Auburn Hills 5th Addition Drainage

Auburn Hills 5th Addition was originally modeled using ProHEC-1. That model utilized the layout that did not incorporate the entrance pond adjacent to Lynndale. Also the model assumed a design for the golf course ponds which were ultimately designed and constructed under Dye Design, the golf course architect. The above criteria was used in the determination of the 100-yr flowrate of 530 cfs, that appears on the Auburn Hills 5th Addition Drainage Plan.

The model was updated in Pond Pack by Haestad Methods to utilize the entrance pond as well as the golf course ponds (per plan), to determine the effects on properties within the Auburn Hills 5th Addition, specifically Lots 43-46, Block D.

The current grading plan depicts view-out elevations at 195.5 city datum. The "as-built" model indicates that the pond east of Fawnwood would reach elevation 195.6 city datum, during a 100-yr event. By lowering the weir section along the Northeast portion of the pond to 192.5 city datum, the 100-yr peak water surface elevation would be lowered to 194.4 city datum. This would provided the structures with a minimum of 1 foot of freeboard, which at the time of development was the minimum design standard.

Additional modeling indicates that by further lowering of the weir to elevation 191.5 city datum, the 100-yr water surface would be 193.4 city datum.

The lowest elevation on lots 43-46, Block D, occurs at the southern lot corner of lot 43, at an elevation of 192.5.

	2-yr event	5-yr event	100-yr event
As-Built	194.4	195.0	195.6
Proposed weir = 192.5	193.4	193.8	194.4
Proposed weir = 191.5	192.6	192.9	193.4

Based on the above, it appears that the weir should be lowered approximately 0.8 feet and expanded to be 50 foot in width to provide the minimum level of protection to the structures.

Type.... Master Network Summary
Name.... Watershed
File.... F:\HYDRO\MISC\AUB5\AUB5[PROPOSED].PPW

weir = 1925

MASTER DESIGN STORM SUMMARY

Default Network Design Storm File, ID WICHITA.RNQ COW25100

Return Event	Total Depth in	Rainfall Type	RNF File	RNF ID
2-yr	3.6000	Synthetic Curve	SCSTYPES	TypeII 24hr
5-yr	4.5600	Synthetic Curve	SCSTYPES	TypeII 24hr
100-yr	7.8000	Synthetic Curve	SCSTYPES	TypeII 24hr

MASTER NETWORK SUMMARY
SCS Unit Hydrograph Method

(*Node=Outfall; +Node=Diversion;)
(Trun= HYG Truncation: Blank=None; L=Left; R=Rt; LR=Left&Rt)

Storage Node ID	Type	Return Event	HYG Vol ac-ft	Trun	Qpeak hrs	Qpeak cfs	Max WSEL ft	Max Pond ac-ft
AUB5_POND	IN POND	2	29.691		12.1500	182.77		
AUB5_POND	IN POND	5	44.425		12.1500	307.28		
AUB5_POND	IN POND	100	98.132		12.1000	625.29		
AUB5_POND	OUT POND	2	33.858		6.7000	223.85	194.57	3.183
AUB5_POND	OUT POND	5	48.592		12.3500	227.39	194.64	3.333
AUB5_POND	OUT POND	100	102.298		12.3500	344.64	197.51	10.429
ENT_POND	IN POND	2	16.001		12.1500	155.67		
ENT_POND	IN POND	5	23.698		12.1500	234.24		
ENT_POND	IN POND	100	52.259		12.1500	517.69		
ENT_POND	OUT POND	2	14.333		12.5000	79.44	199.15	5.332
ENT_POND	OUT POND	5	22.380		12.3000	120.03	200.00	6.728
ENT_POND	OUT POND	100	51.932		12.0000	120.03	200.00	6.728
J1	JCT	2	4.665		12.0500	37.95		
J1	JCT	5	6.524		12.0500	54.93		
J1	JCT	100	13.093		12.0500	117.77		
J2	JCT	2	5.313		12.1000	43.12		
J2	JCT	5	7.451		12.1000	63.31		
J2	JCT	100	15.022		12.1000	136.43		

MASTER NETWORK SUMMARY
SCS Unit Hydrograph Method

(*Node=Outfall; +Node=Diversion;)
(Trun= HYG Truncation: Blank=None; L=Left; R=Rt; LR=Left&Rt)

Storage Node ID	Type	Return Event	HYG Vol ac-ft	Trun	Qpeak hrs	Qpeak cfs	Max WSEL ft	Max Pond ac-ft
J3	JCT	2	16.001		12.1500	155.67		
J3	JCT	5	23.698		12.1500	234.24		
J3	JCT	100	52.259		12.1500	517.69		
J4	JCT	2	6.807		12.1000	78.30		
J4	JCT	5	9.958		12.1000	115.28		
J4	JCT	100	21.527		12.1000	246.60		
OFFSITE1	AREA	2	1.233		12.1500	13.79		
OFFSITE1	AREA	5	1.820		12.1500	20.52		
OFFSITE1	AREA	100	3.992		12.1500	44.52		
OFFSITE2	AREA	2	3.973		12.1500	44.45		
OFFSITE2	AREA	5	5.865		12.1500	66.11		
OFFSITE2	AREA	100	12.862		12.1500	143.46		
OFFSITE3	AREA	2	11.803		12.2000	119.16		
OFFSITE3	AREA	5	17.569		12.2000	179.55		
OFFSITE3	AREA	100	39.048		12.2000	397.43		
OFFSITE4	AREA	2	2.740		12.1500	30.65		
OFFSITE4	AREA	5	4.045		12.1500	45.59		
OFFSITE4	AREA	100	8.870		12.1500	98.94		
*OUT	JCT	2	34.362		12.6500	136.03		
*OUT	JCT	5	49.096		12.6000	216.65		
*OUT	JCT	100	102.803		12.5000	337.80		
POND1 IN	POND	2	34.365		6.6500	245.38		
POND1 IN	POND	5	49.099		5.6000	245.38		
POND1 IN	POND	100	102.805		12.3500	344.64		
POND1 OUT	POND	2	34.362		12.6500	136.03	193.40	6.799
POND1 OUT	POND	5	49.096		12.6000	216.65	193.82	7.682

MASTER NETWORK SUMMARY
SCS Unit Hydrograph Method

(*Node=Outfall; +Node=Diversion;)
(Trun= HYG Truncation: Blank=None; L=Left; R=Rt; LR=Left&Rt)

Storage Node ID		Type	Return Event	HYG Vol ac-ft	Trun	Qpeak hrs	Qpeak cfs	Max WSEL ft	Max Pond ac-ft
POND1	OUT	POND	100	102.803		12.5000	337.80	194.36	8.845
REECE		AREA	2	2.333		12.0500	33.71		
REECE		AREA	5	3.263		12.0500	46.65		
REECE		AREA	100	6.547		12.0500	90.45		
REECEPOND	IN	POND	2	2.333		12.0500	33.71		
REECEPOND	IN	POND	5	3.263		12.0500	46.65		
REECEPOND	IN	POND	100	6.547		12.0500	90.45		
REECEPOND	OUT	POND	2	2.332		12.3500	8.57	195.83	.981
REECEPOND	OUT	POND	5	3.262		12.3000	14.45	196.10	1.335
REECEPOND	OUT	POND	100	6.546		12.2500	40.50	196.87	2.374
REECE_OFFSITE		AREA	2	2.333		12.0500	33.71		
REECE_OFFSITE		AREA	5	3.263		12.0500	46.65		
REECE_OFFSITE		AREA	100	6.547		12.0500	90.45		
RESIDENTA		AREA	2	.648		12.0500	9.41		
RESIDENTA		AREA	5	.926		12.0500	13.38		
RESIDENTA		AREA	100	1.929		12.0500	27.07		
RESIDENTB		AREA	2	1.601		12.0500	23.24		
RESIDENTB		AREA	5	2.273		12.0500	32.74		
RESIDENTB		AREA	100	4.674		12.0500	65.27		
RESIDENTC		AREA	2	1.457		12.0000	24.22		
RESIDENTC		AREA	5	2.084		11.9500	34.33		
RESIDENTC		AREA	100	4.340		11.9500	70.11		
RESIDENTD		AREA	2	2.429		12.0500	35.30		
RESIDENTD		AREA	5	3.474		12.0500	50.19		
RESIDENTD		AREA	100	7.233		12.0500	101.52		
RESIDENTE		AREA	2	.810		12.0500	11.77		

MASTER NETWORK SUMMARY
SCS Unit Hydrograph Method

(*Node=Outfall; +Node=Diversion;)
(Trun= HYG Truncation: Blank=None; L=Left; R=Rt; LR=Left&Rt)

Storage Node ID	Type	Return Event	HYG Vol ac-ft	Trun	Qpeak hrs	Qpeak cfs	Max WSEL ft	Max Pond ac-ft
RESIDENTE	AREA	5	1.158		12.0500	16.73		
RESIDENTE	AREA	100	2.411		12.0500	33.84		

MASTER DESIGN STORM SUMMARY

Default Network Design Storm File, ID WICHITA.RNQ COW25100

Return Event	Total Depth in	Rainfall Type	RNF File	RNF ID
2-yr	3.6000	Synthetic Curve	SCSTYPES	TypeII 24hr
5-yr	4.5600	Synthetic Curve	SCSTYPES	TypeII 24hr
100-yr	7.8000	Synthetic Curve	SCSTYPES	TypeII 24hr

MASTER NETWORK SUMMARY
SCS Unit Hydrograph Method

(*Node=Outfall; +Node=Diversion;)
(Trun= HYG Truncation: Blank=None; L=Left; R=Rt; LR=Left&Rt)

Storage Node ID	Type	Return Event	HYG Vol ac-ft	Trun	Qpeak hrs	Qpeak cfs	Max WSEL ft	Max Pond ac-ft
AUB5_POND	IN POND	2	29.691		12.1500	182.77		
AUB5_POND	IN POND	5	44.425		12.1500	307.28		
AUB5_POND	IN POND	100	98.132		12.1000	625.29		
AUB5_POND	OUT POND	2	33.858		6.7000	223.85	194.57	3.183
AUB5_POND	OUT POND	5	48.592		12.3500	227.39	194.64	3.333
AUB5_POND	OUT POND	100	102.298		12.3500	344.64	197.51	10.429
ENT_POND	IN POND	2	16.001		12.1500	155.67		
ENT_POND	IN POND	5	23.698		12.1500	234.24		
ENT_POND	IN POND	100	52.259		12.1500	517.69		
ENT_POND	OUT POND	2	14.333		12.5000	79.44	199.15	5.332
ENT_POND	OUT POND	5	22.380		12.3000	120.03	200.00	6.728
ENT_POND	OUT POND	100	51.932		12.0000	120.03	200.00	6.728
J1	JCT	2	4.665		12.0500	37.95		
J1	JCT	5	6.524		12.0500	54.93		
J1	JCT	100	13.093		12.0500	117.77		
J2	JCT	2	5.313		12.1000	43.12		
J2	JCT	5	7.451		12.1000	63.31		
J2	JCT	100	15.022		12.1000	136.43		

MASTER NETWORK SUMMARY
SCS Unit Hydrograph Method

(*Node=Outfall; +Node=Diversion;)
(Trun= HYG Truncation: Blank=None; L=Left; R=Rt; LR=Left&Rt)

Storage Node ID		Type	Return Event	HYG Vol ac-ft	Trun	Qpeak hrs	Qpeak cfs	Max WSEL ft	Max Pond ac-ft
J3		JCT	2	16.001		12.1500	155.67		
J3		JCT	5	23.698		12.1500	234.24		
J3		JCT	100	52.259		12.1500	517.69		
J4		JCT	2	6.807		12.1000	78.30		
J4		JCT	5	9.958		12.1000	115.28		
J4		JCT	100	21.527		12.1000	246.60		
OFFSITE1		AREA	2	1.233		12.1500	13.79		
OFFSITE1		AREA	5	1.820		12.1500	20.52		
OFFSITE1		AREA	100	3.992		12.1500	44.52		
OFFSITE2		AREA	2	3.973		12.1500	44.45		
OFFSITE2		AREA	5	5.865		12.1500	66.11		
OFFSITE2		AREA	100	12.862		12.1500	143.46		
OFFSITE3		AREA	2	11.803		12.2000	119.16		
OFFSITE3		AREA	5	17.569		12.2000	179.55		
OFFSITE3		AREA	100	39.048		12.2000	397.43		
OFFSITE4		AREA	2	2.740		12.1500	30.65		
OFFSITE4		AREA	5	4.045		12.1500	45.59		
OFFSITE4		AREA	100	8.870		12.1500	98.94		
*OUT		JCT	2	34.362		12.8500	110.79		
*OUT		JCT	5	49.096		12.7500	204.52		
*OUT		JCT	100	102.803		12.5500	335.34		
POND1	IN	POND	2	34.365		6.6500	245.38		
POND1	IN	POND	5	49.099		5.6000	245.38		
POND1	IN	POND	100	102.805		12.3500	344.64		
POND1	OUT	POND	2	34.362		12.8500	110.79	194.41	8.950
POND1	OUT	POND	5	49.096		12.7500	204.52	194.98	10.190

MASTER NETWORK SUMMARY
SCS Unit Hydrograph Method

(*Node=Outfall; +Node=Diversion;)
(Trun= HYG Truncation: Blank=None; L=Left; R=Rt; LR=Left&Rt)

Storage Node ID		Type	Return Event	HYG Vol ac-ft	Trun	Qpeak hrs	Qpeak cfs	Max WSEL ft	Max Pond ac-ft
POND1	OUT	POND	100	102.803		12.5500	335.34	195.59	11.557
REECE		AREA	2	2.333		12.0500	33.71		
REECE		AREA	5	3.263		12.0500	46.65		
REECE		AREA	100	6.547		12.0500	90.45		
REECEPOND	IN	POND	2	2.333		12.0500	33.71		
REECEPOND	IN	POND	5	3.263		12.0500	46.65		
REECEPOND	IN	POND	100	6.547		12.0500	90.45		
REECEPOND	OUT	POND	2	2.332		12.3500	8.57	195.83	.981
REECEPOND	OUT	POND	5	3.262		12.3000	14.45	196.10	1.335
REECEPOND	OUT	POND	100	6.546		12.2500	40.50	196.87	2.374
REECE_OFFSITE		AREA	2	2.333		12.0500	33.71		
REECE_OFFSITE		AREA	5	3.263		12.0500	46.65		
REECE_OFFSITE		AREA	100	6.547		12.0500	90.45		
RESIDENTA		AREA	2	.648		12.0500	9.41		
RESIDENTA		AREA	5	.926		12.0500	13.38		
RESIDENTA		AREA	100	1.929		12.0500	27.07		
RESIDENTB		AREA	2	1.601		12.0500	23.24		
RESIDENTB		AREA	5	2.273		12.0500	32.74		
RESIDENTB		AREA	100	4.674		12.0500	65.27		
RESIDENTC		AREA	2	1.457		12.0000	24.22		
RESIDENTC		AREA	5	2.084		11.9500	34.33		
RESIDENTC		AREA	100	4.340		11.9500	70.11		
RESIDENTD		AREA	2	2.429		12.0500	35.30		
RESIDENTD		AREA	5	3.474		12.0500	50.19		
RESIDENTD		AREA	100	7.233		12.0500	101.52		
RESIDENTE		AREA	2	.810		12.0500	11.77		

MASTER NETWORK SUMMARY
SCS Unit Hydrograph Method

(*Node=Outfall; +Node=Diversion;)
(Trun= HYG Truncation: Blank=None; L=Left; R=Rt; LR=Left&Rt)

Storage Node ID	Type	Return Event	HYG Vol ac-ft	Trun	Qpeak hrs	Qpeak cfs	Max WSEL ft	Max Pond ac-ft
RESIDENTE	AREA	5	1.158		12.0500	16.73		
RESIDENTE	AREA	100	2.411		12.0500	33.84		

Type.... Master Network Summary
Name.... Watershed
File.... F:\HYDRO\MISC\AUB5\AUB5_PROPOSED2.PPW

Weir = 1915

MASTER DESIGN STORM SUMMARY

Default Network Design Storm File, ID WICHITA.RNQ COW25100

Return Event	Total Depth in	Rainfall Type	RNF File	RNF ID
2-yr	3.6000	Synthetic Curve	SCSTYPES	TypeII 24hr
5-yr	4.5600	Synthetic Curve	SCSTYPES	TypeII 24hr
100-yr	7.8000	Synthetic Curve	SCSTYPES	TypeII 24hr.

MASTER NETWORK SUMMARY
SCS Unit Hydrograph Method

(*Node=Outfall; +Node=Diversion;)
(Trun= HYG Truncation: Blank=None; L=Left; R=Rt; LR=Left&Rt)

Storage Node ID	Type	Return Event	HYG Vol ac-ft	Trun	Qpeak hrs	Qpeak cfs	Max WSEL ft	Max Pond ac-ft
AUB5_POND	IN POND	2	29.691		12.1500	182.77		
AUB5_POND	IN POND	5	44.425		12.1500	307.28		
AUB5_POND	IN POND	100	98.132		12.1000	625.29		
AUB5_POND	OUT POND	2	33.858		6.7000	223.85	194.57	3.183
AUB5_POND	OUT POND	5	48.592		12.3500	227.39	194.64	3.333
AUB5_POND	OUT POND	100	102.298		12.3500	344.64	197.51	10.429
ENT_POND	IN POND	2	16.001		12.1500	155.67		
ENT_POND	IN POND	5	23.698		12.1500	234.24		
ENT_POND	IN POND	100	52.259		12.1500	517.69		
ENT_POND	OUT POND	2	14.333		12.5000	79.44	199.15	5.332
ENT_POND	OUT POND	5	22.380		12.3000	120.03	200.00	6.728
ENT_POND	OUT POND	100	51.932		12.0000	120.03	200.00	6.728
J1	JCT	2	4.665		12.0500	37.95		
J1	JCT	5	6.524		12.0500	54.93		
J1	JCT	100	13.093		12.0500	117.77		
J2	JCT	2	5.313		12.1000	43.12		
J2	JCT	5	7.451		12.1000	63.31		
J2	JCT	100	15.022		12.1000	136.43		

MASTER NETWORK SUMMARY
SCS Unit Hydrograph Method

(*Node=Outfall; +Node=Diversion;)
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Storage Node ID	Type	Return Event	HYG Vol ac-ft	Trun	Qpeak hrs	Qpeak cfs	Max WSEL ft	Max Pond ac-ft
J3	JCT	2	16.001		12.1500	155.67		
J3	JCT	5	23.698		12.1500	234.24		
J3	JCT	100	52.259		12.1500	517.69		
J4	JCT	2	6.807		12.1000	78.30		
J4	JCT	5	9.958		12.1000	115.28		
J4	JCT	100	21.527		12.1000	246.60		
OFFSITE1	AREA	2	1.233		12.1500	13.79		
OFFSITE1	AREA	5	1.820		12.1500	20.52		
OFFSITE1	AREA	100	3.992		12.1500	44.52		
OFFSITE2	AREA	2	3.973		12.1500	44.45		
OFFSITE2	AREA	5	5.865		12.1500	66.11		
OFFSITE2	AREA	100	12.862		12.1500	143.46		
OFFSITE3	AREA	2	11.803		12.2000	119.16		
OFFSITE3	AREA	5	17.569		12.2000	179.55		
OFFSITE3	AREA	100	39.048		12.2000	397.43		
OFFSITE4	AREA	2	2.740		12.1500	30.65		
OFFSITE4	AREA	5	4.045		12.1500	45.59		
OFFSITE4	AREA	100	8.870		12.1500	98.94		
*OUT	JCT	2	34.362		12.5500	146.09		
*OUT	JCT	5	49.096		12.5500	220.30		
*OUT	JCT	100	102.803		12.5000	338.62		
POND1 IN	POND	2	34.365		6.6500	245.38		
POND1 IN	POND	5	49.099		5.6000	245.38		
POND1 IN	POND	100	102.805		12.3500	344.64		
POND1 OUT	POND	2	34.362		12.5500	146.09	192.55	5.045
POND1 OUT	POND	5	49.096		12.5500	220.30	192.92	5.800

MASTER NETWORK SUMMARY
SCS Unit Hydrograph Method

(*Node=Outfall; +Node=Diversion;)
(Trun= HYG Truncation: Blank=None; L=Left; R=Rt; LR=Left&Rt)

Storage Node ID		Type	Return Event	HYG Vol ac-ft	Trun	Qpeak hrs	Qpeak cfs	Max WSEL ft	Max Pond ac-ft
POND1	OUT	POND	100	102.803		12.5000	338.62	193.43	6.869
REECE		AREA	2	2.333		12.0500	33.71		
REECE		AREA	5	3.263		12.0500	46.65		
REECE		AREA	100	6.547		12.0500	90.45		
REECEPOND	IN	POND	2	2.333		12.0500	33.71		
REECEPOND	IN	POND	5	3.263		12.0500	46.65		
REECEPOND	IN	POND	100	6.547		12.0500	90.45		
REECEPOND	OUT	POND	2	2.332		12.3500	8.57	195.83	.981
REECEPOND	OUT	POND	5	3.262		12.3000	14.45	196.10	1.335
REECEPOND	OUT	POND	100	6.546		12.2500	40.50	196.87	2.374
REECE_OFFSITE		AREA	2	2.333		12.0500	33.71		
REECE_OFFSITE		AREA	5	3.263		12.0500	46.65		
REECE_OFFSITE		AREA	100	6.547		12.0500	90.45		
RESIDENTA		AREA	2	.648		12.0500	9.41		
RESIDENTA		AREA	5	.926		12.0500	13.38		
RESIDENTA		AREA	100	1.929		12.0500	27.07		
RESIDENTB		AREA	2	1.601		12.0500	23.24		
RESIDENTB		AREA	5	2.273		12.0500	32.74		
RESIDENTB		AREA	100	4.674		12.0500	65.27		
RESIDENTC		AREA	2	1.457		12.0000	24.22		
RESIDENTC		AREA	5	2.084		11.9500	34.33		
RESIDENTC		AREA	100	4.340		11.9500	70.11		
RESIDENTD		AREA	2	2.429		12.0500	35.30		
RESIDENTD		AREA	5	3.474		12.0500	50.19		
RESIDENTD		AREA	100	7.233		12.0500	101.52		
RESIDENTE		AREA	2	.810		12.0500	11.77		

MASTER NETWORK SUMMARY
SCS Unit Hydrograph Method

(*Node=Outfall; +Node=Diversion;)
(Trun= HYG Truncation: Blank=None; L=Left; R=Rt; LR=Left&Rt)

Storage Node ID	Type	Return Event	HYG Vol ac-ft	Trun	Qpeak hrs	Qpeak cfs	Max WSEL ft	Max Pond ac-ft
RESIDENTE	AREA	5	1.158		12.0500	16.73		
RESIDENTE	AREA	100	2.411		12.0500	33.84		

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

December 11, 1997

STAFF REPORT

(Final Plat, Preliminary Plat Approved 11/06/97)

CASE NUMBER: S/D 97-84 AUBURN HILLS 5TH ADDITION

OWNER/APPLICANT: West Wichita Development Inc., Jay Russell, 12602 W. 13th St. West, Wichita, KS 67235

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, Randy Johnson, 924 N. Main, Wichita, KS 67203

AGENT: Baughman Co., Phil Meyer, 315 S. Ellis, Wichita, KS 67211

LOCATION: East side of 151st St. West, North of Kellogg Drive

SITE SIZE: 73.2 acres

NUMBER OF LOTS

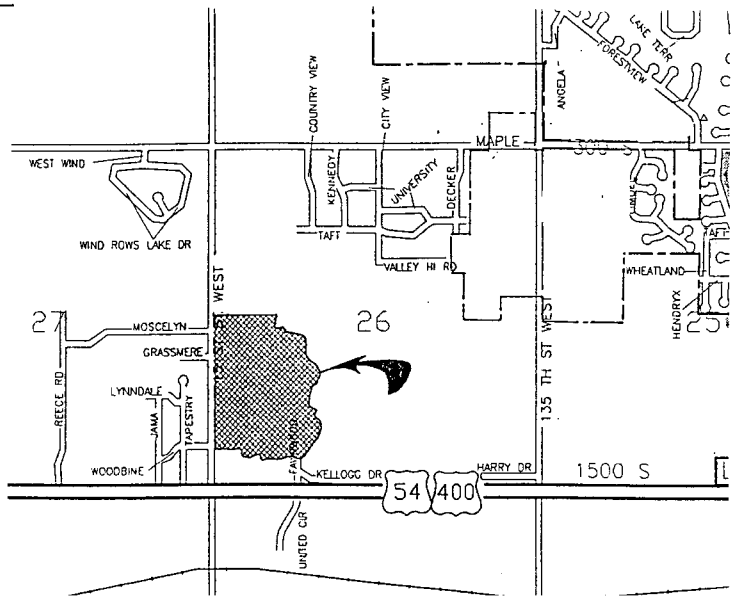
Residential:	155
Office:	
Commercial:	
Industrial:	
Total:	**155**

MINIMUM LOT AREA: 9,600 sq. ft.

CURRENT ZONING: SF-20, Single Family

PROPOSED ZONING: SF-6, Single Family, and TF-3, Two-Family

VICINITY MAP



Note: This site is within three miles of Wichita's City limits and will be annexed to the City on December 9, 1997 which is necessary to allow for the lot sizes being platted. The property, currently zoned SF-20, Single Family, will be converted to SF-6, Single Family upon annexation. The applicant will request a zone change request to TF-3, Two-Family for lots 1 through 25 in Block 4. This site is located in an area designated as "Urban Reserve" and "New Growth" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed.

B. City Engineering needs to indicate the status of Wichita water and sanitary services for this area and what guarantees need to be provided at this time. ***An off-site utility easement will be required for the extension of sanitary sewer. A 10-foot off-site utility easement will also be required for Lots 38 through 48 in Block 4.***

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording. ***Water, sanitary sewer, paving and drainage guarantees are required.***

D. The applicant shall guarantee the paving of the interior streets. This guarantee shall also provide for sidewalks. Sidewalks shall be required along one side of each looped street or through-type street; which would consist of all streets denoted on the plat as containing a 64-foot right-of-way.

E. A street stub to the north of this plat should be shown for connection to potential future development.

The final plat does not indicate the street stub to the north, as requested during preliminary plat review. However, the preliminary plat submitted for Auburn Hills 6th Addition indicates a street stub to the north adjoining the northeast corner of this plat.

F. Distances should be shown for all segments of access control. On the final plat tracing, since the site will be within Wichita City limits upon annexation, the plattor's text shall note that the access controls are being dedicated to the "City of Wichita".

G. Provisions shall be made for ownership and maintenance of the proposed

N. 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.

O. The representative from the City's Fire Department should be prepared to comment on the acceptability of the plat's street names

Fire Department is meeting with the Applicant to discuss street names.

P. 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.)

Q. 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.

R. 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.

S. 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.

T. Perimeter closure computations shall be submitted with the final plat tracing.

U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

V. 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.

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.

H. 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.

I. The applicant needs to revise the legal description on the face of the plat to accurately portray the land being platted. The distances and degrees adjoining lots 11 and 12 on the southern line of the property need to be included in the plattor's text. In addition, several southern bearings on the face of the plat need to be corrected to reflect northern bearings as identified in the legal description.

J. Temporary turnarounds will be needed for the terminus of Fawnwood and Onewood Streets. On the final plat, the area for temporary turnarounds should be shown with dashed lines around the area of the actual street.

The plattor's text should indicate that the temporary turnaround areas will automatically be vacated upon the extension of the streets.

K. City and/or County Engineering needs to comment on the need, if any, for improvements to 151st Street West. ***A paving petition will be needed for 151st Street West.***

L. The distance to the lots at the terminus of Fawnwood Court is approximately 1,600 feet from the Sandwedge/Lynndale intersection, exceeding the 1,200 foot maximum noted in the Subdivision regulations for cul-de-sac street access. The representative from the City's Fire Department should be prepared to comment on the acceptability of this access.

The Fire Department representative stated that their policy is to allow stub streets up to 1,600 feet when a plan is shown for continuation. The final plat is in compliance with this policy.

M. City and/or County Engineering should be prepared to comment on the status of the applicant's drainage plan.

The KG&E representative requested a 10-foot utility easement adjoining the right-of-way between Lots 15 and 16 in Block B which has not been denoted on the final plat.

W. 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.

X. Based upon the platting binder, property taxes are still outstanding. Before the plat is forwarded to City Council for consideration, proof shall be provided indicating that all applicable property taxes have been paid.

Y. The final plat tracing should also be signed by any party holding a mortgage on the site. The platting binder indicates the State Bank of Colwich as holding such a mortgage. If this mortgage has been released, proof shall be provided on such a release.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7.

November 6, 1997

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 97-84 AUBURN HILLS 5TH ADDITION

OWNER/APPLICANT: West Wichita Development Inc., Jay Russell, 12602 W. 13th St. West, Wichita, KS 67235

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, Randy Johnson, 924 N. Main, Wichita, KS 67203

AGENT: Baughman Co., Phil Meyer, 315 S. Ellis, Wichita, KS 67211

LOCATION: East side of 151st St. West, North of Kellogg Drive

SITE SIZE: 74 acres

NUMBER OF LOTS

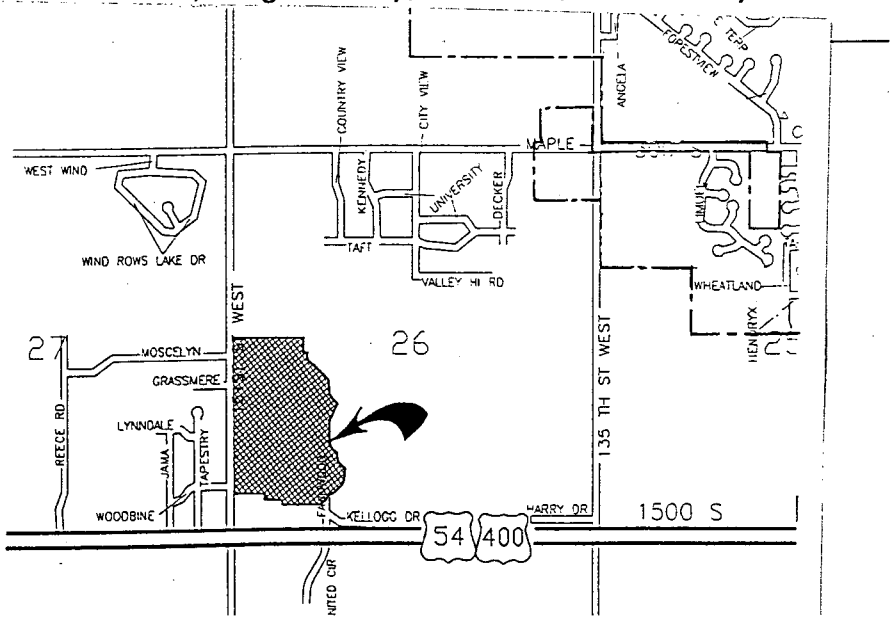
Residential:	157
Office:	
Commercial:	
Industrial:	
Total:	**157**

MINIMUM LOT AREA: 9000 sq. ft.

CURRENT ZONING: SF-20, Single Family

PROPOSED ZONING: SF-6, Single Family, and TF-3, Two-Family

VICINITY MAP



Note: This site is within three miles of Wichita's City limits and will be annexed to the City on December 9, 1997 which is necessary to allow for the lot sizes being platted. The property, currently zoned SF-20, Single Family, will be converted to SF-6, Single Family and TF-3, Two-Family, upon annexation. This site is located in an area designated as "Urban Reserve" and "New Growth" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed.

B. **City Engineering** needs to indicate the status of Wichita water and sanitary services for this area and what guarantees need to be provided at this time.

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

D. The applicant shall guarantee the paving of the interior streets. This guarantee shall also provide for sidewalks. Sidewalks shall be required along one side of each looped street or through-type street; which would consist of all streets denoted on the plat as containing a 64-foot right-of-way.

E. A street stub to the north of this plat should be shown for connection to potential future development.

F. Distances should be shown for all segments of access control. On the final plat tracing, since the site will be within Wichita City limits upon annexation, the plattor's text shall note that the access controls are being dedicated to the "City of Wichita".

G. 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.

H. 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.

I. On the face of the plat, language shall be included that requires all dwellings on corner lots to face the street with the 25-foot setback.

J. Temporary turnarounds will be needed for the terminus of Fawnwood and Onewood Streets. On the final plat, the area for temporary turnarounds should be shown with dashed lines around the area of the actual street. The plattor's text should then indicate that the temporary turnaround areas will automatically be vacated upon the extension of the streets. (See comment L. for a related comment)

K. **City and/or County Engineering** needs to comment on the need, if any, for improvements to 151st Street West.

L. The distance to the lots at the terminus of Fawnwood Court is approximately 1,600 feet from the Sandwedge/Lynndale intersection, exceeding the 1,200 foot maximum noted in the Subdivision regulations for cul-de-sac street access. The representative from the **City's Fire Department** should be prepared to comment on the acceptability of this access. A possible solution would be to include the rest of Fawnwood/Onewood Street in the final plat to provide a continuous loop street which would eliminate the distance question.

M. **City and/or County Engineering** should be prepared to comment on the status of the applicant's drainage concept.

N. 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.

O. The representative from the **City's Fire Department** should be prepared to comment on the acceptability of the plat's street names (e.g. the use of Fawnwood Circle for a street which does not intersect with Fawnwood Street)

P. The applicant is reminded that a platting binder is required with the final plat.

Q. The contents of the final plat must be in accordance with Part 4, Article 5 of the MAPC Subdivision Regulations.

R. 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.)

S. 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.

T. 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.

U. 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.

V. Perimeter closure computations shall be submitted with the final plat tracing.

W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

X. 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.

Y. 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.

RECEIVED
OCT 30 1997
CITY - ENGINEERING