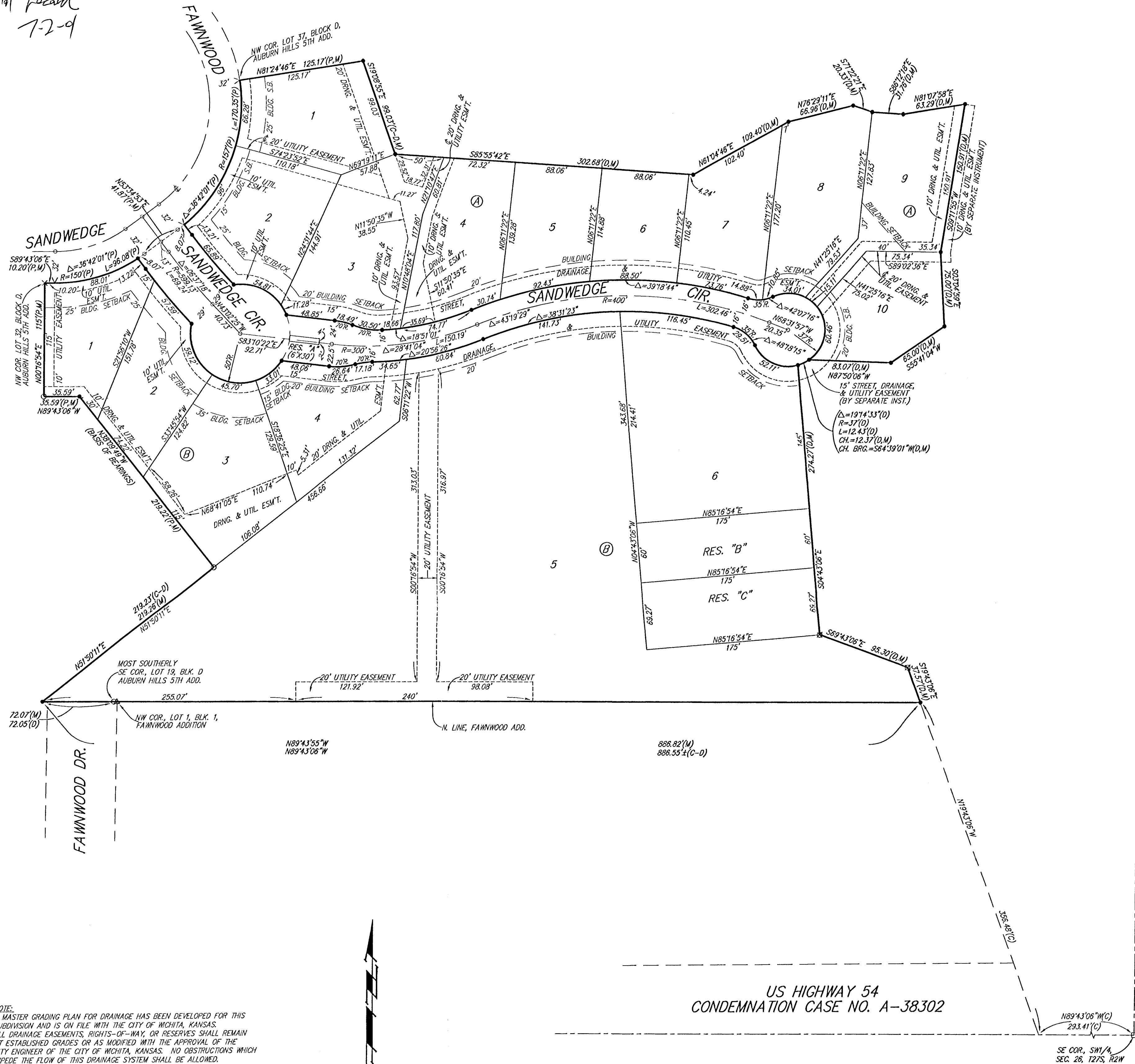


# AUBURN HILLS 11TH ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

final record  
7-2-01



NOTE:  
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

| MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES |       |                      |
|----------------------------------------------------------------------|-------|----------------------|
| LOT                                                                  | BLOCK | ELEVATION CITY DATUM |
| 1-10                                                                 | A     | 200.6                |

BENCHMARK:  
TOP OF 1" IRON, 12" DEEP, W1/4 COR., SEC. 26, TWP. 27-S, R-2-W  
ELEV = 2091.33 CITY DATUM (1396.53 NGVD)

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #6 REBAR IN THIMBLE (FOUND)
- △ = 3/4 IRON BAR (FOUND)
- × = CROSS (FOUND)
- ▽ = "V" NOTCH (SET)
- ⊗ = #5 IRON ROD (FOUND)

- (M) = MEASURED
- (C) = CALCULATED
- (D) = DESCRIBED
- (P) = PLATTED
- (C-D) = CALCULATED PER DESCRIBED INFO.

State of Kansas) SS The foregoing instrument acknowledged before me, this 26<sup>th</sup> day of JUNE, 2001, by Jay W. Russell, President of West Wichita Development, Inc., on behalf of the corporation.

JUDITH M. TERHUNE  
Notary Public - State of Kansas  
My App't. Expires 11-7-2001  
Judith M. Terhune, Notary Public  
JUDITH M. TERHUNE

State of Kansas) SS The foregoing instrument acknowledged before me, this 26<sup>th</sup> day of JUNE, 2001, by James R. Perkins, President of Wichita Friends School, Inc., on behalf of the corporation.

JUDITH M. TERHUNE  
Notary Public - State of Kansas  
My App't. Expires 11-7-2001  
Judith M. Terhune, Notary Public  
JUDITH M. TERHUNE

State of Kansas) SS The foregoing instrument acknowledged before me, this 26<sup>th</sup> day of JUNE, 2001, by Doris M. Rishel and Howard A. Rishel, Trustees of the Doris M. Rishel Trust u/a dated September 14, 2000, on behalf of the trust.

JUDITH M. TERHUNE  
Notary Public - State of Kansas  
My App't. Expires 11-7-2001  
Judith M. Terhune, Notary Public  
JUDITH M. TERHUNE

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and state do hereby certify that we have surveyed and platted "AUBURN HILLS 11TH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as A replat of all of Lots 32 through 38, inclusive, Block D, Auburn Hills 5th Addition, Wichita, Sedgwick County, Kansas together with that part of Sandwedge Cir. lying between said lots, TOGETHER with that part of Lots 19 and 20 in said Block D described as follows: Commencing at the most easterly rear corner of said Lot 20; thence S51°50'11"W along the southeast line of said Lot 20, 78.82 feet to the P.C. of a curve in said southeast line and for a point of beginning; thence continuing S51°50'11"W along the previously described course, as extended southwesterly, 140.41 feet to a point on the south line of said Lot 19; thence S89°43'06"E along the south line of said Lot 19, 72.05 feet to the most southerly SE corner of said Lot 19; thence N00°51'54"E, along the east line of said Lot 19, 10.00 feet to the P.C. of a curve to the right; thence northerly and northeasterly along said curve, having a central angle of 50°58'17" and a radius of 100.00 feet, an arc distance of 88.96 feet, (having a chord length of 86.06 feet bearing N26°21'03"E), to the point of beginning, TOGETHER with that part of the SW1/4 of Sec. 26, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas described as follows: Commencing at the SE corner of Kellogg Drive as dedicated in Fawnwood Addition to Sedgwick County, Kansas; thence north along the east line of said Fawnwood Addition, 266.78 feet to the NE corner of said Fawnwood Addition and for a point of beginning; thence west along the north line of said Fawnwood Addition, 519.00 feet to the most southerly SE corner of Lot 19 in said Auburn Hills 5th Addition; thence N00°51'54"E along the east line of said Lot 19, 10.00 feet to the P.C. of a curve to the right; thence northerly and northeasterly along said curve, having a central angle of 50°58'17" and a radius of 100.00 feet, an arc distance of 88.96 feet, (having a chord length of 86.06 feet bearing N26°21'03"E), to the P.I. of said curve; thence N51°50'11"E along the east line of said Auburn Hills 5th Addition, 279.89 feet to the P.C. of a curve to the left; thence northeasterly and northerly along said curve, having a central angle of 70°59'05" and a radius of 175.00 feet, an arc distance of 216.81 feet, (having a chord length of 203.21 feet bearing N16°20'38"E), to the P.I. of said curve; thence N19°08'55"W, 103.01 feet; thence S85°55'42"E, 302.68 feet; thence N61°04'46"E, 109.40 feet; thence N76°29'11"E, 66.96 feet; thence S71°22'21"E, 20.33 feet; thence S86°12'18"E, 31.76 feet; thence N81°07'58"E, 63.29 feet; thence S09°11'55"W, 150.91 feet; thence S03°04'59"E, 75.00 feet; thence S55°41'04"W, 65.00 feet; thence N87°50'06"W, 83.07 feet to a point on a curve to the right; thence westerly along said curve, having a central angle of 19°14'33" and a radius of 37.00 feet, an arc length of 12.43 feet, (having a chord length of 12.37 feet bearing S84°39'01"W); thence S04°43'06"E, 274.27 feet; thence S69°43'06"E, 95.30 feet; thence S19°43'06"E, 37.57 feet to the intersection with the north line of said Fawnwood Addition, as extended east; thence west along said extended north line, 295.50 feet, more or less, to the point of beginning.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

All being situated in the SW1/4, Sec. 26, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Michael G. Conrey  
Michael G. Conrey, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Reserves, to be known as "AUBURN HILLS 11TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for streets, utilities, landscaping, berms, open space, and entry monuments. Reserve "A" shall be owned and maintained by the homeowners association for the addition. Reserves "B" and "C" are hereby reserved for lakes, open space, landscaping, drainage purposes, and berms. Reserve "B" shall be owned and maintained by the owner of Lot 6, Block B. Reserve "C" shall be owned and maintained by the owner of Lot 5, Block B. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

West Wichita Development, Inc.

Jay W. Russell, President

Wichita Friends School, Inc.

James R. Perkins, President

Doris M. Rishel Trust u/a dated September 14, 2000

Doris M. Rishel, Trustee

Howard A. Rishel, Trustee

Heartland Friends Meeting of the Religious Society of Friends, Inc.

Curtis Bryant, President

This plat of "AUBURN HILLS 11TH ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 26<sup>th</sup> day of JUNE, 2001.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

J. D. Michaelis, Acting Chair

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 26<sup>th</sup> day of JUNE, 2001.

At the direction of the City Council

Chris Cherches, City Manager

Pat Burnett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 26<sup>th</sup> day of JUNE, 2001.

Tricia L. Robello, L.S. #1246  
Deputy County Surveyor  
Sedgwick County, Kansas

Entered on transfer record this 26<sup>th</sup> day of JUNE, 2001.

Don Brace, County Clerk

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 26<sup>th</sup> day of JUNE, 2001 at 10:00 o'clock A.M. and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "AUBURN HILLS 11TH ADDITION", Wichita, Sedgwick County, Kansas.

Legacy Bank

Steve Gegan, V.P.  
STEVE GEGAN

State of Kansas) SS The foregoing instrument acknowledged before me, this 27<sup>th</sup> day of JUNE, 2001, by STEVE GEGAN, V.P. of Legacy Bank, on behalf of the bank.

JUDITH M. TERHUNE  
Notary Public - State of Kansas  
My App't. Expires 11-7-2001  
Judith M. Terhune, Notary Public  
JUDITH M. TERHUNE

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "AUBURN HILLS 11TH ADDITION", Wichita, Sedgwick County, Kansas.

Intrust Bank, N.A.

Mark A. Koch, V.P.  
MARK A. KOCH

State of Kansas) SS The foregoing instrument acknowledged before me, this 27<sup>th</sup> day of JUNE, 2001, by MARK A. KOCH, VICE-PRESIDENT of Intrust Bank, N.A., on behalf of the bank.

Rhonda Hoopes, Notary Public  
RHONDA HOOPES

JUDITH M. TERHUNE  
Notary Public - State of Kansas  
My App't. Expires 11-7-2001

State of Kansas) SS The foregoing instrument acknowledged before me, this 26<sup>th</sup> day of JUNE, 2001, by Curtis Bryant, President of Heartland Friends Meeting of the Religious Society of Friends, Inc., on behalf of the corporation.

JUDITH M. TERHUNE  
Notary Public - State of Kansas  
My App't. Expires 11-7-2001  
Judith M. Terhune, Notary Public  
JUDITH M. TERHUNE

BAUGHMAN COMPANY P.A.  
ENGINEERING, SURVEYING, & PLANNING  
318 ELLIS WICHITA, KANSAS 67201  
F:\PLAT\AUBURN HILLS 11TH ADD\DWG\AUBURN HILLS 11TH ADD.DWG



**Wichita-Sedgwick County Metropolitan Area Planning Department**

March 8, 2001

Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

RE: SUB 2000-30 -- Revised Final Plat of Auburn Hills 11<sup>th</sup> Addition

At the regular meeting of the Metropolitan Area Planning Commission on March 8, 2001, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of March 2, 2001.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

   
Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

[www.wichitagov.org](http://www.wichitagov.org)



## Wichita-Sedgwick County Metropolitan Area Planning Department

March 2, 2001

Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

RE: SUB 2000-30 -- Revised Final Plat of Auburn Hills 11<sup>th</sup> Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 1, 2001, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

### STAFF COMMENTS:

- A. The Applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted.
- 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. The drainage plan is approved. An off-site drainage easement and cross-lot drainage easement are required.
- D. 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.
- E. 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 the governing body.
- F. The township needs to be added to the surveyor's certification.

- G. Lot 2, Block 2 does not conform with the 50 foot lot width requirement at the front property line. A building setback should be platted at a minimum of 50 feet measured from the side lot lines. City Fire Department has required a fire hydrant placed at the front of this lot. The building setback has been platted as requested.
- H. The applicant shall guarantee the paving of the proposed interior streets.
- I. The 10-ft easement dimension on Lot 3, Block B, needs corrected.
- J. City Fire Department should comment on the length of Sandwedge Circle (700 ft) which exceeds the 600 ft maximum for a cul-de-sac. City Fire has approved this street length with the addition of a second point of access. In the event the second point of access does not occur through Fawnwood, the northern segment of Fawnwood abutting this plat should be vacated.
- K. Block B shall be revised to "Block 1".
- L. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- M. 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.
- N. The platting binder indicates three parties holding a mortgage on the site. All of these party's names must be included as signatories on the plat, or else documentation provided indicating that such mortgages have been released.
- O. The platlor'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.
- 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.

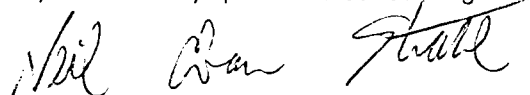
- S. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- T. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. 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. KGE has requested additional utility easements.
- X. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

The enclosed "marked" copy of the plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 8, 2001, at 1:30 p.m.

If you have any questions concerning this matter, please call.



Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

**STAFF REPORT**

(Revised Final Plat Approved 3/01/01; Final Plat Approved 6/15/00, Preliminary Plat Approved 5/4/00)

**CASE NUMBER:** SUB 2000-30 -- AUBURN HILLS 11<sup>TH</sup> ADDITION

**OWNER/APPLICANT:** West Wichita Development, Inc., 12602 W. 13<sup>th</sup>, Wichita, KS 67235; Howard A. Rishel, 14528 W, Highway 54, Wichita, KS 67235; Friends School, Attn: Jim Perkins, P.O. Box 707, Howard, KS 67349

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

**LOCATION:** East of 151<sup>st</sup> St. West, North of Kellogg Drive

**SITE SIZE:** 9.91 Acres.

**NUMBER OF LOTS**

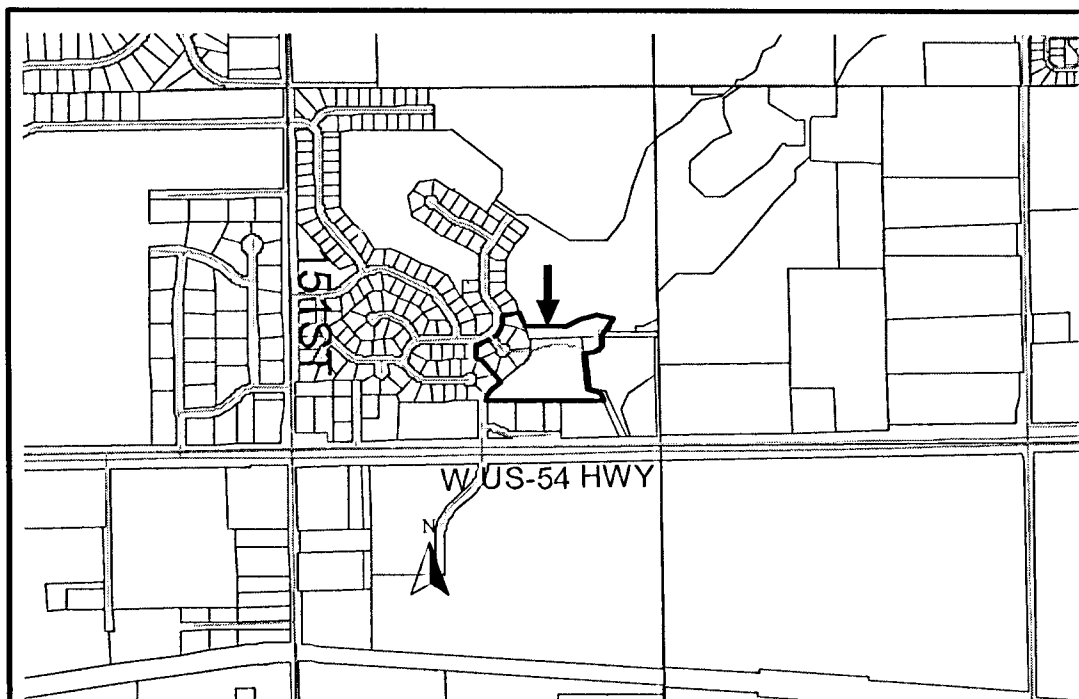
|              |           |
|--------------|-----------|
| Residential: | 14        |
| Office:      |           |
| Commercial:  | 2         |
| Industrial:  |           |
| Total:       | <u>16</u> |

**MINIMUM LOT AREA:** 11,166 Sq. Ft.

**CURRENT ZONING:** SF-6, Single-Family Residential, GC, General Commercial

**PROPOSED ZONING:** Same

**VICINITY MAP**



**Note:** This is a replat of Lots 32-38, Block D in the Auburn Hills 5<sup>th</sup> Addition in addition to unplatted land to the east. This revised final plat does not include the property that adjoins Kellogg.

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted.
- 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. *The drainage plan is approved. An off-site drainage easement and cross-lot drainage easement are required.*
- D. 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.
- E. 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 the governing body.
- F. The township needs to be added to the surveyor's certification.
- G. Lot 2, Block 2 does not conform with the 50 foot lot width requirement at the front property line. A building setback should be platted at a minimum of 50 feet measured from the side lot lines. *City Fire Department has required a fire hydrant placed at the front of this lot. The building setback has been platted as requested.*
- H. The applicant shall guarantee the paving of the proposed interior streets.
- I. The 10-ft easement dimension on Lot 3, Block B, needs corrected.
- J. **City Fire Department** should comment on the length of Sandwedge Circle (700 ft) which exceeds the 600 ft maximum for a cul-de-sac. *City Fire has approved this street length with the addition of a second point of access. In the event the second point of access does not occur through Fawnwood, the northern segment of Fawnwood abutting this plat should be vacated.*
- K. Block B shall be revised to "Block 1".
- L. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- M. 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.

- N. The platting binder indicates three parties holding a mortgage on the site. All of these party's names must be included as signatories on the plat, or else documentation provided indicating that such mortgages have been released.
- O. The platlor'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.
- 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. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. 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. KGE has requested additional utility easements.
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