

STAFF REPORT  
(One-Step Final Plat)

CASE NUMBER: SUB 2005-02 -- CROSS POINTE ADDITION

OWNER/APPLICANT: Slawson East, Inc., 727 N. Waco, Suite 400, Wichita, KS 67203

SURVEYOR/ENGINEER: PEC, Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202

LOCATION: South side of 21st St. North, East side of Greenwich Road

SITE SIZE: 59.4 acres

NUMBER OF LOTS

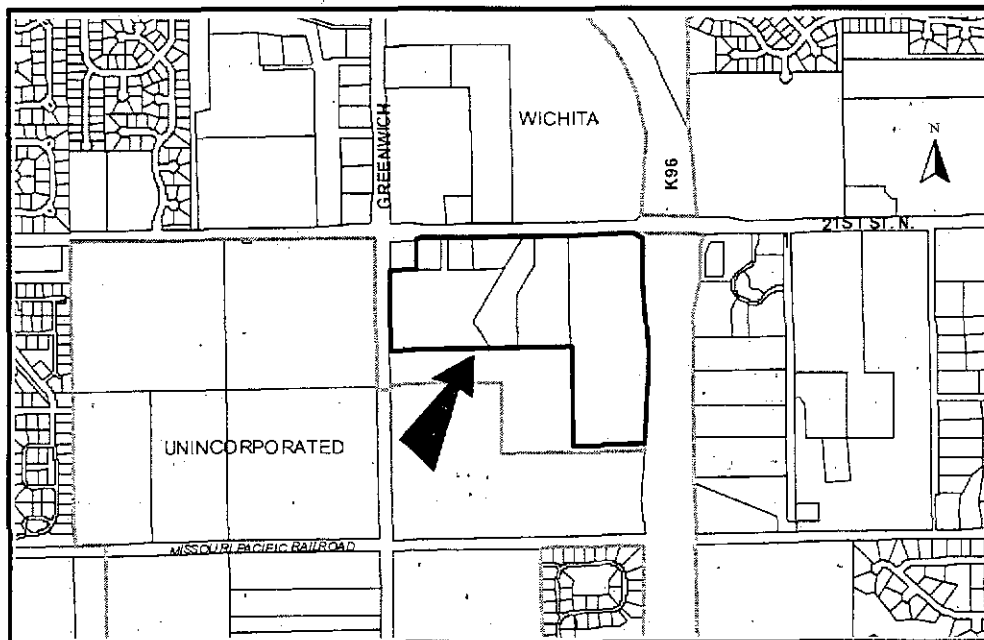
Residential:	
Office:	
Commercial:	13
Industrial:	
Total:	<u>13</u>

MINIMUM LOT AREA: 1.29 acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



**NOTE:** This is a replat of a portion of Eastside Community Church Addition and the First Bible Baptist Church Addition. The site has been approved for a zone change (ZON 2004-44) from SF-5, Single-Family Residential to LC, Limited Commercial subject to platting. The Cross Pointe Community Unit Plan (CUP 2004-39, DP-279) was also approved for this site. The site is located within the 100-year floodplain.

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. City Engineering needs to comment on the need for other guarantees or easements.
- 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.
- D. If any drainage will be directed onto K-96, a letter shall be provided from KDOT indicating their agreement to accept such drainage.
- E. The following transportation improvements are required:
  - 1. The applicant shall guarantee for a continuous accel/decel lane at major entrances on 21<sup>st</sup> Street North and Greenwich Road, left-turn bay at the easternmost opening on 21<sup>st</sup> St., and southbound center left-turn lane at major openings on Greenwich Road.
  - 2. The applicant shall guarantee 100% share of traffic signalization for the major opening on 21<sup>st</sup> Street.
- F. Access controls have been platted in accordance with the CUP approval. The plat proposes six access openings along 21st St. North including two joint openings and two openings along Greenwich including one joint opening.
- G. The joint access openings shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveways within the easement should also be addressed by the text of the instrument.
- H. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- I. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed."
- 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 the governing body.
- L. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- M. The MAPC signature block needs to reference "Morris K. Dunlap, Chair".
- N. 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.
- O. The platting 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 that 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: 316-946-4556) 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 note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

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**January 20, 2005 - Page 4**

- 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.
- X. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD ([cholloway@wichita.gov](mailto:cholloway@wichita.gov)). This will be used by the City and County GIS Department.

STAFF REPORT

**DEDICATION OF ACCESS CONTROL AND A DRAINAGE AND UTILITY EASEMENT**

- A) DED 2004-33: Dedication of Access Control, except for one opening along Webb Road, and  
B) DED 2004-34: Dedication of a Drainage and Utility Easement for property located on the northeast corner of 21<sup>st</sup> Street North and Webb Road.

LEGAL DESCRIPTIONS:

- a) Lot 4, Block 1, Tallgrass East Commercial Addition, Wichita Sedgwick County, Kansas. (Complete access control along Webb Road.)
- b) A 30-foot drainage and utility easement for a tract of land in Tallgrass East Commercial Addition, Wichita, Sedgwick County, Kansas, described as: Beginning at the southeast corner of Lot 2, Block 1; thence N 01°10'25" W, a distance of 291.23 feet; thence S 88°49'35" W, a distance of 30 feet; thence S 01°10'25" E, a distance of 30 feet; thence S 88°49'35" W, a distance of 40.69 feet; thence N 00°47'16" W, a distance of 279.50 feet; thence S 88°49'35" W, a distance of 30 feet; thence S 00°47'16" E, a distance of 309.50 feet; thence N 88°49'35" E, a distance of 70.89 feet; thence S 01°10'25" E, a distance of 231.23 feet; thence N 88°49'35" E, a distance of 30 feet to the point of beginning.

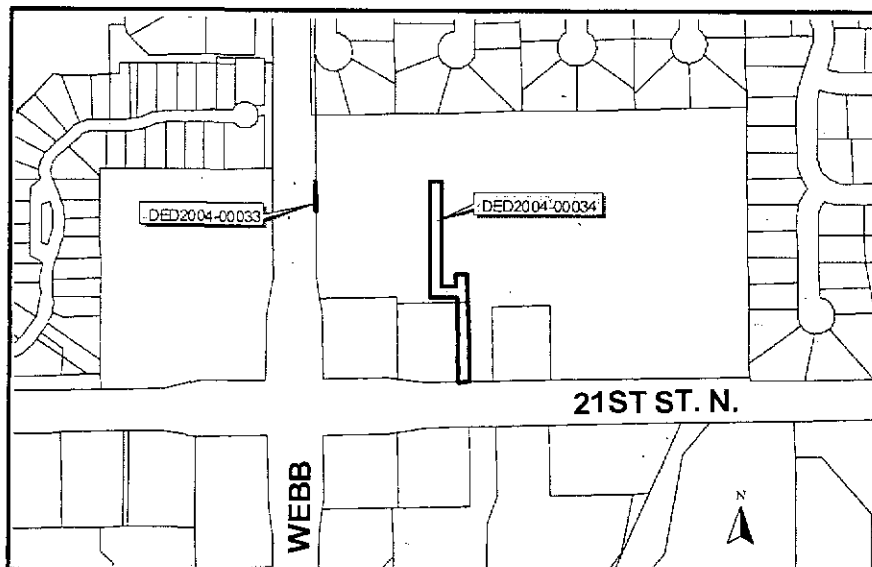
PURPOSE OF DEDICATIONS: These dedications are associated with a lot split case (SUB 2004-145) and are being dedicated for complete access control along Webb Road and for construction and maintenance of public utilities.

AGENT/SURVEYOR: PEC, P.A., 303 S. Topeka, Wichita, KS 67202

STAFF RECOMMENDATION: Accept the Dedications.

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**VICINITY MAP**





Professional Engineering Consultants, P.A.

RECEIVED

NOV 30 2005

CITY - ENGINEERING

November 28, 2005

Kansas City District Corps of Engineers  
Kansas State Regulatory Program Office  
2710 NE Shady Creek Access Road  
El Dorado, KS 67042

Attention: Mr. Tom McCabe

Reference: Cross Pointe  
PEC Project No. 35-05548-0042

Dear Mr. McCabe:

This letter contains information about Cross Pointe. This site is a 59.2 acre commercial development within the limits of the City of Wichita, Sedgwick County, Kansas. The development consists of pavement, storm sewer and two detention ponds.

A tributary to the West Fork of Fourmile Creek cuts from north to south across this property that serves approximately 225 acres upstream of this site. The runoff will be routed through an 8' x 5' RCB to Proposed Pond No. 1 while the existing channel and pond will be filled with this development. Several permit applications are being reviewed concurrently by the Department of Agriculture – Division of Water Resources for this project.

I trust this letter, along with the attached drawings and permit application, will be sufficient information for your office to determine if the proposed construction may be permitted by your agency. Please let me know if you have any questions, or need additional information.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

*Bryce L. Barkus*

Bryce L. Barkus, I.E.  
Design Engineer

BLB/tac

Encl: As noted

cc: Jim Armour, City of Wichita (w/encl.)  
George Sherman, Slawson East Inc. (w/encl.)

DIRECTORS:

- D.E. MALTBY, P.E.
- M.D. SCHOMAKER, P.E.
- G.D. SCHOCK, P.E.
- J.H. BAILEY, P.E., Ph.D.
- D.I. NORTON, P.E.
- B.E. REMSBERG, P.E.
- G.K. GREENWOOD, P.E.
- D.E. HAGER, P.E.
- M.W. BERRY, P.E.
- J.B. GEORGE, P.E.
- R.A. SCHLITT, P.E.

ASSOCIATE

DIRECTORS:

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- W.G. BRITSON, P.E.
- T.M. LENZ, P.E.
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- J.L. MARTIN, P.E.
- W.G. MOHR, P.E.
- W.D. HUBBARD, P.E.
- B.J. EDMUNDSON, P.E.
- D.L. DOWNES, P.E.

303 S. TOPEKA  
WICHITA, KANSAS  
67202  
316-262-2691  
316-262-3003 FAX  
www.pec1.com

WICHITA  
TOPEKA  
TULSA  
LAWRENCE  
PITTSBURG

The Public burden for this collection of information is estimated to average 10 hours per response, although the majority of applications should require 5 hours or less. This includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to Department of Defense, Washington Headquarters Service Directorate of Information Operations and Reports, 1215 Jefferson Davis Highway, Suite 1204, Arlington, VA 22202-4302; and to the Office of Management and Budget, Paperwork Reduction Project (0710-0003), Washington, DC 20503. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. Please DO NOT RETURN your form to either of those addresses. Completed applications must be submitted to the District Engineer having jurisdiction over the location of the proposed activity.

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research and Sanctuaries Act, 33 USC 1413, Section 103. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned.

(ITEMS 1 THRU 4 TO BE FILLED BY THE CORPS)

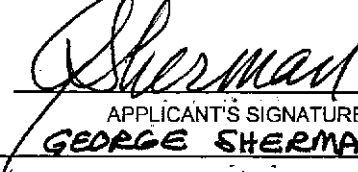
1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED	4. DATE APPLICATION COMPLETED
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(ITEMS BELOW TO BE FILLED BY APPLICANT)

5. APPLICANT'S NAME SLAWSON EAST INC.	8. AUTHORIZED AGENT'S NAME AND TITLE (an agent is not required) BRYCE L. BARKUS, I.E.-DESIGN ENGINEER
6. APPLICANT'S ADDRESS 727 N. WACO, SUITE 400 WICHITA, KS 67203	9. AGENT'S ADDRESS PEC, P.A. 303 S. TOPEKA, WICHITA, KS 67202
7. APPLICANT'S PHONE NOS. W/AREA CODE a. Residence b. Business (316) 263-3201	10. AGENT'S PHONE NOS. W/AREA CODE a. Residence b. Business (316) 262-2691

11. STATEMENT OF AUTHORIZATION

I hereby authorize, BRYCE BARKUS to act in my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this permit application.

 APPLICANT'S SIGNATURE <b>GEORGE SHERMAN, VICE PRESIDENT</b>	11/23/05 DATE
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NAME, LOCATION AND DESCRIPTION OF PROJECT OR ACTIVITY

12. PROJECT NAME OR TITLE (see instructions)

CROSS POINTE

13. NAME OF WATERBODY, IF KNOWN (if applicable) TRIBUTARY OF THE WEST FORK OF FOUR MILE CREEK	14. PROJECT STREET ADDRESS (if applicable) N/A
15. LOCATION OF PROJECT SEDGWICK COUNTY KANSAS STATE	

16. OTHER LOCATION DESCRIPTIONS, IF KNOWN, (see instructions)  
NW QUARTER OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 2 EAST

17. DIRECTIONS TO THE SITE  
SOUTHEAST OF THE INTERSECTION OF 21ST STREET NORTH AND GREENWICH ROAD IN SEDGWICK COUNTY, KANSAS

18. Nature of Activity (Description of project, include all features)

A NEW POND AND RCB CONVEYANCE SYSTEM WILL BE CONSTRUCTED TO CONVEY FLOW EAST OF THE EXISTING STREAM. THE EXISTING POND IS TO BE FILLED IN. COMMERCIAL PROPERTIES WILL BE CONSTRUCTED ADJACENT TO THE NEW SYSTEM.

19. Project Purpose (Describe the reason or purpose of the project, see instructions)

PROJECT INCLUDES CONSTRUCTION OF RETAIL SHOPPING, RESTAURANTS, AND OTHER COMMERCIAL BUSINESSES. PROJECT INCLUDES EARTHWORK TO BUILD BUILDING PADS AND DETENTION PONDS (SEE ATTACHED SITE PLAN).

USE BLOCKS 20-22 IF DREDGED AND/OR FILL MATERIAL IS TO BE DISCHARGED

20. Reason(s) for Discharge

PROJECT INCLUDES RELOCATING A PORTION OF THE MAIN CHANNEL BETWEEN 21ST STREET NORTH AND K-96.

21. Type(s) of Material Being Discharged and the Amount of Each Type in Cubic Yards

ESTIMATED EARTHWORK QUANTITIES TO CONSTRUCT THE PROJECT ARE 115,000 CUBIC YARDS OF CUT AND 100,000 CUBIC YARDS OF FILL.

22. Surface Area in Acres of Wetlands or Other Waters Filled (see instructions)

THE PORTION OF THE MAIN STREAM CHANNEL BELOW ORDINARY HIGH WATER TO BE FILLED IS APPROXIMATELY 2.1 ACRES.

23. Is Any Portion of the Work Already Complete? Yes  No  IF YES, DESCRIBE THE COMPLETED WORK

24. Addresses of Adjoining Property Owners, Lessees, Etc., Whose Property Adjoins the Waterbody (if more than can be entered here, please attach a supplemental list).

PLEASE SEE ATTACHED SHEET

25. List of Other Certifications or Approvals/Denials Received from other Federal, State or Local Agencies for Work Described in This Application.

AGENCY	TYPE APPROVAL*	IDENTIFICATION NUMBER	DATE APPLIED	DATE APPROVED	DATE DENIED
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\*Would include but is not restricted to zoning, building and flood plain permits

26. Application is hereby made for a permit or permits to authorize the work described in this application. I certify that the information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.

SIGNATURE OF APPLICANT

DATE

Bryce J. Carlson

SIGNATURE OF AGENT

11-23-05

DATE

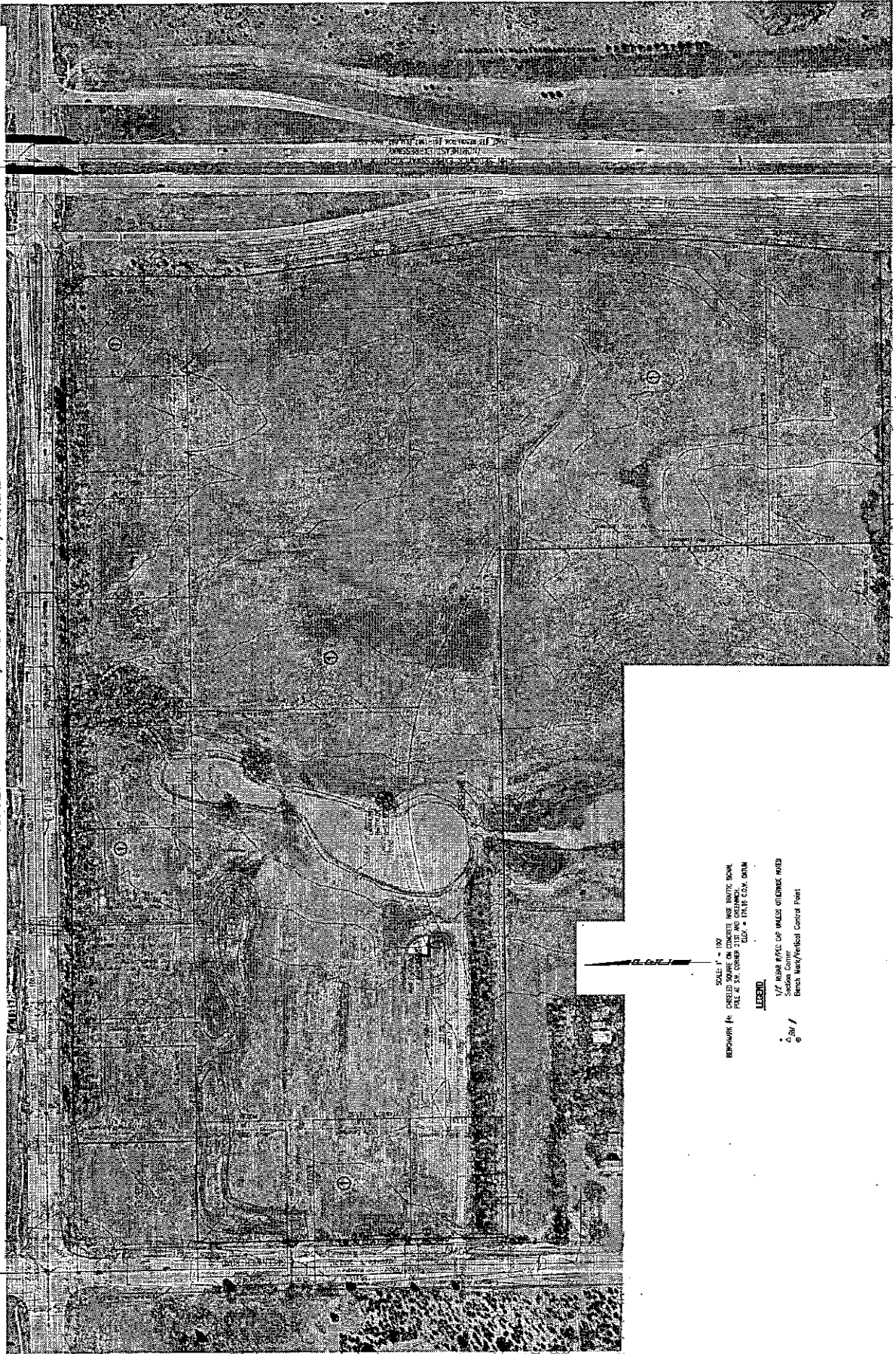
The application must be signed by the person who desires to undertake the proposed activity (applicant) or it may be signed by a duly authorized agent if the statement in block 11 has been filled out and signed.

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.





**CROSS POINTE**  
 AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



SCALE: 1" = 100'  
 CHECKED SQUARE ON CONCRETE BENCH MARK  
 POLE AT SW CORNER JUST AND OBSERVED  
 1/2" MARK 1/2" OF 1/2" MARKS AT CORNER, NOTED  
 Section Corner  
 Bench Mark/Vertical Control Point

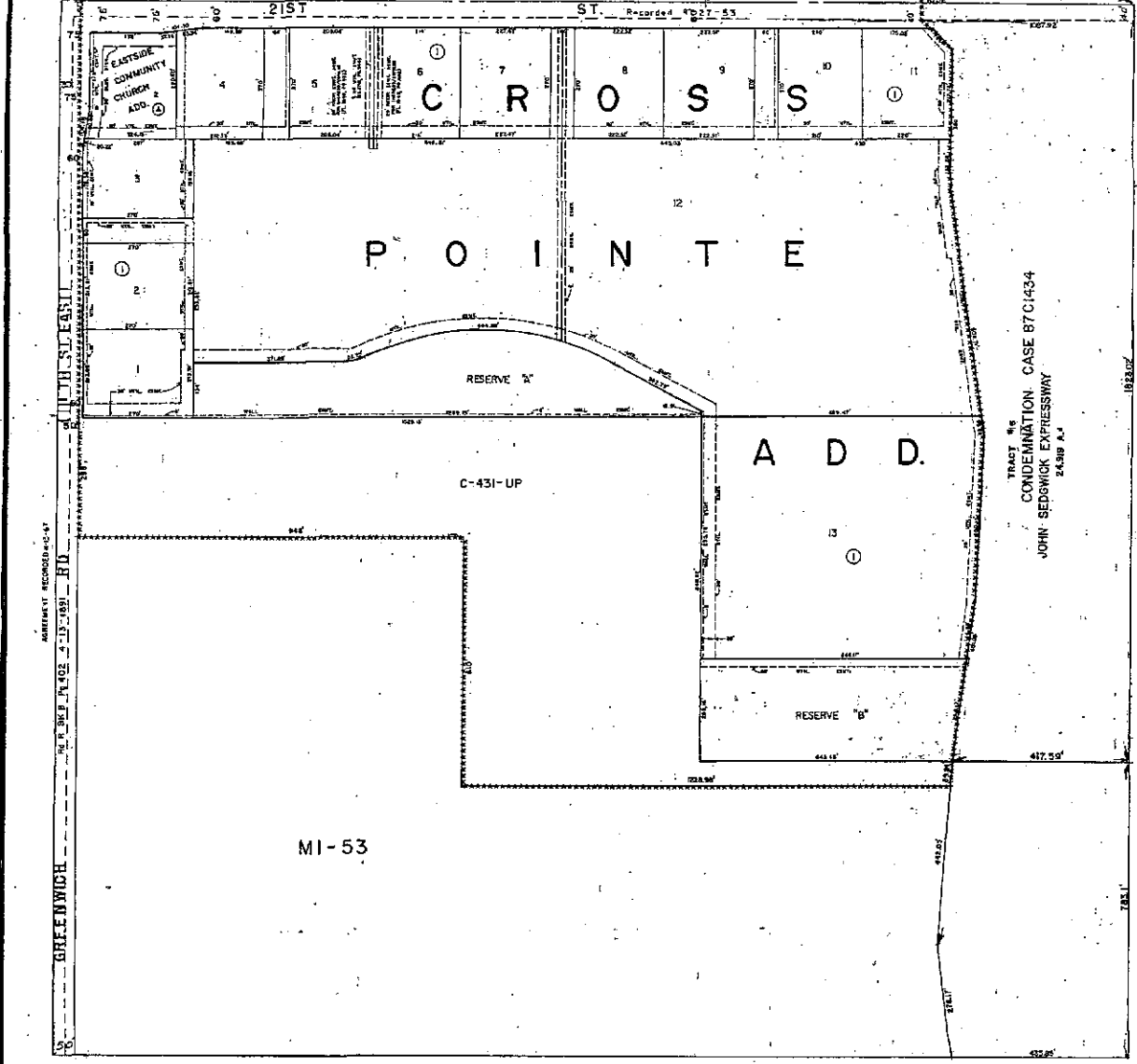
**LEGEND**

- 1/2" MARK 1/2" OF 1/2" MARKS AT CORNER, NOTED
- Section Corner
- ⊕ Bench Mark/Vertical Control Point

PROPERTY KEY NO.	OWNER NAME & MAILING ADDRESS
C-51819	Kensington Gardens LLC 11500 E 21 <sup>st</sup> Street North Wichita, KS 67206-3516
C-51818	Kensington Gardens LLC 11500 E 21 <sup>st</sup> Street North Wichita, KS 67206-3516
C-51817-0001	Community State Bancshares Inc 11330 E 21 <sup>st</sup> Street North Wichita, KS 67206-3515
C-51817	Greenwich Invest Group LLC P.O. Box 780149 Wichita, KS 67278-0149
MI-00053	Sharon K. Brown 2000 N. 111 <sup>th</sup> Street East Wichita, KS 67206-3114
C-00431-00UP	Sharon K. Brown 2000 N. 111 <sup>th</sup> Street East Wichita, KS 67206-3114

# N.W. 1/4 SEC. 10. TWP. 27 R. 2 E.

MI  
38



SEGWICK COUNTY CLERK



FINAL BOUNDARY CLOSURE FOR CROSS POINTE

PNT.#

2005	North: 1698781.5146	East : 1686291.0039
	Line Course: N00°46'07"W	Length: 663.96'
2000	North: 1699445.4149	East : 1686282.0973
	Line Course: N07°45'48"E	Length: 20.22'
2002	North: 1699465.4508	East : 1686284.8287
	Line Course: N89°16'46"E	Length: 224.13'
2007	North: 1699468.2694	East : 1686508.9410
	Line Course: N00°43'14"W	Length: 260.60'
2006	North: 1699728.8511	East : 1686505.6638
	Line Course: N80°44'51"E	Length: 63.34'
2014	North: 1699739.0358	East : 1686568.1843
	Line Course: N89°16'46" E	Length: 1813.45'
2044	North: 1699761.8413	East : 1688381.4949
	Line Course: S43°40'17" E	Length: 71.44'
2054	North: 1699710.1685	East : 1688430.8253
	Line Course: S00°15'11"W	Length: 350.00'
2045	North: 1699360.1686	East : 1688429.2794
	Line Course: S08°16'40"E	Length: 606.71'
2053	North: 1698759.7795	East : 1688516.6289
	Line Course: S01°41'07"W	Length: 400.13'
2051	North: 1698359.8225	East : 1688504.8613
	Line Course: S04°23'02"W	Length: 401.05'
2049	North: 1697959.9459	East : 1688474.2056
	Line Course: S89°16'20"W	Length: 643.46'
2037	North: 1697951.7728	East : 1687830.7975
	Line Course: N00°43'40"W	Length: 848.92'
2035	North: 1698800.6259	East : 1687820.0147
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Perimeter: 7896.56' Area: 2,579,209.59 sq.ft. 59.210 acres

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