th St. West.
- E. 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.)
- F. 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.
- G. 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.
- H. 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.
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing.
- K. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

- L. 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.
- M. 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.
- N. 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.

DATE: 2/18/99
JOB NO.
ATTENTION: Vicky Huang
RE: Drainage Plan

TO: Vicky Huang, P.E.
City Hall - 7th Floor
455 N. Main
Wichita, KS 67202

WE ARE SENDING YOU Attached Under separate cover via the following items:

- Plans Prints Shop drawings Samples Copy of letter
 Specifications Change order Computer disk Other

COPIES	DATE	DESCRIPTION
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2		Auburn Hills Clubhouse Addition
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THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted For review and comment
 For your use & information Approved as noted FOR BIDS DUE
 As requested Return for corrections

REMARKS: Please call with any questions

COPY TO: file

SIGNED: Brian L. Glenn 1-18-99
Brian L. Glenn, E.I. Date