

Baughman

August 17, 2005

Mr. Scott C. Lindebak, P.E.
 City of Wichita Department of Public Works
 Engineering Division
 City Hall, 7th Floor
 455 North Main
 Wichita, KS 67202

RE: Auburn Hills 16th Addition Drainage Comments

Scott:

We have received your letter from August 16, 2005 that was addressed to Mr. Phil Meyer. We have addressed your request and offer the following comments that correspond to your itemization.

1. A project narrative has been written for the Drainage Plan
2. Plan sheets and Report have been sealed, signed, and dated
3. A copy of the effective FIRM has been included.
4. The project has been delineated on an USGS Quadrangle as well as an aerial photograph.
5. A summary of the storm sewer design has been included
6. This item has been addressed
7. Drainage basins have been combined per request.
8. A Pond Pack schematic has been provided.
9. As per the City of Wichita's written design standards, only the 5-yr and 100-yr events are addressed with detention routing. Stormwater sewers are to "be designed as pressure systems for the initial storm...", where the initial storm for residential areas is the 2-yr return period. We have provided calculations for three required return periods within this report, the 2-yr, 5-yr, and 100-yr events.
10. Final contour grading will be provided at a later date.
11. No "designed" weir structures are proposed for this site. The existing pond to the north incorporates an earthen overflow outlet.
12. No detail provided due to item #11
13. The grading of Auburn Hills 16th Addition meets the minimum requirements of freeboard. Additionally, this project will also have conditions placed by the developer on each lot that addresses "possible water encroachment".
14. Easements will be provided on the final mylar prior to recording of the plat.
15. Spot grades are being provided on the grading plan that will provide protection to the primary structures within the development.

ENGINEERING
 SURVEYING
 PLANNING
 LANDSCAPE
 ARCHITECTURE

SCANNED

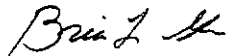
Mr. Lindebak
Page 2 of 2

16. Our firm designs the lot grading to provide adequate protection of the structures due to ponding effects and for protection of the structures in the event of a blockage of the underground stormwater sewers in sump areas.
17. Entrance culvert at Maple has been added and sized.
18. Inlet rim elevations are included on the grading plan.
19. Additional topographic survey will not be performed at this time.
20. Lot 8, Block G is discharging to the east. This follows the natural conditions of the land. Internal site grading of the project is reducing the contributing drainage area at this point by means of detention within Reserve C.
21. Runoff from lots 29 & 30, Block A are conveyed to the detention pond by means of stormwater sewer or overland passage.
22. Grading has been adjusted to meet 1% grade.
23. Please contact us regarding this request.
24. The layout has been revised to match the current submittal of the final plat.

If you have any questions regarding the above responses, please contact me at (316) 262-7271.

Thank you,

Sincerely,
Baughman Co., P.A.



Brian L. Glenn, P.E.
Drainage Engineer

Encl. Revised Drainage Plan and Report

cc: Mr. Christopher M. Carrier, P.E., Director of Public Works
(w/o encl.)
Mr. James Armour, P.E., City Engineer, City of Wichita
(w/o encl.)
Ms. Vicky Huang, P.E. Subdivision Engineer, City of Wichita
(w/o encl.)
Mr. N. Brent Wooten, P.E., President, Baughman Co., P.A.
(w/o encl.)
Mr. Jay W. Russell, Developer/Property Owner
(w/o encl.)

SCANNED

NOTE: This is an unplatted site located within the City.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. Water plans need to be approved by City Water Department.
- 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 60-ft street right-of-way width for Maple needs to be denoted.
- E. The City of Wichita is indicated as holding an interest in this property's ownership and consequently needs to be shown as one of the site's plattors. In addition to plat approval, a separate signature block is needed on the final plat as to the City's ownership interest.
- F. Sedgwick County Public Works recommends Maple be annexed.
- G. The right of way for Maple needs to be clarified.
- H. Traffic Engineering needs to comment on access controls. *Complete access control is requested for the east side of Fawnwood adjacent to Maple Hill Addition. Complete access control is needed along Taft.*
- I. The plat includes the vacation of the west half of City View. The Applicant shall contact the adjoining landowner requesting that a vacation request be submitted for the east half of this street. The standard language regarding vacation statutes need to be referenced on the plat.
- J. The plat has created an off-site stub for Taft north of Lot 45, Block G. The Applicant shall contact the adjoining landowner requesting that a vacation request be submitted for this segment of Taft.
- K. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.
- L. Since Reserve E includes a swimming pool, a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future. Department of Environmental Health also advises of the need for plan review prior to licensing of the pool.
- M. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- N. 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.

- O. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, 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.
- P. 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.
- Q. GIS needs to comment on the plat's street names. Revised street names are needed.
- R. City Fire Department requests that the emergency access easement connecting City View Ct with Fawnwood be replaced with a 64-ft street right-of-way.
- S. 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.
- T. 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.
- U. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)
- V. 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.
- W. 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.
- X. 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.
- Y. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- Z. Perimeter closure computations shall be submitted with the final plat tracing.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2
AUGUST 18, 2005

STAFF REPORT
(Final Plat, Preliminary Plat Approved 7/7/05)

CASE NUMBER: SUB 2005-68 -- AUBURN HILLS 16TH ADDITION

OWNER/APPLICANT: West Wichita Development Inc., Attn: Jay Russell, P.O. Box 75337, Wichita, KS 67275-5337; City of Wichita, Attn: Property Management, 455 N. Main, 13th Floor, Wichita, KS 67202

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

LOCATION: South side of Maple, East of 151st St. West

SITE SIZE: 139.69 acres

NUMBER OF LOTS

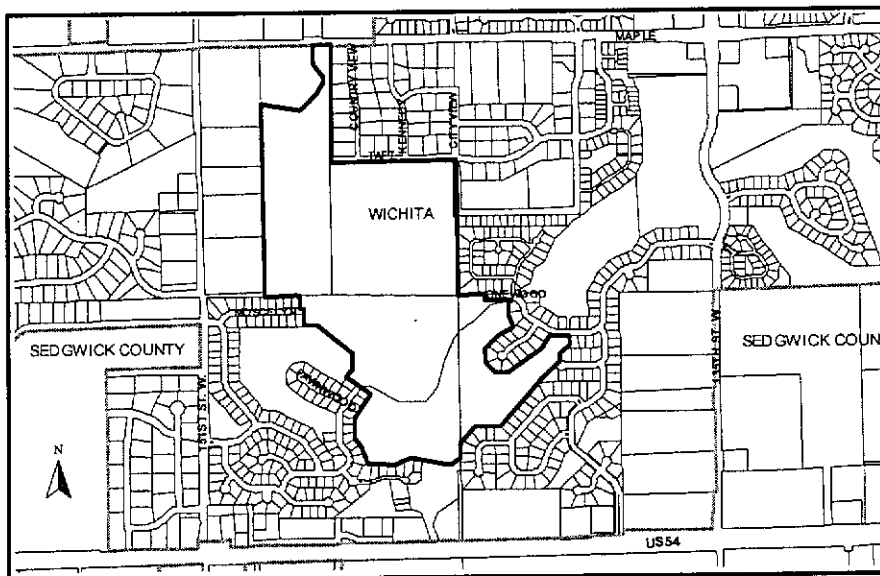
Residential:	219
Office:	
Commercial:	
Industrial:	
Total:	<u>219</u>

MINIMUM LOT AREA: 10,400 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



SUB 2005-68 -- Final Plat of AUBURN HILLS 16TH ADDITION
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L. 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.

M. **GIS** needs to comment on the plat's street names. Valley Hi Cir needs revised to Valley Hi Ct adjoining Lots 18-28, Block G. Moscelyn Cir needs revised to Moscelyn Ct adjoining Lots 5-7, Block A. Moscelyn adjoining Lots 7-10, Block B needs revised to Fawnwood. Valley Hi Rd Cir needs revised to Valley Hi Cir.

N. **City Fire Department** needs to comment on the street length of City View Ct (1,450 feet) adjoining Block C. The Subdivision Regulations limit urban cul-de-sacs to 800 feet in length unless a second point of access is proposed. City Fire Department requests that the emergency access easement connecting City View Ct with Fawnwood be replaced with a 64-ft street right-of-way.

The Subdivision Committee approved an emergency easement. The emergency access easement shall be established by separate instrument. The text of the instrument shall indicate the type of driving surface to be installed and address installation and maintenance. Standard gating and signing are required per **City Fire Department** standards.

O. 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.

P. 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.

Q. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)

R. 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.

S. 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.

T. 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.

CLOSURE

CLOSURE - AUBURN HILLS 16TH ADDITION

PT 01 North: 8811.5045 East : 11745.2024
 Line Course: S 89-48-06 E Length: 170.0000
 PT 02 North: 8810.9161 East : 11915.2014
 Line Course: S 00-08-28 W Length: 1248.0000
 PT 03 North: 7562.9199 East : 11912.1277
 Line Course: S 89-48-06 E Length: 1260.0000
 PT 04 North: 7558.5583 East : 13172.1202
 Line Course: S 00-08-28 W Length: 1381.0500
 PT 05 North: 6177.5125 East : 13168.7189
 Line Course: S 89-29-11 E Length: 262.9800
 PT 06 North: 6175.1551 East : 13431.6883
 Line Course: S 00-30-49 W Length: 64.0000
 PT 07 North: 6111.1577 East : 13431.1146
 Line Course: S 89-29-11 E Length: 276.1200
 PT 08 North: 6108.6825 East : 13707.2235
 Curve Length: 2.9693 Radius: 92.3360
 Delta: 1-50-33 Tangent: 1.4846
 Chord: 2.9688 Course: S 88-33-55 E
 Course In: S 00-30-49 W Course Out: N 02-21-22 E
 RP North: 6016.3502 East : 13706.3958
 PT 09 End North: 6108.6082 East : 13710.1917
 Line Course: S 51-50-21 W Length: 54.8600
 PT 10 North: 6074.7118 East : 13667.0565
 Line Course: S 00-00-00 W Length: 111.0300
 PT 11 North: 5963.6818 East : 13667.0565
 Line Course: S 24-09-13 E Length: 144.6900
 PT 12 North: 5831.6591 East : 13726.2614
 Line Course: S 66-57-23 W Length: 134.9200
 PT 13 North: 5778.8472 East : 13602.1070
 Line Course: S 45-41-59 W Length: 240.2800
 PT 14 North: 5611.0311 East : 13430.1412
 Line Course: S 01-47-28 E Length: 143.3900
 PT 15 North: 5467.7112 East : 13434.6229
 Line Course: S 42-03-36 E Length: 147.6700
 PT 16 North: 5358.0745 East : 13533.5483
 Line Course: S 90-00-00 E Length: 138.1200
 PT 17 North: 5358.0745 East : 13671.6683
 Line Course: N 52-05-23 E Length: 411.4300
 PT 18 North: 5610.8681 East : 13996.2758
 Line Course: N 33-00-47 E Length: 166.4600
 PT 19 North: 5750.4525 East : 14086.9682
 Curve Length: 92.8047 Radius: 210.0000
 Delta: 25-19-14 Tangent: 47.1728
 Chord: 92.0518 Course: S 77-20-23 E
 Course In: N 25-19-14 E Course Out: S 00-00-00 W
 RP North: 5940.2777 East : 14176.7815
 PT 20 End North: 5730.2777 East : 14176.7815
 Line Course: S 90-00-00 E Length: 106.4500
 PT 21 North: 5730.2777 East : 14283.2315
 Line Course: S 00-00-00 W Length: 101.6900
 PT 22 North: 5628.5877 East : 14283.2315
 Line Course: S 52-12-43 W Length: 139.2500
 PT 23 North: 5543.2633 East : 14173.1846
 Line Course: S 00-00-00 W Length: 77.2800
 PT 24 North: 5465.9833 East : 14173.1846
 Line Course: S 44-26-25 W Length: 245.4500
 PT 25 North: 5290.7367 East : 14001.3290
 Line Course: S 40-45-22 W Length: 447.9400
 PT 26 North: 4951.4243 East : 13708.8956
 Line Course: S 42-45-22 W Length: 207.6000
 PT 27 North: 4798.9939 East : 13567.9603

CLOSURE

Line Course: N 90-00-00 W Length: 248.6100
 PT 28 North: 4798.9939 East : 13319.3503
 Line Course: S 46-43-14 W Length: 52.0200
 PT 29 North: 4763.3313 East : 13281.4788
 Line Course: S 42-51-10 W Length: 92.4000
 PT 30 North: 4695.5925 East : 13218.6360
 Line Course: S 50-08-47 W Length: 70.8400
 PT 31 North: 4650.1962 East : 13164.2532
 Line Course: S 00-10-03 W Length: 179.0100
 PT 32 North: 4471.1870 East : 13163.7299
 Line Course: S 59-08-28 W Length: 117.4800
 PT 33 North: 4410.9285 East : 13062.8812
 Line Course: S 87-21-08 W Length: 48.1900
 PT 34 North: 4408.7023 East : 13014.7426
 Line Course: N 76-40-32 W Length: 294.5300
 PT 35 North: 4476.5811 East : 12728.1412
 Line Course: N 86-12-18 W Length: 31.7600
 PT 36 North: 4478.6832 East : 12696.4508
 Line Course: N 71-22-21 W Length: 20.3300
 PT 37 North: 4485.1769 East : 12677.1858
 Line Course: S 76-29-11 W Length: 66.9600
 PT 38 North: 4469.5299 East : 12612.0797
 Line Course: S 61-04-46 W Length: 109.4000
 PT 39 North: 4416.6245 East : 12516.3228
 Line Course: N 85-55-42 W Length: 302.6800
 PT 40 North: 4438.1160 East : 12214.4068
 Line Course: N 19-08-55 W Length: 189.3900
 PT 41 North: 4617.0273 East : 12152.2832
 Line Course: N 35-34-13 W Length: 110.3600
 PT 42 North: 4706.7944 East : 12088.0866
 Line Course: N 00-21-41 E Length: 216.0500
 PT 43 North: 4922.8401 East : 12089.4493
 Line Course: N 35-40-23 E Length: 292.0000
 PT 44 North: 5160.0486 East : 12259.7318
 Line Course: N 54-19-37 W Length: 304.0000
 PT 45 North: 5337.3290 East : 12012.7750
 Line Course: N 35-40-23 E Length: 104.5300
 PT 46 North: 5422.2448 East : 12073.7327
 Line Course: N 00-21-41 E Length: 163.3500
 PT 47 North: 5585.5915 East : 12074.7630
 Line Course: N 49-18-04 W Length: 446.1800
 PT 48 North: 5876.5382 East : 11736.4930
 Line Course: N 89-28-51 W Length: 134.9800
 PT 49 North: 5877.7613 East : 11601.5185
 Line Course: N 00-31-09 E Length: 184.0000
 PT 50 North: 6061.7537 East : 11603.1857
 Line Course: N 89-28-51 W Length: 39.2600
 PT 51 North: 6062.1095 East : 11563.9274
 Line Course: N 00-31-09 E Length: 129.9500
 PT 52 North: 6192.0541 East : 11565.1048
 Line Course: N 89-28-51 W Length: 367.3300
 PT 53 North: 6195.3825 East : 11197.7899
 Line Course: N 00-13-07 W Length: 1983.5300
 PT 54 North: 8178.8981 East : 11190.2218
 Line Course: S 81-43-38 E Length: 417.6400
 PT 55 North: 8118.8055 East : 11603.5160
 Line Course: N 46-44-03 E Length: 227.0000
 PT 56 North: 8274.3877 East : 11768.8132
 Line Course: N 34-26-33 E Length: 142.0000
 PT 57 North: 8391.4943 East : 11849.1254
 Line Course: N 09-56-20 W Length: 63.0000
 PT 58 North: 8453.5488 East : 11838.2517
 Line Course: N 35-34-22 W Length: 161.0000

SCANNED

PT 59	North: 8584.5026			CLOSURE	
Line	Course: N 00-09-09 E	Length: 227.0000		East : 11744.5921	
PT 01	North: 8811.5018			East : 11745.1963	

STAFF REPORT
(Preliminary Plat)

SCANNED

CASE NUMBER: SUB 2005-68 -- AUBURN HILLS 16TH ADDITION

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

LOCATION: South side of Maple, East of 151st St. West

SITE SIZE: 139.69 acres

NUMBER OF LOTS

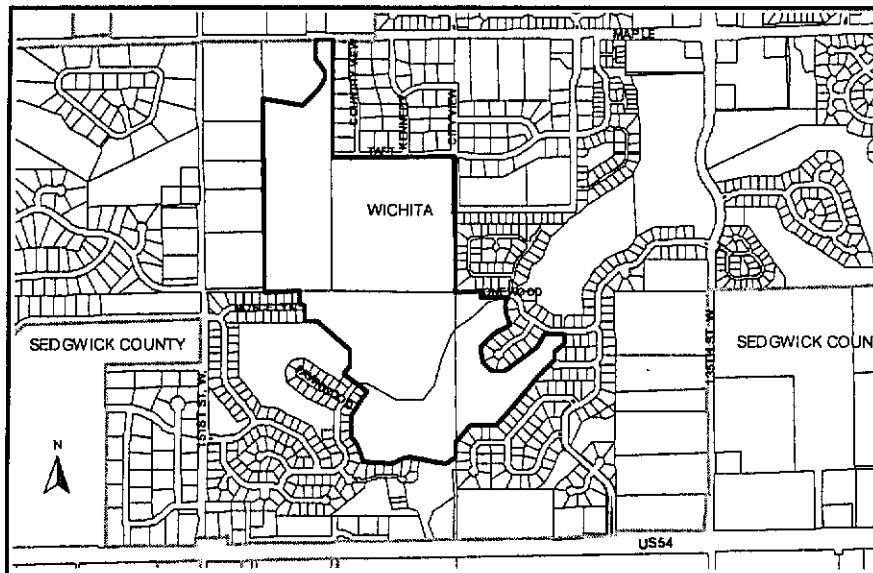
Residential:	219
Office:	
Commercial:	
Industrial:	
Total:	219

MINIMUM LOT AREA: 10,400 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



SCANNED

- AA. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- BB. 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.
- CC. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

SUB 2005-68 -- Final Plat of AUBURN HILLS 16TH ADDITION
August 18, 2005 - Page 2

NOTE: This is an unplatted site located within the City.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. Water plans need to be approved by City Water Department.
- 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 is needed.
- D. Sedgwick County Public Works recommends Maple be annexed.
- E. Traffic Engineering needs to comment on access controls. Complete access control is requested for the east side of Fawnwood adjacent to Maple Hill Addition. Complete access control is needed along Taft.
Access control has been platted as requested.
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**SUB 2005-68 -- Final Plat of AUBURN HILLS 16TH ADDITION
August 18, 2005 - Page 4**

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