

WICHITA SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 26, 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 Metropolitan Area Planning Commission on May 26, 1988, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of May 20, 1988.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

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

FILE COPY

FINAL PLAT

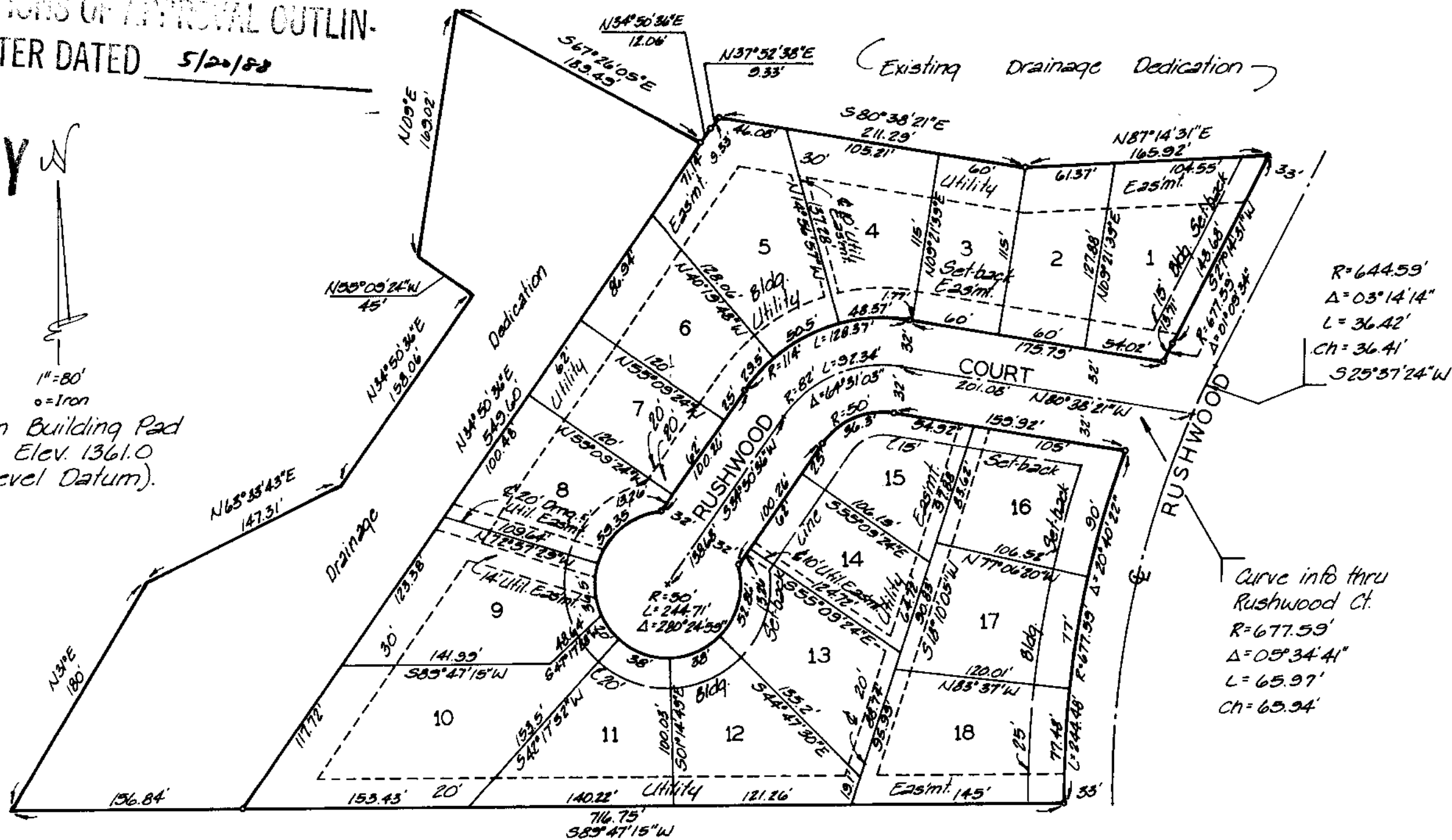
BRUSH CREEK 2ND ADDITION

WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 5/19/58 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 5/20/58

OFFICE COPY
DO NOT REMOVE

Minimum Building Pad
All Lots Elev. 1361.0
(Sea Level Datum).



State of Kansas }
Sedgwick County } We, Baughman Company, P.A. Surveyors
in aforesaid county and state do hereby certify that we have
surveyed and platted "BRUSH CREEK 2ND ADDITION," Wichita,
Kansas, and that the accompanying plat is a true and cor-
rect exhibit of the property surveyed, described as and
being a replat of Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17
and 18, Block 1, Brush Creek Addition, Wichita, Kansas. Being
situated in the NW 1/4 of Sec. 31, Twp. 26-S, R-2-E of the 6th P.M.,
Sedgwick County, Kansas. Easements and minimum building
pad being vacated by virtue of K.S.A. 12-512(b).

Baughman Company P.A.

Date

Mark A. Savoy Surveyor

This plat of "BRUSH CREEK 2ND
ADDITION," Wichita, Kansas, has been submitted to and
approved by the Wichita-Sedgwick County Metropolitan
Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____ 198____
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Elton Parsons Chairman

Marvin S. Krout Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of
Wichita, Kansas, this _____ day of _____ 198____.

Sheldon Kamen Mayor

Dale E. Rea Deputy City Clerk

Entered on transfer record this _____
day of _____ 198____.

Don Wright County Clerk

Know all men by these presents that
we, the undersigned, have caused the land described in
the surveyors certificate to be platted into lots to be known
as "BRUSH CREEK 2ND ADDITION," Wichita, Kansas. The
utility easements are hereby granted as indicated for the
construction and maintenance of all public utilities. The
drainage and utility easement is hereby granted as indi-
cated for the construction and maintenance of all public
utilities and for drainage purposes. The drainage dedi-
cation is hereby dedicated for drainage purposes. Minimum
building pad shall be, Elev. 1361.0 (Sea Level Datum).

Brush Creek Community, a Joint Venture

Earl A. Steward

Phillip M. Snodgrass

William L. Korber

W. B. Carter Construction Co., Inc.

Jack K. Stamp

Vice President

State of Kansas }
Sedgwick County } This is to certify that this plat has
been filed for record in the office of the Register of
Deeds this _____ day of _____ 198____, at
_____ o'clock _____ M., and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

State of Kansas }
Sedgwick County } S.S. The foregoing instrument acknowledged
before me this _____ day of _____ 198____, by
Earl A. Steward, Phillip M. Snodgrass, and William L. Korber
of Brush Creek Community, a joint venture, and Jack K. Stamp,
Vice President, of W. B. Carter Construction Co., Inc., on behalf
of the corporation.

Notary Public

My Appt. Exp. _____

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # _____

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:

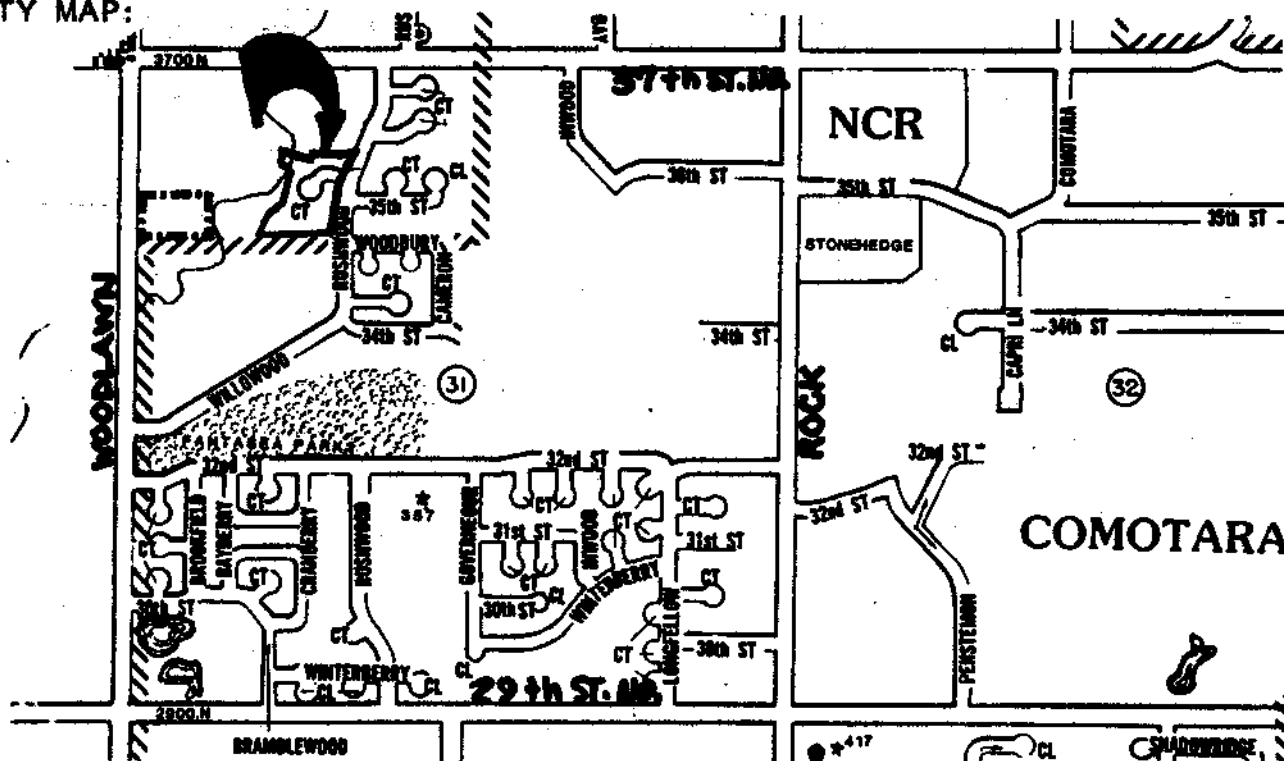
Residential:	18
Office:	
Commercial:	
Industrial:	
Total:	18

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?