

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 8

June 19, 1997

**STAFF REPORT
(One-Step Plat)**

CASE NUMBER: S/D 97-42 Auburn Hills 4th Addition

OWNER/APPLICANT: Auburn Hills, Inc., Jay Russell,
455 N. Maize Rd, Wichita, KS 67212

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

LOCATION: South of Maple, East of 135th Street West

SITE SIZE: 4.8 Acres

NUMBER OF LOTS

Residential:	11
Office:	
Commercial:	
Industrial:	
Total:	<u>11</u>

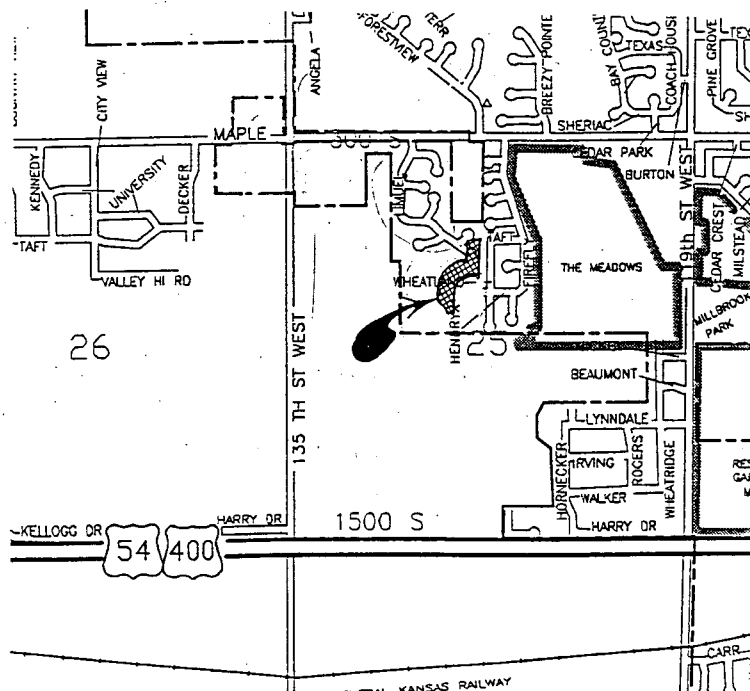
MINIMUM LOT AREA: 9,000 sq. ft.

CURRENT ZONING: "SF-6" Single Family

PROPOSED ZONING: "SF-6" Single Family

*✓ Maple improvements:
LTL*

VICINITY MAP:



Note: This plat is a replat of Lots 1,2,3,4,5 and 6, Block B, together with all of Lots 14,15,16,17,18,19 and 20, Block C, together with all of Limuel and that part of Hendryx lying east of and adjacent to the east line of Lot 14, Block C, Auburn Hills 2nd Addition.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of city water to serve the lots being provided.
- C. **City Engineering** needs to comment on the status of the applicant's drainage plan. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.
- D. The applicant shall guarantee the installation of interior, residential streets to the suburban gravel standard. Sidewalks should be provided along both sides of Limuel/Hendryx, and Limuel (assuming that Limuel will ultimately become a collector when other additions are developed to the west).
- E. **City Engineering** needs to indicate if this plat should participate in Maple Street or 135th Street traffic improvements
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. If additional, off-site utility easements are required along the west line of this plat, these easements shall be granted by separate instrument submitted with the final plat tracing.
- H. 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.)
- 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.

S/D 97-42 -- One-Step Plat of AUBURN HILLS 4TH ADDITION
June 19, 1997 -- Page 3

- 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 (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 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)
- L. The **representatives from the utility companies** should be prepared to comment on the need for utility easements to be platted on this property. In the 2nd Addition, a utility easement was requested between Lots 4 and 5, Block B.
- M. Perimeter closure computations should be submitted with the final plat tracing.
- N. Recording of the plat within 30 days after approval by the City Council.
- O. **Appropriate departments** need to comment on the proposed street name(s).
- P. Since this is a separate plat, the Blocks should be labeled "A" and "B" instead of "C" and "D".

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

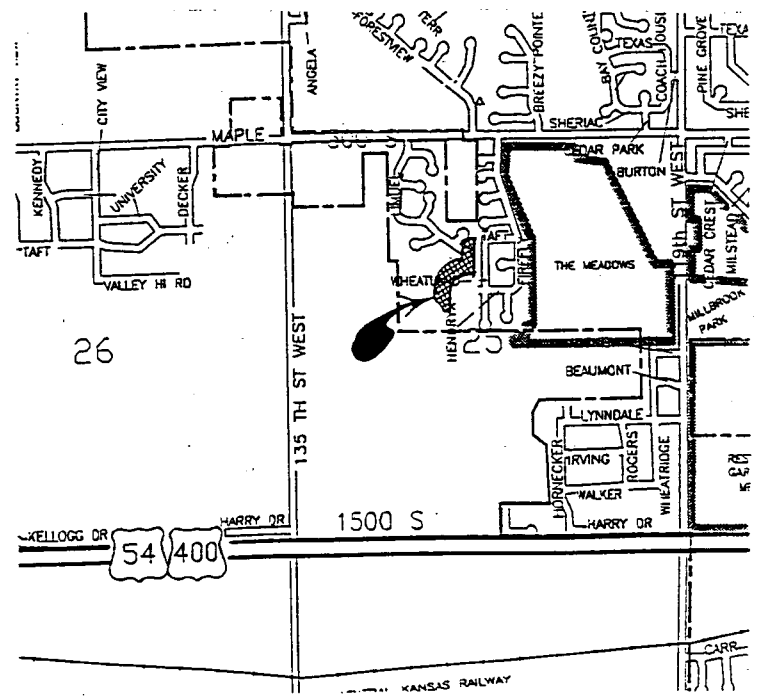
AGENDA ITEM NO. 8

June 19, 1997

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

- CASE NUMBER:** S/D 97-42 Auburn Hills 4th Addition
- OWNER/APPLICANT:** Auburn Hills, Inc., Jay Russell,
455 N. Maize Rd, Wichita, KS 67212
- SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211
- LOCATION:** South of Maple, East of 135th Street West
- SITE SIZE:** 4.8 Acres
- NUMBER OF LOTS**
- | | |
|--------------|-----------|
| Residential: | 11 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | <u>11</u> |
- MINIMUM LOT AREA:** 9,000 sq. ft.
- CURRENT ZONING:** "SF-6" Single Family
- PROPOSED ZONING:** "SF-6" Single Family

VICINITY MAP:



S/D 97-42 -- One-Step Preliminary-Final Plat of AUBURN HILLS 4TH ADDITION
June 19, 1997 -- Page 2

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- C. **City Engineering** needs to comment on the status of the applicant's drainage plan. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.
- D. The applicant shall guarantee the installation of interior, residential streets to the 64-foot residential street standard. Sidewalks should be provided along both sides of Limuel/Hendryx, and Limuel (assuming that Limuel will ultimately become a collector when other additions are developed to the west).
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June 19, 1997 -- Page 3

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CLOSURE - AUBURN HILLS 4TH ADD,

 0001

1	N	5000.000	E	5000.000	S	0+00
	S 54-28'55.0"W	291.740				
PC1	N	4830.511	E	4762.543	S	2+91.740
	R = 262.000	L = 38.642	DEL = + 08-27'02.0"			
	T = 19.356	LC = 38.607	S 22-58'14.0"E			
PT1	N	4794.965	E	4777.610	S	3+30.382
	null distance and bearing					
PC2	N	4794.965	E	4777.610	S	3+30.382
	R = 468.000	L = 156.710	DEL = + 19-11'08.0"			
	T = 79.096	LC = 155.979	S 09-09'09.0"E			
PT2	N	4640.972	E	4802.421	S	4+87.093
	S 00-26'25.0"W	45.240				
7	N	4595.733	E	4802.073	S	5+32.333
	N 89-33'35.0"W	25.000				
PC3	N	4595.925	E	4777.074	S	5+57.333
	R = 199.000	L = 181.527	DEL = - 52-15'54.0"			
	T = 97.629	LC = 175.298	S 64-18'28.0"W			
PT3	N	4519.927	E	4619.106	S	7+38.860
	S 38-10'31.0"W	88.160				
PC4	N	4450.622	E	4564.617	S	8+27.020
	R = 364.000	L = 18.789	DEL = - 02-57'27.0"			
	T = 9.397	LC = 18.787	S 36-41'47.5"W			
PT4	N	4435.558	E	4553.390	S	8+45.809
	S 30-38'54.0"W	58.000				
PC5	N	4385.660	E	4523.824	S	9+03.809
	R = 364.000	L = 172.030	DEL = - 27-04'43.0"			
	T = 87.653	LC = 170.434	S 12-32'21.5"W			
PT5	N	4219.292	E	4486.821	S	10+75.839
	S 01-00'00.0"E	66.840				
PC6	N	4152.462	E	4487.988	S	11+42.679
	R = 93.000	L = 68.173	DEL = + 42-00'00.0"			
	T = 35.699	LC = 66.656	S 20-00'00.0"W			
PT6	N	4089.825	E	4465.190	S	12+10.852
	S 49-00'00.0"E	183.000				
20	N	3969.767	E	4603.302	S	13+93.852
	N 41-00'00.0"E	103.840				
21	N	4048.136	E	4671.427	S	14+97.692
	N 01-00'00.0"W	174.030				
22	N	4222.139	E	4668.390	S	16+71.722
	N 16-39'24.0"E	103.830				
23	N	4321.612	E	4698.151	S	17+75.552
	N 34-46'38.0"E	102.240				
24	N	4405.590	E	4756.467	S	18+77.792
	N 60-02'00.0"E	51.190				
25	N	4431.159	E	4800.814	S	19+28.982
	S 89-33'35.0"E	64.000				
26	N	4430.667	E	4864.812	S	19+92.982
	N 00-26'25.0"E	22.610				
27	N	4453.277	E	4864.986	S	20+15.592
	S 89-33'35.0"E	130.810				
28	N	4452.271	E	4995.792	S	21+46.402
	N 00-26'24.6"E	547.745				
1	N	5000.000	E	5000.000	S	26+94.146
LENGTH=	2694.146	AREA=	208295.505 SF	4.782 ACRES		

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 6

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

Issue with utilities & County Sewer

MINIMUM LOT AREA: 6,200 sq. ft.

CURRENT ZONING: "SF-6"

PROPOSED ZONING:

VICINITY MAP:

