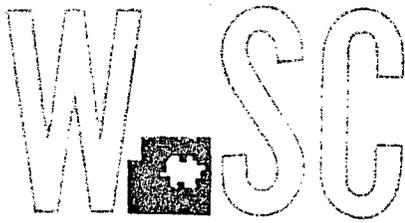
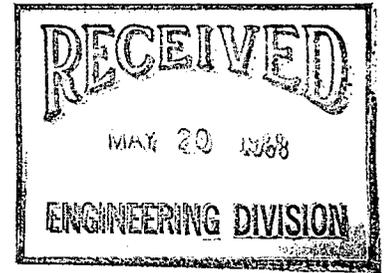


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561



May 20, 1988

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

Re: Final Plat S/D 88-32 - BRUSH CREEK 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 19, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
- B. The applicant shall guarantee the extension of sanitary sewer to serve Lot 1.
- C. The applicant shall make satisfactory arrangements for installation of new water meters or relocation of existing meters made necessary by this replat.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- F. When this subdivision proposal was reviewed in preliminary form, the City Engineer's representative advised that the proposed drainage dedication was acceptable.
- G. 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.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 88-32 - BRUSH CREEK 2ND ADDITION
Page 2

- H. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the City Council.

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, May 26, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dIk

Enclosure

cc: Brush Creek Communities, a joint venture, c/o Steward Properties,
400 N. Woodlawn, Wichita, KS 67206
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # 12
APRIL 21, 1988

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 88-32 - BRUSH CREEK 2ND ADDITION

OWNER/APPLICANT: Brush Creek Communities, a joint venture,
c/o Steward Properties, 400 N. Woodlawn,
Wichita, KS 67206

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: In an area east of Woodlawn and south of 37th Street
North.

SITE SIZE: 5.5 Acres

NUMBER OF LOTS:
Residential: 18
Office:
Commercial:
Industrial:
Total: 18

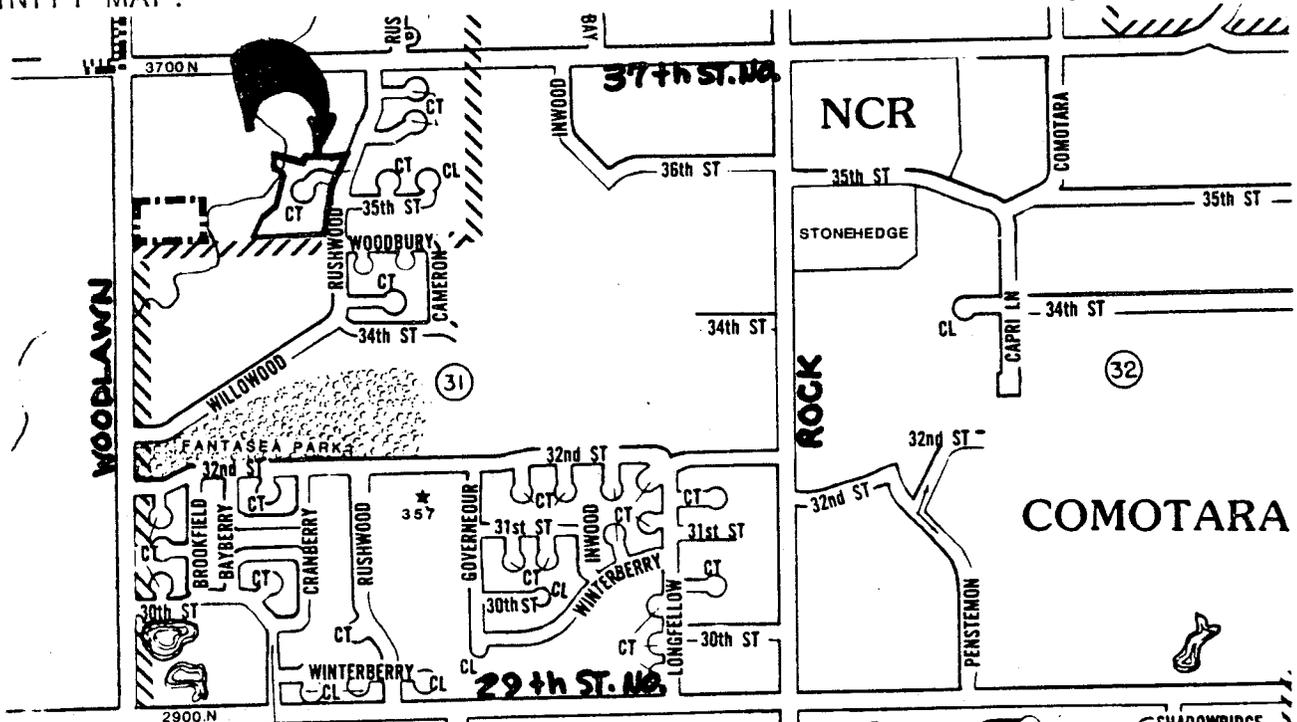
*need to extend
S.S.*

MINIMUM LOT AREA: 6,900 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA" (Z-2485 and DP-128)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Brush Creek Community Unit Plan (DP-128). On the C.U.P., this property is depicted as Parcel #6. The C.U.P. allows the development of 19 single-family homes.

- A. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. In order to assist title companies in determining if buildings constructed on this site observe the building setbacks required by the associated Community Unit Plan, the final plat shall indicate the platting of building setbacks.
- E. When this property was originally platted as part of Brush Creek Addition, in January of 1984, the area proposed as a drainage dedication was platted as a floodway and made a part of adjacent lots. The representative from the City Engineer's Office should be prepared to state if the drainage dedication is acceptable.
- F. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- G. 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.
- H. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- I. 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.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- K. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

MAY 19, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 4/21/88)

CASE NUMBER: S/D 88-32 - BRUSH CREEK 2ND ADDITION

OWNER/APPLICANT: Brush Creek Communities, a joint venture,
c/o Steward Properties, 400 N. Woodlawn,
Wichita, KS 67206

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: In an area east of Woodlawn and south of 37th Street
North.

SITE SIZE: 5.5 Acres

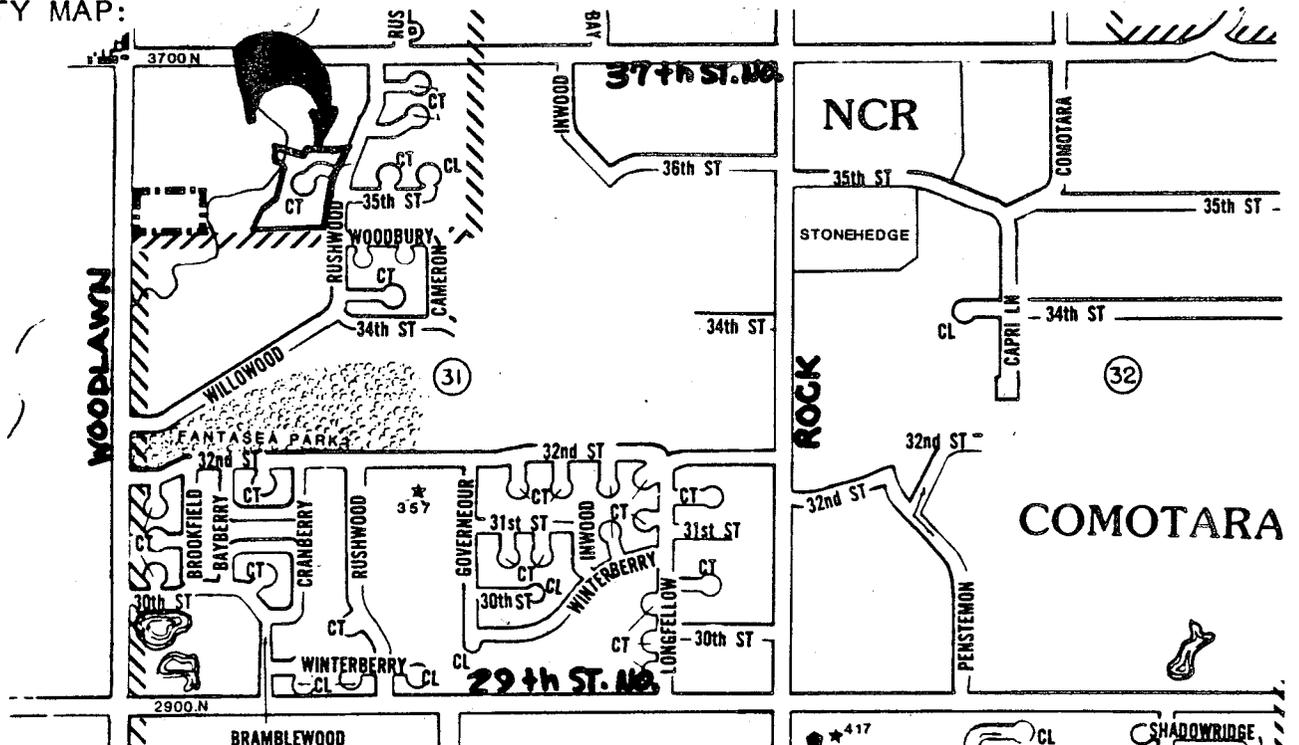
NUMBER OF LOTS:
Residential: 18
Office:
Commercial:
Industrial:
Total: 18

MINIMUM LOT AREA: 6,900 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA" (Z-2485 and DP-128)

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of sanitary sewer to serve Lot 1.
- D. The applicant shall make satisfactory arrangements for installation of new water meters or relocation of existing meters made necessary by this replat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- G. When this subdivision proposal was reviewed in preliminary form, the City Engineer's representative advised that the proposed drainage dedication was acceptable.
- H. 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.
- I. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any new drainage guarantees required with this replat?