

CITY OF BEL AIRE

4343 North Woodlawn
Bel Aire, Kansas 67220
(316) 744-2451



CITY OF THE FUTURE
WITH RESPECT FOR ITS PAST . . .

January 7, 1985

Mr. Bob Barnes
2403 West Douglas
Wichita, Ks. 67213

Dear Mr. Barnes,

The Bel Aire City Council approved your tying into the Bel Aire outfall sewer at no charge from the City, but you are to stand any expenses involving this hookup.

The City will not be responsible for any expenses involved in this installation.

Respectfully,

Charles Eaton,
Mayor

CE/slc

Pre-Subdivision 9-10-86

1. Good Old Days, Inc. Alley vacation. 21st & Piatt. No water problem.
2. Barnes' Cottonwood Creek Addition. Prelim. Plat. Existing 12" water main in 29th Street. No water problem.
3. Huntington Place Commercial Addition. Prelim. Plat. Item C, main to be extended. Nearest main is located approximately 825' N. of the NE of Harvest (12" AC)
4. Wicham Addition. Final Plat. Nearest water main at Meridian & MacArthur. Petition for church property being held for future extension in MacArthur. Water in Vest street located north of 235 R/W. Water not yet available. Suggest obtaining a petition for water to be held until water is available.
5. Wooster Addition. Prelim. Plat. No City Water available. No water problem.
6. Vulcan-North Addition. Final Plat. No city water available.
7. Fred Caso - Grant Utility Esmt. Esmt. is for water main, description verified, no water problems.
8. Robert L. & W. Elaine Halberg. Grant additional utility easement. No water problem.
9. Other Matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

April 11, 1986



Terra Tech Land Surveying, Inc.
245 West Dewey
Wichita, KS 67202

Re: S/D 86-33 - Preliminary Plat of Barnes' Cottonwood
Creek Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 10, 1986, 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. The applicant shall guarantee the extension of sanitary sewer to serve this property.
- 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. Since this plat involves the platting of a floodway, the plattor's text on the final plat shall reference the standard floodway language.
- E. On the final plat, the perimeter of the floodway being platted shall be dimensioned with distances and bearings.
- F. On the final plat, the recording information for the existing sanitary sewer easement on this property shall be indicated.
- G. Since the platting of this property requires the establishment of a minimum building pad elevation, it shall be referenced in the plattor's text and indicated on the face of the final plat. The minimum building pad shall be referenced in both City Datum and Mean Sea Level.

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Terra Tech Land Surveying, Inc.
Re: S/D 86-33 - Preliminary Plat of Barnes' Cottonwood Creek Addition.
April 11, 1986
Page 2

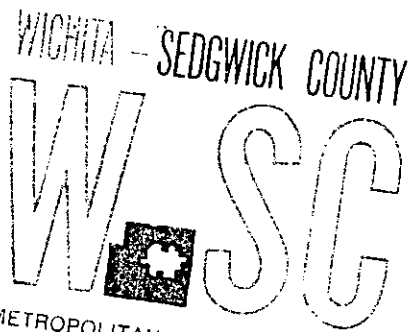
- H. The Subdivision Committee recommends the waiver of the lot depth to width ratio of the Subdivision Regulations. 7-204(C)
 - I. On the final plat, the platting of a 35-foot building setback, from 29th Street North, may be omitted since this property is zoned "AA" (single-family).
 - J. The final plat shall indicate the platting of "access control except for one (1) opening" to 29th Street North, across the south line of this property.
 - K. Prior to submitting a final plat, the applicant shall submit a sanitary sewer layout plan to City Engineering for review and approval. The final plat shall indicate the utility easement depicted on the approved sanitary sewer layout plan.
 - L. 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.
 - M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
 - N. 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.
- The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,

FLN
Forrest L. Nagley
Senior Planner

FLN:mlh
Enclosure

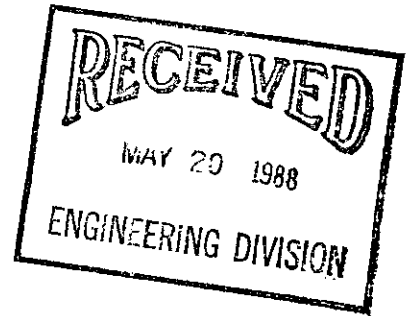
cc: Robert D. Barnes, 2403 West Douglas, Wichita, KS 67213
Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 20, 1988



Terra Tech Land Surveying, Inc.
245 W. Dewey
Wichita, KS 67202

Re: Final Plat S/D 86-33 - BARNES' COTTONWOOD CREEK 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. The City of Bel Aire has agreed to permit this property to have sanitary sewer service from their main which cuts through this property. Therefore, a guarantee for the extension of sanitary sewer is not required.
- B. On the final plat tracing, the perimeter of the floodway being platted shall be dimensioned from all lot corners (i.e., northwest and northeast corners). The width of the floodway shall be increased to 120 feet.
- C. On the final plat tracing, the existing sanitary sewer easement on this property shall be dimensioned from the south line of the plat.
- D. On the final plat tracing, the minimum building pad elevation shall also be shown on the face of the plat. Typically this is noted under the north arrow and legend. The elevation of the minimum building pad may be reduced to 164.4 City Datum.
- 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 the preliminary plat was reviewed, the Subdivision Committee went on record as recommending the waiver of the lot depth to width ratio of the Subdivision Regulations. 7-204(C).

SEDGWICK COUNTY

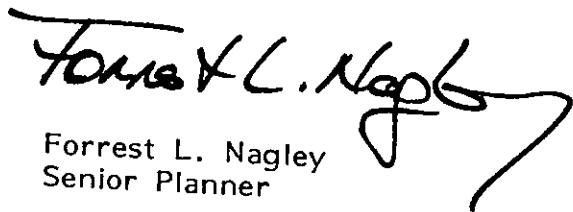
Final Plat S/D 86-33 - BARNES' COTTONWOOD CREEK ADDITION
Page 2

- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the City Council.

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

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Robert D. Barnes, 2403 W. Douglas, Wichita, KS 67202
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

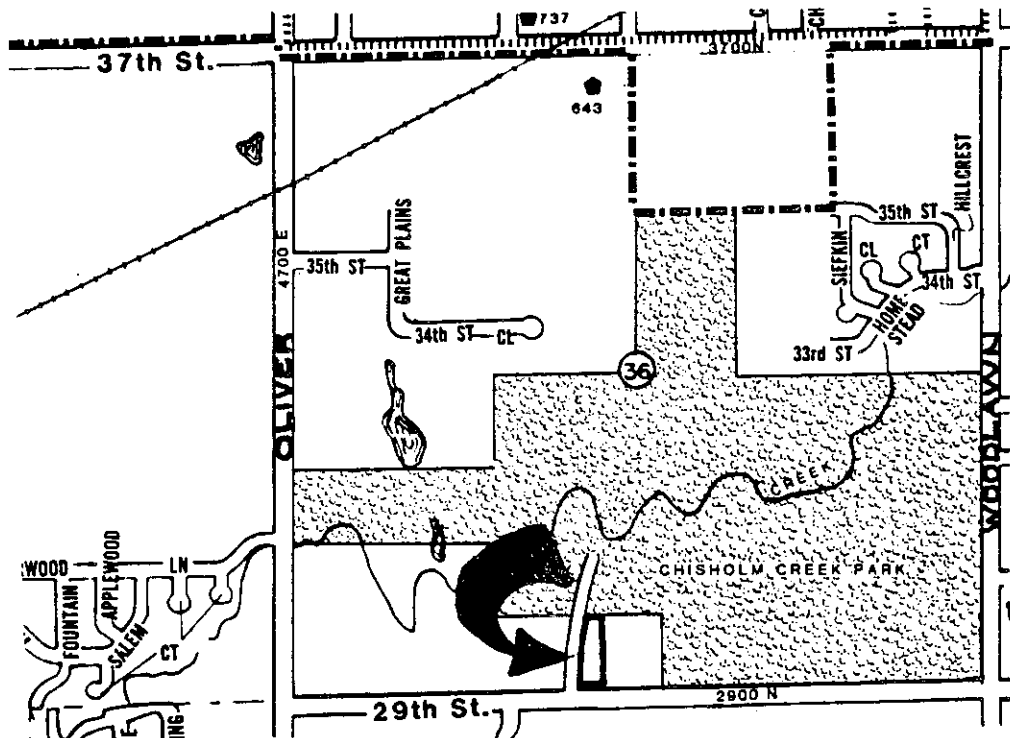
AGENDA ITEM # 6

MAY 19, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 4/10/86)

CASE NUMBER: S/D 86-33 - BARNES' COTTONWOOD CREEK ADDITION
OWNER/APPLICANT: Robert D. Barnes, 2403 W. Douglas, Wichita, KS 67213
SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc.
LOCATION: North of 29th Street North, in an area between Oliver and Woodlawn.
SITE SIZE: 3.53 Acres
NUMBER OF LOTS:
Residential: 1
Office:
Commercial:
Industrial:
Total: 1
MINIMUM LOT AREA: 151,810 Sq. Ft.
CURRENT ZONING: "AA"
PROPOSED ZONING: "AA"

VICINITY MAP:



STAFF COMMENTS:

NOTE: The preliminary plat for this subdivision was reviewed in March of 1986. At that time, a primary issue was whether this site, located within the City of Wichita, could or should be allowed to hook-up to a sanitary sewer line which is owned and maintained by the City of Bel Aire.

- A. The applicant shall guarantee the extension of sanitary sewer to serve this property. This requirement was established when the preliminary plat was reviewed. The City Engineer's representative should be prepared to verify if this requirement is still needed.
- 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. On the final plat tracing, the perimeter of the floodway being platted shall be dimensioned from all lot corners (i.e., northwest and northeast corners).
- E. On the final plat tracing, the existing sanitary sewer easement on this property shall be dimensioned from the south line of the plat.
- F. On the final plat tracing, the minimum building pad elevation shall also be shown on the face of the plat. Typically this is noted under the north arrow and legend.
- G. 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).
- H. When the preliminary plat was reviewed, the Subdivision Committee went on record as recommending the waiver of the lot depth to width ratio of the Subdivision Regulations. 7-204(C).
- 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.
- L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. City Engineering should also indicate if sanitary sewer needs to be guaranteed for this site or if use of the Bel Aire line is acceptable. The need for any additional easements should also be noted.

S/D No.: 86-33 Name: BARNES' COTTONWOOD CREEK ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 4/10/86

DESCRIPTION

General Location: North of 29th Street North, in an area between Oliver and Woodlawn.

Owner: Robert D. Barnes, 2403 West Douglas, Wichita, KS 67213

Surveyor/Engineer: Terra Tech Land Surveying, Inc.

1. Gross Acreage of Plat: 3.53 Acres
2. Number of Lots:
 - Residential: 1
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 151,810 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve this property.
- 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. Since this plat involves the platting of a floodway, the platting text on the final plat shall reference the standard floodway language.
- E. On the final plat, the perimeter of the floodway being platted shall be dimensioned with distances and bearings.
- F. On the final plat, the recording information for the existing sanitary sewer easement on this property shall be indicated.
- G. If the platting of this property requires the establishment of a minimum building pad elevation, it shall be referenced in the platting text and indicated on the face of the final plat.
- H. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2-1/2 times the width thereof."
- I. On the final plat, the platting of a 35-foot building setback, from 29th Street North, may be omitted since this property is zoned "AA" (single-family).
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Specifically, is the platting of a minimum building pad elevation needed, is the perimeter of the floodway correct and are any drainage guarantees required?