

June 20, 1996

STAFF REPORT
(One-Step Preliminary-Final Plat)

CASE NUMBER: S/D 96-37 AUBURN HILLS 2ND ADDITION

OWNER/APPLICANT: Auburn Hills, Inc., Attn: Jay W. Russell, President, P. O. Box 9007, Wichita, KS 67277

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

LOCATION: South of Maple and east of 135th street West

SITE SIZE: 15.526 Acres

NUMBER OF LOTS

Residential:	48
Office:	
Commercial:	
Industrial:	
Total:	48

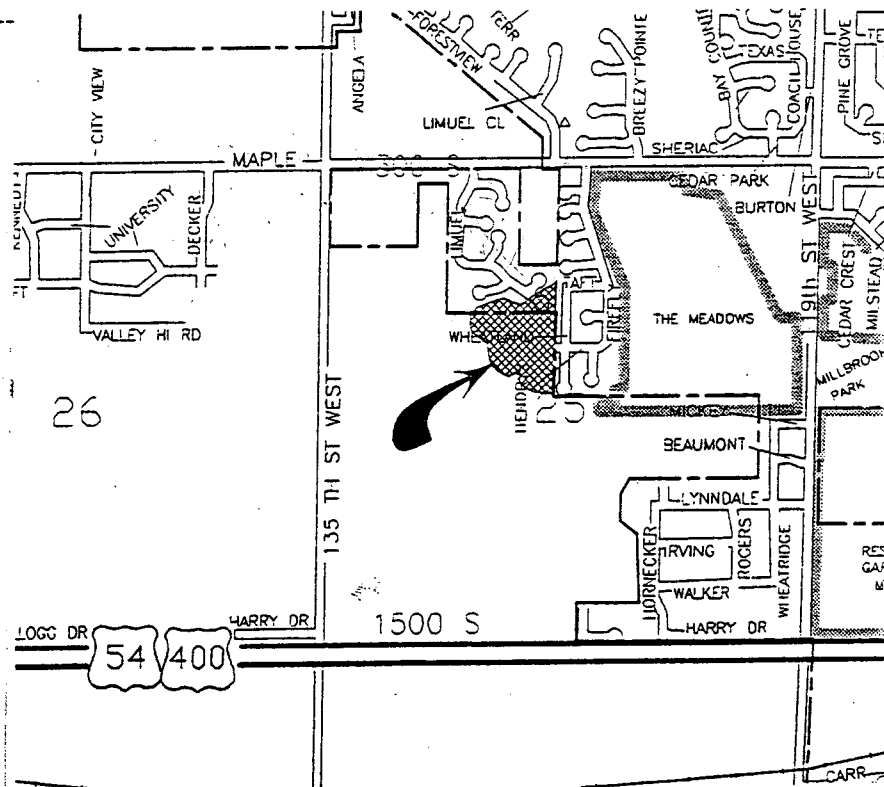
MINIMUM LOT AREA: 8,400 sq. ft.

CURRENT ZONING: "SF-20"

PROPOSED ZONING: "SF-6" (Upon annexation)

✓ 135th

VICINITY MAP:



NOTE: This plat is being submitted as a one-step preliminary-final plat. The site is within an area originally submitted as a sketch plat and named the Maple Valley II Addition. The first portion of this sketch plat was subsequently platted as the Auburn Hills (1st) Addition. Since no overall preliminary plat was, however, submitted and reviewed by the Subdivision Committee, portions of the sketch plat would under present requirements need to be submitted first in preliminary then final form. As an example of a one-step type plat though, this plat if approved by the Subdivision Committee will be forwarded immediately to the next MAPC review date. It should also be noted that this site is still presently in the County under a zoning classification requiring lot sizes greater than is being shown on this plat.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, this site shall have been annexed to the City. Annexation will allow the lot sizes now being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks along one side of Limuel and Hendryx (so as to connect to the sidewalk system required in the Maple Valley Addition).
- G. At the time of the platting of the Auburn Hills (1st) Addition, requirements which would also serve this site were made for traffic improvements along Maple and the paving of 135th Street West. That is the Additions in the overall development (as shown in the Maple Valley II sketch plat) were expected to participate in any such improvements. City Engineering needs to indicate if existing guarantees have been provided for such improvements or if this site needs to still provide for such participation.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. The off-site temporary cul-de-sac needs to be created by separate instrument. Such instrument should be submitted to Planning for processing with the final plat tracing.
- 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. On the final plat tracing, the City's signature block shall be amended by deleting "Deputy" from the City Clerk's signature line.
- L. If additional, off-site utility easements are required along the west line of this plat, these easements shall be granted by separate instrument and submitted to Planning for processing with the final plat tracing.
- M. On the final plat tracing, Lot 16, Block A shall be properly depicted. The plat presently shows two (2) Lot 17's at that area of the plat.
- 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- S. Recording of the plat within 30 days after approval by the City Council.
- T. The applicant's agent needs to explain the reason for the triangular areas being created along the west line of this plat and the 1st Addition. That is, is there some purpose, ownership issue, etc. that prevents these areas from being simply platted as a part of the adjacent lots.
- U. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Also, Engineering needs to indicate if the minimum building pad elevations are acceptable.

Note: This plat has been submitted as a one-step preliminary-final plat.

Please print or type in the unshaded areas only
 (fill-in areas are spaced for elite type, i.e., 12 characters/inch).

FORM 1		U.S. ENVIRONMENTAL PROTECTION AGENCY GENERAL INFORMATION <i>Consolidated Permits Program</i> <i>(Read the "General Instructions" before starting.)</i>	EPA I.D. NUMBER NOT REQUIRED
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LABEL ITEMS I. EPA I.D. NUMBER III. FACILITY NAME V. FACILITY MAILING ADDRESS VI. FACILITY LOCATION	PLEASE PLACE LABEL IN THIS SPACE
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GENERAL INSTRUCTIONS

If a preprinted label has been provided, affix it in the designated space. Review the information carefully; if any of it is incorrect, cross through it and enter the correct data in the appropriate fill-in area below. Also, if any of the preprinted data is absent (the area to the left of the label space lists the information that should appear), please provide it in the proper fill-in area(s) below. If the label is complete and correct, you need not complete items I, III, V, and VI (except VI-B which must be completed regardless). Complete all items if no label has been provided. Refer to the instructions for detailed item descriptions and for the legal authorizations under which this data is collected.

II. POLLUTANT CHARACTERISTICS

INSTRUCTIONS: Complete A through J to determine whether you need to submit any permit application forms to the EPA. If you answer "yes" to any questions, you must submit this form and the supplemental form listed in the parenthesis following the question. Mark "X" in the box in the third column if the supplemental form is attached. If you answer "no" to each question, you need not submit any of these forms. You may answer "no" if your activity is excluded from permit requirements; see Section C of the instructions. See also, Section D of the instructions for definitions of bold-faced terms.

SPECIFIC QUESTIONS	MARK 'X'			SPECIFIC QUESTIONS	MARK 'X'		
	YES	NO	FORM ATTACHED		YES	NO	FORM ATTACHED
A. Is this facility a publicly owned treatment works which results in a discharge to waters of the U.S.? (FORM 2A)		X		B. Does or will this facility (either existing or proposed) include a concentrated animal feeding operation or aquatic animal production facility which results in a discharge to waters of the U.S.? (FORM 2B)		X	
C. Is this a facility which currently results in discharges to waters of the U.S. other than those described in A or B above? (FORM 2C)	X			D. Is this a proposed facility (other than those described in A or B above) which will result in a discharge to waters of the U.S.? (FORM 2D)	X		
E. Does or will this facility treat, store, or dispose of hazardous wastes? (FORM 3)		X		F. Do you or will you inject at this facility industrial or municipal effluent below the lowermost stratum containing, within one quarter mile of the well bore, underground sources of drinking water? (FORM 4)		X	
G. Do you or will you inject at this facility any produced water or other fluids which are brought to the surface in connection with conventional oil or natural gas production, inject fluids used for enhanced recovery of oil or natural gas, or inject fluids for storage of liquid hydrocarbons? (FORM 4)		X		H. Do you or will you inject at this facility fluids for special processes such as mining of sulfur by the Frasch process, solution mining of minerals, in situ combustion of fossil fuel, or recovery of geothermal energy? (FORM 4)		X	
I. Is this facility a proposed stationary source which is one of the 28 industrial categories listed in the instructions and which will potentially emit 100 tons per year of any air pollutant regulated under the Clean Air Act and may affect or be located in an attainment area? (FORM 5)		X		J. Is this facility a proposed stationary source which is NOT one of the 28 industrial categories listed in the instructions and which will potentially emit 250 tons per year of any air pollutant regulated under the Clean Air Act and may affect or be located in an attainment area? (FORM 5)		X	

III. NAME OF FACILITY

SKIP AUBURN HILLS 2ND ADDITION

IV. FACILITY CONTACT

A. NAME & TITLE (last, first, & title)	B. PHONE (area code & no.)
RUSSELL, JAY W., OWNER	3 1 6 7 2 2 2 4 1 7

V. FACILITY MAILING ADDRESS

A. STREET OR P.O. BOX			
3455 N. MAIZE ROAD			
B. CITY OR TOWN		C. STATE	D. ZIP CODE
WICHITA		KS	6 7 2 1 2

VI. FACILITY LOCATION

A. STREET, ROUTE NO. OR OTHER SPECIFIC IDENTIFIER			
S1 NW 1/4 SEC 25 T-27-S R-2-W			
B. COUNTY NAME			
SEDGWICK			
C. CITY OR TOWN		D. STATE	E. ZIP CODE
WICHITA		KS	
F. COUNTY CODE (if known)			

COPY

CONTINUED FROM THE FRONT

II. SIC CODES (4-digit, in order of priority)

A. FIRST (specify)		B. SECOND (specify)	
C. THIRD (specify)		D. FOURTH (specify)	

III. OPERATOR INFORMATION

A. NAME		B. Is the name listed in Item VIII-A also the owner? <input type="checkbox"/> YES <input type="checkbox"/> NO	
C. STATUS OF OPERATOR (Enter the appropriate letter into the answer box; if "Other", specify.) F = FEDERAL M = PUBLIC (other than federal or state) S = STATE D = OTHER (specify) P = PRIVATE		D. PHONE (area code & no.)	
E. STREET OR P.O. BOX			

F. CITY OR TOWN	G. STATE	H. ZIP CODE	IX. INDIAN LAND Is the facility located on Indian lands? <input type="checkbox"/> YES <input type="checkbox"/> NO
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EXISTING ENVIRONMENTAL PERMITS

A. NPDES (Discharges to Surface Water)	D. PSD (Air Emissions from Proposed Sources)
B. UIC (Underground Injection of Fluids)	E. OTHER (specify)
C. RCRA (Hazardous Wastes)	F. OTHER (specify)

I. MAP

Attach to this application a topographic map of the area extending to at least one mile beyond property boundaries. The map must show the outline of the facility, the location of each of its existing and proposed intake and discharge structures, each of its hazardous waste treatment, storage, or disposal facilities, and each well where it injects fluids underground. Include all springs, rivers and other surface water bodies in the map area. See instructions for precise requirements.

II. NATURE OF BUSINESS (provide a brief description)

Owner is developing property into a residential addition. Sanitary sewer, storm water sewer, streets, and water will be installed or constructed in accordance with the City of Wichita codes and specifications.

III. CERTIFICATION (see instructions)

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this application and all attachments and that, based on my inquiry of those persons immediately responsible for obtaining the information contained in the application, I believe that the information is true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

A. NAME & OFFICIAL TITLE (type or print) Jay W. Russell, owner	B. SIGNATURE 	C. DATE SIGNED
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COMMENTS FOR OFFICIAL USE ONLY

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Storm Water Pollution Prevention Plan
Certification

I, the undersigned, certify that a Storm Water Pollution Prevention Plan (SWPPP) will be or has been developed for the indicated construction project. I also certify that the SWPPP will be implemented at the time construction begins.

Auburn Hills 2nd Addition
Name of Construction Project _____
Owner's Signature _____
Jay W. Russell, owner



Kansas Department of Health and Environment
Bureau of Water-Industrial Programs Section
Forbes Field - Bldg. 283
Topeka, KS 66620-0001
(913) 296-5524

NPDES Permit Application for
Auburn Hills 2nd Addition

The nature of construction for this project will be installation of sanitary and storm sewers, municipal water service, and construction of streets to serve a residential addition of 48 lots. The location and description of the project area are enclosed. Total area of the project to be affected by construction is approximately 15.5 acres.

Management practices for control of pollutants in stormwater discharge during construction will adhere to the State of Kansas and City of Wichita erosion and sedimentation standards. Compliance with these standards will be subject to verification by those State and City entities and the Engineer.

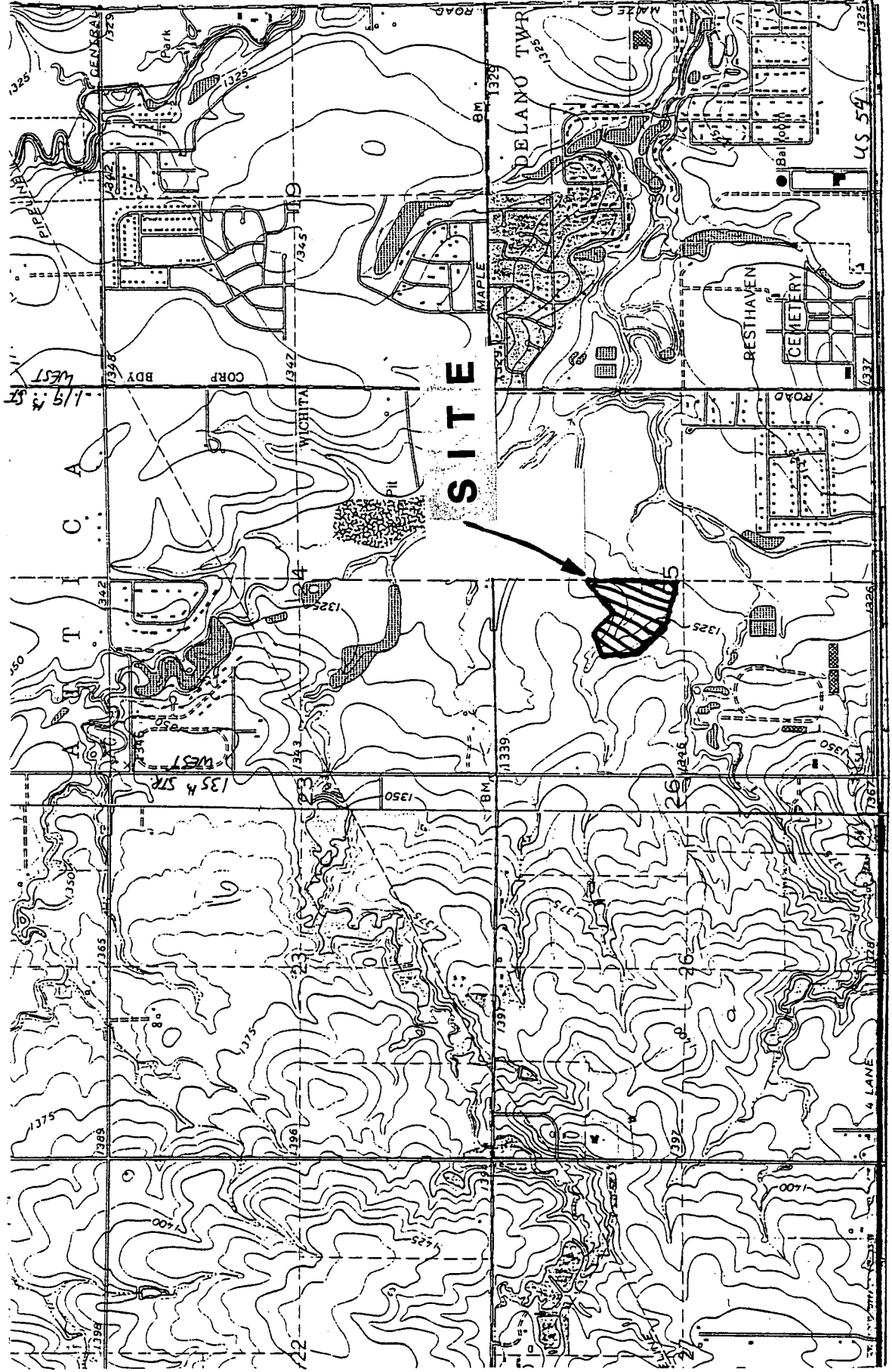
When construction is completed, measures such as screened inlets, vegetative cover, and rip-rapped outlet control will have been taken to minimize pollutant discharge and erosion due to stormwater conveyance. The stormwater sewer system will be completed in compliance with the State of Kansas and City of Wichita standards.

At the completion of the proposed construction, the cumulative runoff coefficient for the area is estimated to be 0.45 - 0.50 and runoff will drain east to Fourmile Creek. The approximate impervious area will be 45%. The soil in the area is classified in two series, Elandco silt loam, and Irwin silty clay. Elandco silt loam, is a nearly level, well drained soil with a moderate run-off potential. Vanoss silt loam is a gently sloping, well drained soil with a slow run-off potential.

LOCATION MAP:

AUBURN HILLS 2ND ADDITION

Scale: 1' = 2000'



UTILITY EASEMENT

THIS EASEMENT made 15th day of JULY, 1996, by and between Auburn Hills, Inc. of the first part and the City of Wichita of the second part.

WITNESSETH: That the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant and convey unto the said second party a perpetual right-of-way and easement for the purpose of constructing, maintaining, and repairing sewer and all other public utilities over, along, and under the following-described real estate situated in Sedgwick County, Kansas; to wit:

SEE ATTACHED EXHIBIT "A"

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such sewer and all other public utilities.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first above written.

By: Auburn Hills, Inc.



Gary W. Russell, President

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 15TH day of JULY, 1996, before me, the undersigned, a Notary Public, in and for the County and State aforesaid, came Jay W. Russell, President of Auburn Hills, Inc., who is personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same, for and on behalf of the corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

Philip J. Meyer
Notary Public

(My Commission Expires: 5/5/97)

PHILIP J. MEYER NOTARY PUBLIC STATE OF KANSAS

July 15, 1996

EXHIBIT "A"

Beginning at the SE corner of Lot 6, Block C, Auburn Hills 2nd Addition, Sedgwick County, Kansas; thence S89°00'32"W along the south line of said Lot 6 and Lot 7 in said Block C, 211.46 feet to a deflection point in the rear line of said Lot 7; thence N48°W along the southwesterly line of said Lot 7 and Lot 8 in said Block C, 141.86 feet to a deflection point in the rear line of said Lot 8; thence N01°W along the west line of said Lot 8 and Lot 9 in said Block C, 147.54 feet to a deflection point in the rear line of Lot 20 in said Block C; thence S41°W along the southeasterly line of said Lot 20, 103.84 feet to the southerly most corner in said Lot 20; thence N49°W along the southwesterly line of said Lot 2 and as extended northwesterly, and along the southwesterly line of Lot 1, Block A, in said Auburn Hills 2nd Addition, 322.33 feet to the southerly most west corner of said Lot 1; thence N01°W along the west line of said Lot 1 and Lots 2 and 3 in said Block A, 170.66 feet to the SW corner of Lot 4 in said Block A; thence N44°W along the rear line of said Lot 4 and Lot 5 in said Block A, 48.62 feet to a deflection point in the rear line of said Lot 5; thence N21°W along the westerly line of said Lot 5 and Lots 6, 7, and 8, in said Block A, 240 feet to a deflection point in the rear line of said Lot 8; thence N44°W along the southwesterly line of said Lot 8 and Lot 9 in said Block A, 130 feet to a deflection point in the rear line of said Lot 9; thence N10°W along the westerly line of said Lot 9 and Lot 10 in said Block A, 100 feet to a deflection point in the rear line of said Lot 10; thence N30°E along the northwesterly line of said Lot 10, 110 feet to the westerly most north corner in said Lot 10; thence S80°W along the north line of said Lot 10 as extended west, 13.05 feet to a point 10 feet normally distant from the northwesterly line of said Lot 10; thence S30°W parallel to the northwesterly line of said Lot 10, 105.25 feet; thence S10°E parallel with and 10 feet normally distant from the westerly line of

said Lots 10 and 9, 106.70 feet; thence S44°E parallel with and 10 feet normally distant from the southwesterly line of said Lot 9, 70.99 feet; thence S27°27'32"E, 208.52 feet to a point 10 feet west of the rear corner common to said Lots 6 and 5 in said Block A as measured along the lot line common to said Lots 6 and 5 as extended southwesterly; thence S13°08'29"E, 294.68 feet; thence S49°E parallel with and 10 feet normally distant from the southwesterly line of Lot 1 in said Block A and as extended southeasterly and Lot 20 in said Block C, 326.79 feet; thence S45°37'47"E, 98.72 feet; thence S48°E parallel with and 10 feet normally distant from the southwesterly line of Lots 8 and 7 in said Block C, 145.79 feet; thence N89°00'32"E parallel with and 10 feet normally distant from the south line of Lots 6 and 7 in said Block C, 215.15 feet to a point on the east line of the NW 1/4 of Sec. 25, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas; thence N00°26'25"E along the east line of said NW 1/4, 10 feet to the point of beginning.