

February 6, 1997

STAFF REPORT

(Final Plat, Preliminary Plat Approved 11/21/96)

**CASE NUMBER:** S/D 96-83 - AUBURN HILLS 3RD ADDITION

**OWNER/APPLICANT:** Auburn Hills, Inc., P. O. Box 9007, Wichita, KS 67277

**SURVEYOR/ENGINEER:** c/o Phil Meyer, Baughman Company, 315 Ellis, Wichita, KS 67211

**LOCATION:** East of 135th Street West and south of Maple

**SITE SIZE:** 9.13 ± Acres

**NUMBER OF LOTS**

Residential:	35
Office:	
Commercial:	
Industrial:	
Total:	35

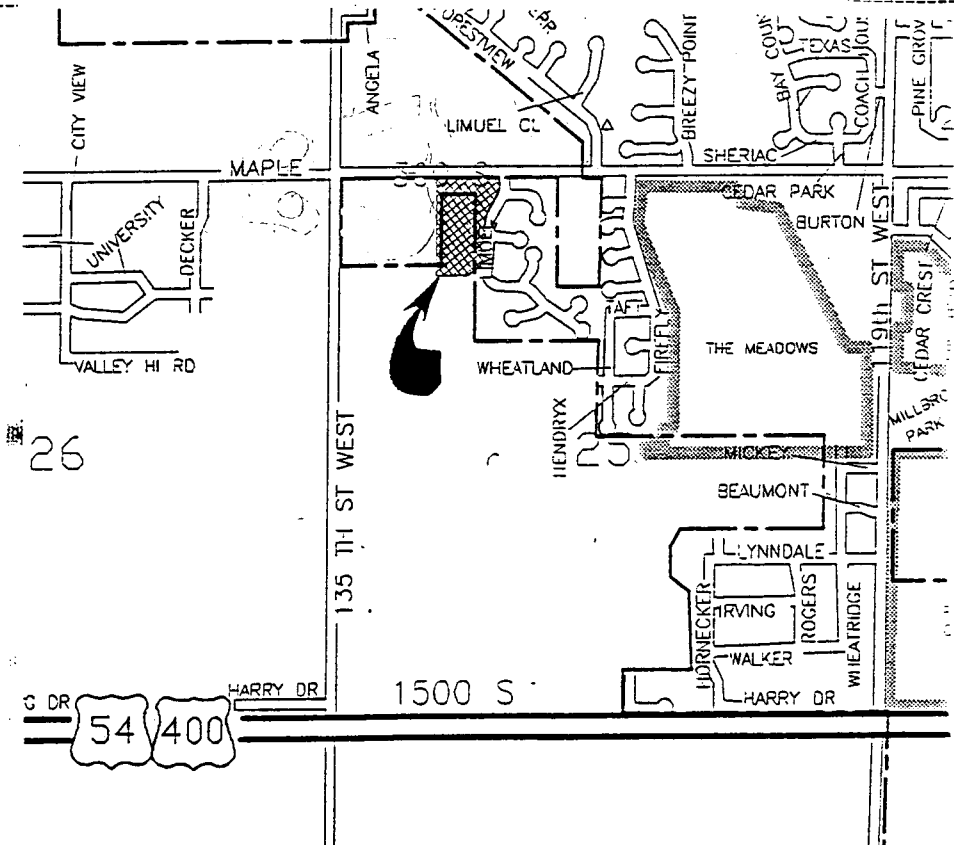
**MINIMUM LOT AREA:** 6,200 sq. ft.

**CURRENT ZONING:** "SF-6"

**PROPOSED ZONING:**

*Issue with utilizing  
County Sewer*

**VICINITY MAP:**



## STAFF COMMENTS:

- A. The applicant is advised that if any part of this site has not yet been annexed to Wichita, such annexation must be completed prior to this plat being forwarded to the City Council for their approval.
- 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 the paving of the proposed interior streets.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. On the final plat tracing, **complete access control** shall be shown to Maple from all abutting lots.
- I. The final plat tracing shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- J. 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.
- K. 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.
- L. 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. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.
- M. 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 and/or 32-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.

- 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. The final plat tracing shall indicate the utility easements requested by K.G. & E. which are indicated on the enclosed "marked" copy of the plat. Three (3) easements were requested during review of the preliminary plat but were not shown on this final plat.
- S. On the Final Plat Tracing, right-of-way for Maple shall be provided for 50-feet of 1/2 street right-of-way from this site. It appears that the 40-feet shown is not accurate and that 50-feet is the actual dimension. In any case, 50-feet shall be dedicated and properly shown.
- T. On the final plat tracing, the center line ("CL") of Maple shall be labeled.
- U. On the final plat tracing, the following amendments shall be made to the plattor's text.
1. The dedication of complete access control to Maple from adjacent lots shall be noted.
  2. The dedication of streets to and for the use of the public shall be acknowledged.
  3. The uses anticipated for each Reserve shall be clearly indicated.
  4. The prohibition on fences in all easements appears to be implied. If such fencing is only to be prohibited in the easements involving access, the text shall be amended to limit this restriction specifically to those easements (allowing access).
  5. Both the face of the plat and plattor's text has deleted reference to a wall easement along the site's north line. If a wall is still intended, both the face of the plat and plattor's text will need to indicate this. In regard to the 20-foot easement now being shown, any 5-foot wall easement would need to be platted exclusive of any other such easements (utility, drainage, etc.). That is a 20-foot utility/drainage easement, with an

adjacent 5 ft. wall easement would need to both be shown.

- V. Since this is a plat of unplatted property, the reference to K.S.A. 12-512(b) in the Surveyor's text is generally not appropriate unless public reservations by separate instruments are involved. However, the platting indicates that no separate instruments are involved on this site.
- W. City Engineering needs to indicate the acceptability of the joint utility and drainage easements being shown on this plat. While such joint easements are a requirement adjacent to narrow, 32-foot right-of-way streets such as Kent/Mentor, they are not typical for other locations.
- X. The applicant was requested to discuss this plat's street names with various City staff. The applicant and Fire Department representative need to indicate if the revised street names were determined as being acceptable and are acceptable as now being shown on this plat. In regard to W. Kent, the prefix "W" would not appear to be appropriate. Kent exists to the east of this site (1/2 mile) but is only found in this area. That is, there is no "E" side Kent and the use of "W" Kent may imply a new, different Street.

The "eyebrow" court coming off of Kent as shown is not a circle, and if distinctly named, should be labeled as a Court (a Kent Ct.)

- Y. On the final plat tracing, all owners noted in the platting need to be signatories to this plat. Specifically, John W. McKay needs to be added to the final plat tracing or a revision to the plat binder submitted showing this site's ownership is only in the party now shown on the tracing.
- Z. Also, the plat binder indicates that the State Bank of Colwich holds a mortgage on this site. This party shall therefore be shown on the plat as a signatory.
- AA. On the final plat tracing, "Deputy" shall be deleted from the City Clerk's signature block.
- BB. On the final plat tracing, additional information shall be shown for street right-of-way. Both the width of Limuel Court along the spine of this street and the radius of the turnaround need to be shown.

For Kent, additional street right-of-way dimensions need to be shown for this street's entrance from Limuel and for the Court area that surrounds Reserve "D". If necessary, separate distinct drawings of these areas may need to be added to the final plat tracing.

- CC. On the final plat tracing, the indicated tiepoint to the N.E. corner of the N.W. 1/4 (quarter) needs to reference range 2W not 2E.
- DD. Also, the tying of this site to a Reserve in the Auburn Hills (1st) Addition, at the northeast corner of this plat, should correct the involved Reserve as being Reserve "A" not "F".
- EE. On the final plat tracing, appropriate dimensions shall be shown for the building setbacks of corner lots. Specifically, Lots 20 and 25, Block 1, shall indicate a 15-foot building setback to Limuel. Lot 1, Block 2 also needs to indicate additional dimensions to better describe the setback being shown to Limuel.
- FF. Before this plat can be released for recording, proof shall be provided that all applicable property

taxes have been paid on this site. The plat binder presently indicates that 1996 taxes are/were outstanding.

- GG. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- HH. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- II. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- JJ. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

MAY 22, 1997

**STAFF REPORT**  
(Revised One-Step Preliminary-Final Plat)

**CASE NUMBER:** S/D 96-83 - AUBURN HILLS 3RD ADDITION

**OWNER/APPLICANT:** Auburn Hills, Inc., P. O. Box 9007, Wichita, KS 67277

**SURVEYOR/ENGINEER:** Baughman Company, PA, % Phil Meyer  
315 Ellis, Wichita, KS 67211

**LOCATION:** East of 135th Street West and south of Maple

**SITE SIZE:** 9.13 +/- Acres

**NUMBER OF LOTS**

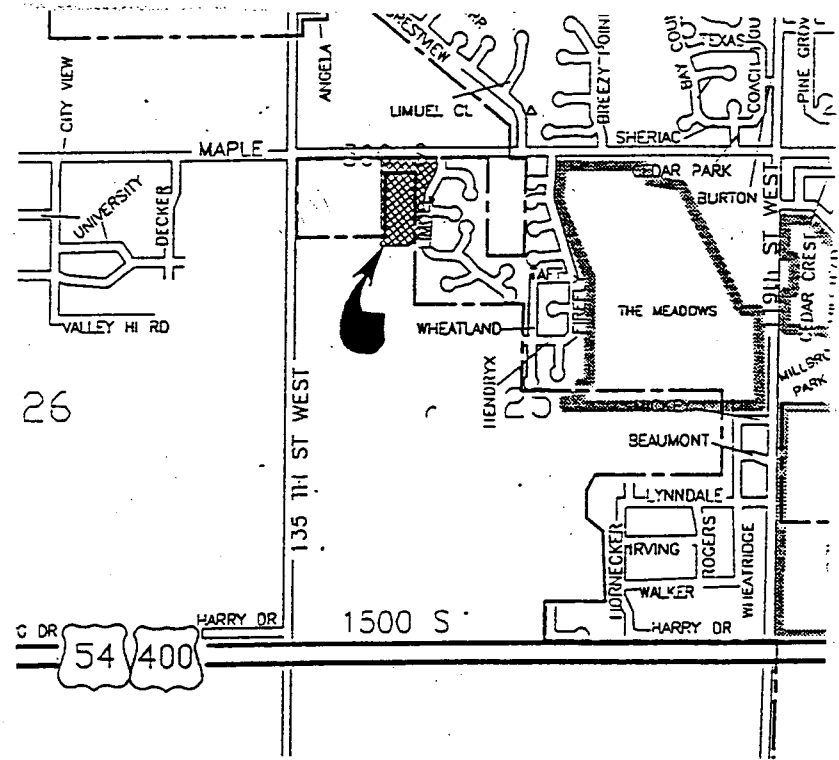
Residential:	35
Office:	
Commercial:	
Industrial:	==
Total:	35

**MINIMUM LOT AREA:** 6,200 square feet

**CURRENT ZONING:** "SF-6"

**PROPOSED ZONING:**

**VICINITY MAP:**



**NOTE:** This One-Step plat of Auburn Hills 3rd Addition is a revision to a previously MAPC approved plat (Auburn Hills 3rd) that originally contained 35 lots with average lot sizes between 6,200 and 9,600 square feet. The revised plat has 26 lots. Current zoning on the site is a mix of SF-20 and SF-6. The SF-20 zoned property will automatically convert to SF-6 when annexed.

**STAFF COMMENTS:**

- A. The applicant is advised that annexation of this plat by the City of Wichita should be completed prior to this plat being forwarded to the City Council for their consideration.
- 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 the paving of the proposed interior streets. Traffic Engineering needs to comment on the need, if any, for improvements to Maple Street or Limuel Street.
- E. Sidewalks should be provided along the east side of Limuel.
- F. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. A covenant providing for 4 off-street parking spaces per dwelling unit shall be provided as required when the 58 foot local residential street standard is being used. 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.
- I. On the tracing, the platter's text should note the platting of the wall easements and that utilities may cross such wall easements.
- J. Representatives from the **City Fire Department** and / or OCI need to comment of the acceptability of proposed street names.
- K.** **City Engineering** needs to comment on the status of the applicant's drainage plan.
- L. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)
- M. 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.

- N. 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 (316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- O. The applicant is advised that various State and Federal requirements 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 (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette Kansas, 67464, 913-546-2294 or Kansas Department of Wildlife and Parks)
- P. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- Q. Since this plat is part of the much larger Auburn Hills Golf Course plat, the applicant should meet with the Land Use Division of the Planning Department to discuss any open space, recreational corridor or park land needs associated with this plat.
- R. Perimeter closure computations should be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council.

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 12

November 21, 1996

**STAFF REPORT**  
(Preliminary Plat)

**CASE NUMBER:** S/D 96-83 - AUBURN HILLS 3RD ADDITION

**OWNER/APPLICANT:** Auburn Hills, Inc., P. O. Box 9007, Wichita, KS 67277

**SURVEYOR/ENGINEER:** c/o Phil Meyer, Baughman Company, 315 Ellis, Wichita, KS 67211

**LOCATION:** East of 135th Street West and south of Maple

**SITE SIZE:** 9.13 ± Acres

**NUMBER OF LOTS**

Residential:	35
Office:	
Commercial:	
Industrial:	
Total:	<u>35</u>

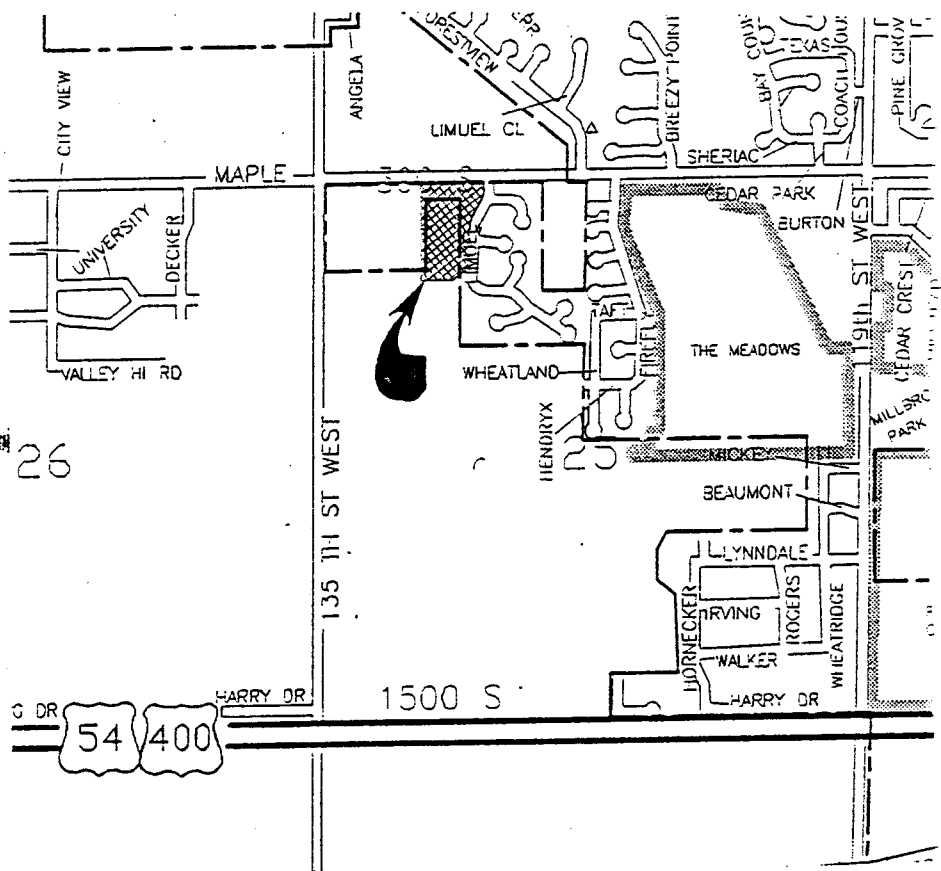
**MINIMUM LOT AREA:** 6,200 sq. ft.

*Drainage*

**CURRENT ZONING:** "SF-6"

**PROPOSED ZONING:**

**VICINITY MAP:**



## STAFF COMMENTS:

- A. The applicant is advised that if any part of this site has not yet been annexed to Wichita, such annexation must be completed prior to this plat being forwarded to the City Council for their approval.
- 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 the paving of the proposed interior streets. Although the sidewalk ordinance does not require it, it is recommended that the paving petition include sidewalk along one side of Limuel Lane so as to connect with the sidewalks along Limuel as provided with the first Auburn Hills Addition.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. As required of streets being platted with 32-foot rights-of-way, 15-foot street-drainage-utility easements should also be platted along all adjacent lots and Reserves.
- I. On the final plat, complete access control shall be shown to Maple from all abutting lots.
- J. On the final plat, the plattor's text shall note the platting of the wall easements and that utilities may cross such wall easements.
- K. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- L. 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.
- M. 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.
- N. 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. Any

plantings within the easement shall be reviewed by the City Forestry Division prior to installation.

- O. 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 and/or 32-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.
- P. On the final plat, Lot 3 can be replatted with a continuation of lots platted as Block 1, i.e., Lots 20-25 of Block 1, rather than Lots 1-6 of a Block 3. These lots are continuous and need not be shown by separate blocks.
- Q. The representative from the City's Fire Department and/or OCI need to indicate the acceptability of this plat's use of the street name Limuel as a "Lane", "Court", and "Circle".
- R. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- S. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- T. 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.)
- U. 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.
- V. 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.
- W. 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.
- X. Prior to submitting the final plat, the applicant shall meet with Planning Department staff (Ray Ontiverous) to discuss the possible dedication of property for Park Purposes or the identification of other possible involvement of this site in open space, recreational corridor, or similar such uses.
- Y. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

- Z. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

# CLOSURE - AUBURN HILLS 3RD ADDITION

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L001

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1		N	5000.000	E	5000.000	S	0+00
	S 00-05'53.0"W		972.730				
2		N	4027.271	E	4998.335	S	9+72.730
	N 88-59'02.0"E		312.560				
3		N	4032.814	E	5310.846	S	12+85.290
	N 41-16'20.0"E		102.680				
PC1		N	4109.987	E	5378.578	S	13+87.970
	R = 282.000	L = 502.854	DEL = +102-10'05.0"				
	T = 349.287	LC = 438.830	N 02-21'22.5"E				
PT1		N	4548.446	E	5396.619	S	18+90.824
	N 53-26'25.0"E		178.570				
PC2		N	4654.813	E	5540.053	S	20+69.394
	R = 230.890	L = 213.579	DEL = - 53-00'00.0"				
	T = 115.118	LC = 206.045	N 26-56'25.0"E				
PT2		N	4838.498	E	5633.404	S	22+82.973
	N 00-26'25.0"E		42.750				
10		N	4881.247	E	5633.733	S	23+25.723
	N 56-52'53.0"W		142.520				
11		N	4959.116	E	5514.366	S	24+68.243
	N 00-26'25.0"E		50.010				
12		N	5009.125	E	5514.751	S	25+18.253
	S 88-59'04.0"W		514.832				
1		N	5000.000	E	5000.000	S	30+33.084
LENGTH=	3033.084	AREA=	422307.960	SF			9.695 ACRES

Closure

CLOSURE - AUBURN HILLS COMMERCIAL 3RD ADDITION

PT 01	North: 23729.7849	East :	22777.9684
Line	Course: N 00-05-53 E	Length:	740.1400
PT 02	North: 24469.9238	East :	22779.2351
Line	Course: N 88-59-02 E	Length:	273.3000
PT 03	North: 24474.7704	East :	23052.4921
Line	Course: S 00-05-53 W	Length:	740.1400
PT 04	North: 23734.6315	East :	23051.2254
Line	Course: S 88-59-02 W	Length:	273.3000
PT 01	North: 23729.7849	East :	22777.9684