

THE CITY OF WICHITA

OFFICE OF Traffic Engineer

DATE February 1, 1983

TO Art Chambers, Senior Planner

FROM Bill McKinley, Traffic Engineer

SUBJECT Brush Creek CUP

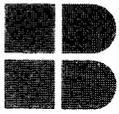
In reviewing the proposed Brush Creek CUP, we would suggest that either the developer hire a consulting engineer to prepare a traffic study for this size development or the developer agrees to the following conditions:

1. Provide for a major entrance both on 37th Street North and on Woodlawn which would require left turn channelization and right turn lanes into these entrances.
2. Also the developer should provide for a continuous right turn accel - decel lane at the intersection of 37th Street North and Woodlawn.
3. The developer should guarantee signalization of the major intersections if and when volumes warrant signalization.
4. Also a decel lane along Woodlawn for the shopping center and the apartment complex.

If you have any questions regarding this matter, please advise.

  
Bill McKinley  
Traffic Engineer

BM:gr



**CONFIRMATION  
MEMO**

PROJECT Brush Creek Addition  
 \_\_\_\_\_ JOB NO. \_\_\_\_\_  
 TO Chris Breitenstein  
 FROM Brent Wooten  
 REFERENCE Drainage Concept

DATE May 17, 1983

COPIES TO:

Preliminary plat is scheduled for subdivision for May 26, 1983.

Submitted here is a concept plan which indicates areas and storm sewer improvement locations.

Lot 1 (0.70 Ac.) will drain north to 37th St., runoff will be conveyed by driveways to the street or ditch as it exists today.

Lot 2 and 3 (22.3 Ac.) will drain east to the floodway area, which discharges southwest. Conveyance to the floodway ditch will be by either approved inlets and storm sewer, flumes, or both, at the time of development.

Lot 4 (4.9 Ac.) will drain west to the floodway. Conveyance to the floodway will be also by either approved inlets and storm sewer, or flumes or both at development time.

Lots 1-11, Block 2 (2.4 Ac) will drain to Rushwood Ct. and to 37th st., which will discharge via ditch to the floodway crossing.

Lots 12-25, Block 2 (4.1 Ac.) will drain to Rushwood Ct. and south to a proposed RCBC on Rushwood. Inlets will be included with the Box design.

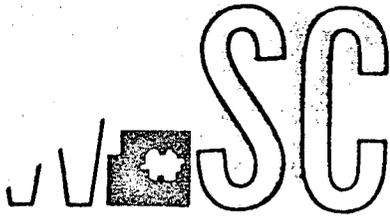
Lots 1-12 and 29-36, Block 3, (4.2 Ac.) will drain to Rushwood to the RCBC location.

Lots 13-28, Block 3, (2.8 Ac.) will drain back to Rushwood Circle. Inlets and storm sewer will discharge the drainage to the drainageway.

Lots 5-18, Block 1, (3.5 Ac.) will drain to Rushwood Ct. and also be discharged by a storm sewer and inlets to the floodway.

Brush Creek calculations are submitted by M.S. Mitchell in a separate report. Final calculation, Flo's and pipe sizes will be submitted prior to the final plat submission.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4561

RECEIVED

MAY 31 1983

Dept. Of Engineering

May 26, 1983

Baughman Company, P.A.  
330 Laura  
Wichita, Kansas 67211

Re: S/D 83-39 - Preliminary plat of Brush Creek Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 26, 1983, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. Prior to filing a final plat, the applicant shall submit a drainage plan to City Engineering for review and approval. Any final plat shall indicate the drainage easements and modifications to proposed drainage dedications or floodway easements. The required minimum building pad of 1365 m.s.l. shall be referenced in the plat's text and indicated on the face of the plat.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the paving of interior streets including a sidewalk on both sides of Rushwood.
- D. The applicant shall guarantee the extension of sanitary sewer to serve each of the proposed lots.
- E. The applicant shall guarantee the extension of municipal water to serve each of the proposed lots.
- F. As required by the associated Community Unit Plan, the applicant shall guarantee the construction of deceleration and acceleration lanes along Woodlawn and 37th Street North. The applicant shall also guarantee the construction of left turn bays into the required major entrances for Lot 2, Block 1 along with guaranteeing those portions of the major entrances falling within public street right-of-way.

Baughman Company, P.A.

Page 2 - May 27, 1983

- OK
- G. As required by the associated Community Unit Plan, the applicant shall guarantee the signalization of the two major entrances. These signalizations will be installed at the time Traffic Engineering determines their need.
  - H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - I. The final plat shall indicate "access control except for 1 opening" to 37th Street across the east 135 feet of the north line of Lot 1, Block 1.
  - J. The final plat shall indicate the following street name changes:
    - 1. Rushwood Circle (adjacent to south line of the plat) to 35th Street North Circle.
    - 2. Rushwood Court (off of Rushwood Circle) to 35th Street Court.
  - K. The final plat shall reference in the plattor's text that building setbacks are per the associated Community Unit Plan. Notation shall also appear on the face of the plat.
  - L. The Subdivision Committee voted to recommend that the lot width-to-depth ratio of the Subdivision Regulations be waived for those lots in Blocks 1 and 3 which exceed the 1:2 1/2 standard.
  - M. Prior to or at the time of submitting a final plat, a sanitary sewer layout plan shall be submitted to City Engineering for review and approval.
  - N. 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.
  - O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

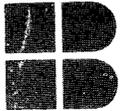
Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

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

Sincerely,

*Forrest L. Nagley*  
Forrest L. Nagley  
Junior Planner

cc: Brush Creek Community, c/o Phil Snodgrass, 6416 E. Central, 67206  
Mike Lindebak, City Engineering



**BAUGHMAN COMPANY, P.A.**  
SURVEYING & ENGINEERING  
316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

**CONFIRMATION  
MEMO**

PROJECT Brush Creek Addition  
JOB NO. \_\_\_\_\_  
TO Chris Breitenstein  
FROM N. Brent Wooten  
REFERENCE Drainage Plan

DATE June 6, 1983

COPIES TO:

Final Plat is scheduled for Subdivision for June 9, 1983.

Lot 1 (0.70 AC.) will drain to 37th St. via drives. Lot 1 will be commercial.

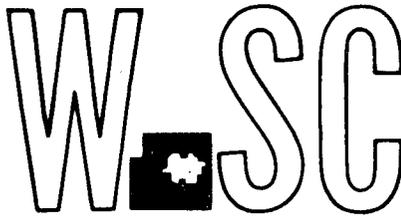
Lot 2 and 3 (15.0 AC & 5.65 AC) will drain east to the floodway area. Discharge to the ditch and floodway area will be thru approved inlets and pipe, flumes, or combinations of both. Lot 2 will be commercial. Lot 3 will be apartments.

Lot 4 (3.94 AC) will drain west to the floodway area. Discharge to the ditch will be thru approved inlets and pipe, flumes, or combinations of both. Lot 4 will be apartments.

All other lots will be residential development and will drain to the streets as indicated. Storm sewer improvements are to be constructed at three locations. Inlets, pipe sizes, and slopes are indicated also. A double 8' x 8' RCBC is to be constructed on the east branch tributary ditch. Five inlets or the equivalent are to be included in the box construction.

Lots 1-11, Block 2 and part of Lot 4, Block 1 will drain to Rushwood and north on Rushwood to 37th Street. 37th Street is asphalt mat and drains west via ditch flo to the 3 - cmpa's discharging across 37th St.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4561

June 10, 1983

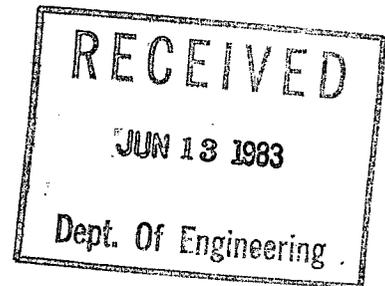
Baughman Company, P.A.  
330 Laura  
Wichita, Kansas

Re: S/D 83-39 - Final plat of Brush Creek Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 9, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall work with City Engineering to assure that all easements necessary for extension of sanitary sewer are shown on the final plat tracing. It has been requested that the west ten feet of the 125-foot K.G. and E. easement be granted as a maintenance easement for the sewer which is to be located in the 10-foot utility easement adjacent to the west line of the K.G. and E. easement.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the paving of interior streets including a sidewalk on both sides of Rushwood.
- D. The applicant shall guarantee the extension of sanitary sewer to serve each of the proposed lots.
- E. The applicant shall guarantee the extension of municipal water to serve each of the proposed lots.
- F. As required by the associated Community Unit plan, the applicant shall guarantee the construction of the deceleration and acceleration lanes along Woodlawn and 37th Street North. The applicant shall also guarantee the construction of left turn bays into the required major entrances for Lot 2, Block 1 along with guaranteeing those portions of the major entrances falling within public street right-of-way.



- G. As required by the Associated Community Unit Plan, the applicant shall guarantee the signalization of the two major entrances. These signalizations will be installed at the time Traffic Engineering determines their need.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. On the final plat tracing, all lot lines which are not at right angles with, parallel to or radial to street lines shall be accompanied by appropriate bearings and distances. (E.G., rear lot lines of Lots 7-11, Block 2.)
- J. The final plat tracing shall indicate the recording data for the 125-foot-wide K.G. and E. easement on this property.
- K. The irregular shaped utility easement on Lots 17 and 18, Block 2, shall be dimensioned on the final plat tracing.
- L. On the final plat tracing, the 20-foot utility easements adjacent to the north line of the drainage dedication and the south line of the plat shall be scaled to measure 20 feet.
- M. Closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit are available from this office.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 16, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Louise Olivarez  
Senior Planner

cc: Brush Creek Community, c/o Phil  
Snodgrass, 6416 E. Central,  
67206  
Mike Lindebak, City Engineering

LO:bh

*Mich*



OFFICE OF THE CITY MANAGER  
CITY HALL - THIRTEENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4351

March 30, 1984

Mr. Homer Morgan  
2110 Industrial  
Wichita, KS 67216

Dear Homer:

Following our recent conversation, I made inquiry to city staff regarding your suggestions on construction projects.

At the present time, most contractors work six, 10-hour days which is the most that can be expected without going to two shifts. I am told, however, that our engineering staff is looking of bidding a project in the near future on a trial basis with the alternates of:

- 1) 60-hour weeks
- 2) dawn to dusk
- 3) double shifts

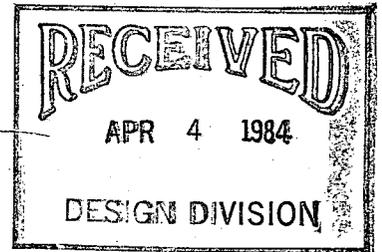
The result of this bidding will provide the city with information as to the cost differences of the various alternatives and whether changes are financially feasible. The trial project will probably be the paving of Rock Road from 22nd to 33rd Street North.

Regarding your other questions, I am advised that the Utility Coordinating Committee is still active and it is the goal that all utilities be installed prior to starting the paving construction.

I will let you know the results of the trial bids.

Sincerely,

Tony Casado  
City Commissioner



TC/fpd

cc: The Honorable Board of City Commissioners  
Robert A. Lakin, Director of Planning



APR - 3 1984

METROPOLITAN PLANNING  
ROUTE  \_\_\_\_\_

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