

S/D No. 83-39 Name Brush Creek Addition
Date Application Rec'd. 5-13-83 Preliminary Approval 5-26-83
Scheduled S/D Meeting 6-9-83

DESCRIPTION

General Location S.E. Corner Woodlawn and 37th St. North

Owner Brush Creek Community, c/o Phil Snodgrass
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

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|-------------------------------------------------------------------------------------|------------------------------------------------------------|
| 1. Gross Acreage of Plat <u>71.1 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>66'</u> R/W <u>1360</u> ft. |
| Residential <u>77</u> | b. <u>64'</u> R/W <u>2300</u> ft. |
| Commercial <u>2</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>79</u> | TOTAL <u>3660</u> ft. |
| 3. Minimum Lot Frontage <u>60</u> ft. | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>6000</u> sq. ft. | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>R-6 and IC w/CUP</u> | |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>No</u> | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

Note: This property is subject to the general provisions of the Brush Creek Community Unit Plan (DP-128).

- A. The representative from the City Engineer's office should be prepared to comment on the acceptability of the proposed drainage plan for this property. Specifically, is the drainage dedication & floodway correctly sized and what drainage improvements need to be guaranteed by this plat? Are the proposed minimum building pads correct?
- 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. The representative from the City Engineer's office should be prepared to comment on the required sanitary sewer layout plan.

- J. The representative from the City Engineer's office should be prepared to comment on the acceptability of the proposed joint utility and drainage easement between Lots 10 and 11, Block 1, and between Lots 17 and 18, Block 3.
- K. At the time of preliminary plat approval, the Subdivision Committee recommended waiver of the lot depth to width design ratio for several lots in Blocks 1 and 3.
- L. 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).
- M. The final plat tracing shall indicate the recording data for the 125-foot-wide K.G. and E. easement on this property.
- N. The irregular shaped utility easement on Lots 17 and 18, Block 2, shall be dimensioned on the final plat tracing.
- O. 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.
- P. Closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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| 2. Number of Lots : | a. <u>66'</u> R/W <u>1360</u> ft. |
| Residential <u>77</u> | b. <u>64'</u> R/W <u>2330</u> ft. |
| Commercial <u>2</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>79</u> | TOTAL <u>3360</u> ft. |
| 3. Minimum Lot Frontage <u>60*</u> ft. | 8. Sidewalk adjacent to all streets <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area <u>6000 sq. ft.</u> | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>Assoc. C.U.P. DP-128</u> | |
| 9. Is public water available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>NO</u> | |
| 12. City of Wichita <u>x</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- Note: This property is subject to the "General Provisions" of the Brush Creek Community Unit Plan (DP-128).
- A. The representative of the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept for this property.
 - 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.
 - 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. It should be noted that a 350-foot wide floodway is proposed by this plat. Several lots in proposed Block 1 have rear lot lines well within the floodway. The City Engineering representative should be prepared to comment on expected minimum building pads for these lots. The final plat shall reference the standard floodway language in the plattor's text.
- M. Approval of this preliminary plat will require a waiver of the lot width-to-depth ratio of the Subdivision Regulations. Several lots in Blocks 1 and 3 exceed the 1:2 1/2 ratio.
- 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).