

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7  
April 9, 1998

STAFF REPORT  
(One-Step Final Plat) *3rd*

CASE NUMBER: S/D 98-26 - BRUSH CREEK 2<sup>nd</sup> ADDITION

OWNER/APPLICANT: Brushcreek Community, Attn: William L. Korber,  
202 S. Breezy Pointe Circle, Wichita, KS 67235

CONTRACT

PURCHASER: Bossier Crossroads, Inc.; Attn: Thomas Wilson, 104  
Bossier Crossroads, Bossier City, LA 71111

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

LOCATION: Southeast corner of 37th Street North and Woodlawn

SITE SIZE: 30.43 acres

NUMBER OF LOTS

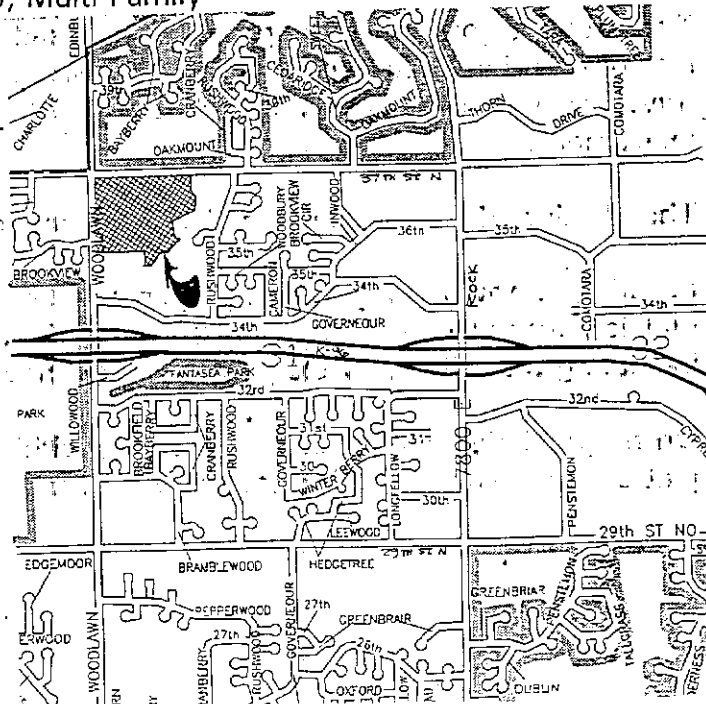
Residential: 1  
Office: 1  
Commercial: 7  
Industrial: 1  
Total: 8

MINIMUM LOT AREA: 45,845 sq. ft.

CURRENT ZONING: LC, Limited Commercial  
MF-29, Multi-Family

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is governed by the Brush Creek Commercial and Residential Community Unit Plan (DP-128 Amendment #1) approved March 12, 1998.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to this site. **City Engineering** needs to indicate if any other guarantees are required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. The final tracing should be submitted with a revised name as an Addition now exists with the name "Brush Creek 2nd Addition".
- D. **City Engineering** needs to comment on the status of the applicant's drainage plan along with the minimum building pad elevations denoted on the plat.
- E. A condition of the CUP was that the access controls would be determined at the platting stage. The plat denotes one access opening for the multi-family lot (Lot 1) along Woodlawn. Lots 2, 3 and 4 are platted with one opening for each lot along Woodlawn. Five openings along 37th Street North have been denoted on the plat. The Subdivision regulations encourage shared access points for multiple lot commercial subdivisions along arterials. **Traffic Engineering** needs to comment on the recommended location of said joint access openings.
- F. The plat shall denote 150 feet of complete access control at the corner of the intersection of Woodlawn and 37th St. North.
- G. The required joint access openings will need to be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- H. The platting of wall easements shall be referenced in the platting text.
- I. 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.
- J. On the final plat tracing, since the site is within the City limits of Wichita, the platting text shall note that the access controls are being dedicated to the City

- of Wichita and that the location of the openings are subject to the approval of the City Engineer. Distances should be shown for all segments of access control.
- K. The CUP required at a minimum, the following off-site road improvements: extended left-turn lanes to serve the entrances to the apartment development, acceleration/deceleration lanes, provision of adequate stacking distance for the gated entrances to the apartment development. **Traffic Engineering** needs to indicate the need for any additional improvements.
  - L. For the reserves being platted for drainage purposes, the plat's text shall include language that grants to the City the authority to maintain the drainage reserves in the event the owners fail to do so.
  - M. A CUP Certificate shall be submitted to MAPD for recording with the Register of Deeds prior to City Council consideration, identifying the approved CUP (referenced as the Brush Creek Commercial and Residential Community Unit Plan (DP-128 Amendment #1) and its special conditions for development on this property.
  - N. The final plat tracing shall reference a tie point to a section corner.
  - O. 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.)
  - P. 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.
  - Q. 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.
  - R. 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.

- S. 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.
- 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.
- 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.

# CLOSURE - BRUSH CREEK 3RD ADD.

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L001

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1		N	5000.000	E	5000.000	S	0+00
N 89-44'10.0"E	174.970						
2		N	5000.806	E	5174.968	S	1+74.970
N 81-11'42.0"E	101.190						
3		N	5016.295	E	5274.966	S	2+76.160
N 89-43'10.0"E	843.860						
4		N	5020.427	E	6118.816	S	11+20.020
N 00-16'50.0"W	10.000						
5		N	5030.427	E	6118.767	S	11+30.020
N 89-43'10.0"E	210.000						
6		N	5031.455	E	6328.764	S	13+40.020
S 05-09'55.0"E	220.830						
7		N	4811.522	E	6348.645	S	15+60.850
S 18-00'00.0"E	170.000						
8		N	4649.843	E	6401.178	S	17+30.850
S 08-00'00.0"W	90.000						
9		N	4560.718	E	6388.652	S	18+20.850
S 37-52'38.0"W	120.000						
10		N	4465.999	E	6314.976	S	19+40.850
S 74-00'00.0"W	310.000						
11		N	4380.551	E	6016.985	S	22+50.850
S 09-00'00.0"W	260.000						
12		N	4123.753	E	5976.312	S	25+10.850
S 55-09'24.0"E	45.000						
13		N	4098.042	E	6013.244	S	25+55.850
S 34-50'36.0"W	158.060						
14		N	3968.320	E	5922.939	S	27+13.910
S 63-33'43.0"W	147.310						
15		N	3902.733	E	5791.035	S	28+61.220
S 31-00'00.0"W	179.980						
16		N	3748.460	E	5698.339	S	30+41.200
S 89-47'15.0"W	120.000						
17		N	3748.015	E	5578.339	S	31+61.200
N 00-00'50.0"W	200.040						
18		N	3948.055	E	5578.291	S	33+61.240
S 89-48'30.0"W	593.370						
19		N	3946.070	E	4984.924	S	39+54.610
N 00-00'04.0"E	778.840						
20		N	4724.910	E	4984.939	S	47+33.450
N 08-31'33.0"E	101.190						
21		N	4824.982	E	4999.941	S	48+34.640
N 00-01'09.1"E	175.018						
1		N	5000.000	E	5000.000	S	50+09.658

LENGTH= 5009.658 AREA= 1325677.507 SF 30.433 ACRES

