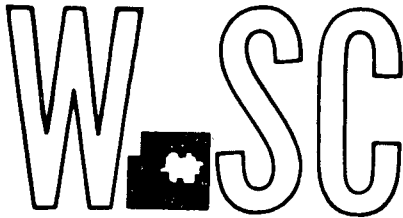


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

September 5, 1985

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

Re: S/D 85-67 - Final Plat of Jeff Bruce Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 5, 1985, 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 August 30, 1985.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 plattor.
3. Certification that all real estate taxes for the first half of 1985 and all prior years have been paid.

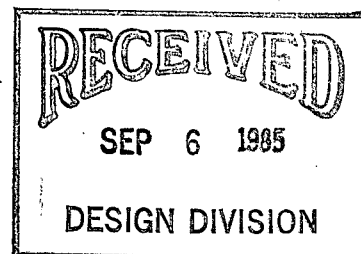
Please call if you have any questions.

Very truly yours,

BRB

Barbara R. Bonanni
Junior Planner

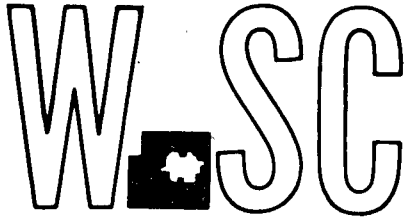
BRB:mlh



cc: Jeff Bruce, 1102 Cleveland, Wichita, KS 67214
Mike Lindebak, City Engineer

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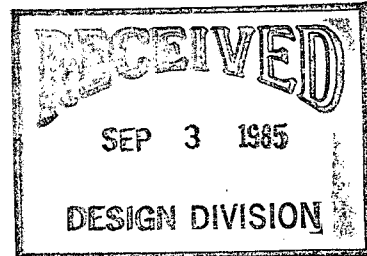
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

August 30, 1985



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

Re: S/D 85-67 - Final Plat of Jeff Bruce Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 29, 1985, 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 final plat tracing shall indicate the platting of a 35-foot front yard building setback to Cleveland Avenue and a 20-foot side yard building setback to Tenth Street. Required off-street parking may be constructed within this setback since the property is zoned for commercial purposes. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling the structure within the setback area. The structure cannot, however, be enlarged within the setback and, if the structure is removed, any new building construction must observe the platted building setback.
- B. The final plat tracing shall indicate the east 2-1/2 feet of this property as additional alley right-of-way. This dedication shall be referenced in the engineer's text.
- C. On the final plat tracing, the signature line for the engineer's text shall be amended to read: "T. L. Daniels on behalf of Terra Tech Land Surveying, Inc."
- D. On the final plat tracing, the M.A.P.C.'s secretary's name shall be indicated as MICHAEL E. LINDEBAK.
- E. Closure computations shall be submitted with the final plat tracing.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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Terra Tech Land Surveying, Inc.
Re: S/D 85-67 - Final Plat of Jeff Bruce Addition
August 30, 1985
Page 2

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, September 5, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Jeff Bruce, 1102 Cleveland, Wichita, KS 67214
✓ Mike Lindebak, City Engineer

1. Tallgrass Commercial Third. Existing 8" main and fire hydrant in area to be vacated. If main to be removed, developer should be charged all costs. Current Benefit District special assessments shall remain against property.
2. Briarwood Estates 5th. Item C. Existing 8" main in Ponderosa joins 6" from Alderny. Existing 12" in 13th. Existing 12" in 119th stops N. of Alderny, coming from 13th. If possible, 12" to be extended along 119th S. to South line of Alderny or to S. line of project. If 119th 12" not possible, existing water will serve the project.
3. Davidson and Frey Addition. ~~5"~~ Water main available.
4. Maize Avenue Addition. Existing water (16" in Maize, 12" in Carr) to area. No water problems.
5. Hadijski Addition. Existing 8" water in water easement along E. side of Reserve B. Depending on use of Reserve B, additional easement to serve the property may be necessary to cross Reserve B.
6. Air Park Northeast. Existing rural water district line is in 37th and goes N. & S. in Greenwich. The nearest City of Wichita water line is in Webb Rd. at 39th, or in Webb Rd. at 37th. Either main could be extended to Greenwich. 20" Supply line required. Item
7. Jeff Bruce Addition. Existing 6" water in Cleveland. No water problems.
8. First Dixon Addition. Existing 2" water main in New York. No water problems.
9. West Meadows Addition. Nearest water at 15th and Cedar Park (W. of 119th).

- 10. Maria Addition. Item B. Existing 6" Main in Lewis. Item C, additional water easement will be necessary in order to move water main out from under proposed pavement.
- 11. de Paul Addition. Existing water in Central, Kessler, and along the West side of the plat north of the existing hydrant. No water main in Newell.
- 12. Maxwell Third Addition. Item L. Existing water main shall be abandoned, any cost charged to developer.
- 13. Pine Bay Estates. Existing 16" main in Hydraulic ends at approximately 200' N. of 55th St. Much interest has been expressed in running city water to the area. If possible would suggest a supply line benefit district be tried. Ground Water is of poor quality, and once wells are allowed, extension of city water becomes more difficult.
- 14. A.T. & SF RR Street R/W Dedication. No water problems.
- 15. A.T. & SF RR Street Dedication along Santa Fe. No water problems. Existing 8" along existing R/W on E side 8' W of E.R. Need to verify no prior water easement along R/W.
- 16. A.T. & SF Street Dedication along Santa Fe, S of 34th. No water problem.
- 17. Hamel & Rew Land Company. Utility Esmt. No water problem.
- 18. Woodlawn Development Co. Utility Esmt. No water problem.
- 19. Other Matters.

S/D No.: 85-67 Name: JEFF BRUCE ADDITION

Preliminary Approved: _____
Scheduled S/D Meeting: 8/29/85

DESCRIPTION

General Location: Northeast corner of 10th and Cleveland.
Owner: Jeff Bruce, 1102 Cleveland, Wichita, KS 67214
Surveyor/Engineer: Terra Tech Land Surveying, Inc.

1. Gross Acreage of Plat: 0.37 Acre
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 16,000 Sq. Ft.
 4. Existing Zoning: "B"
 5. Proposed Zoning: "LC"
-

STAFF COMMENTS:

NOTE: The applicant's associated zone case, Z-2658, requesting "B" to "LC" has been approved subject to replatting.

- A. The final plat tracing shall indicate the platting of a 35-foot front yard building setback to Cleveland Avenue and a 20-foot side yard building setback to Tenth Street. Required off-street parking may be constructed within this setback since the property is zoned for commercial purposes. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling the structure within the setback area. The structure cannot, however, be enlarged within the setback and, if the structure is removed, any new building construction must observe the platted building setback.
- B. The final plat tracing shall indicate the east 2-1/2 feet of this property as additional alley right-of-way. This dedication shall be referenced in the engineer's text.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. On the final plat tracing, the signature line for the engineer's text shall be amended to read: "T. L. Daniels on behalf of Terra Tech Land Surveying, Inc."
- F. On the final plat tracing, the M.A.P.C.'s secretary's name shall be indicated as MICHAEL E. LINDEBAK.
- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- I. The representative from City Engineering should be prepared to comment on the status of the lot grading plan and on the need for drainage guarantees.

NOTE: This plat has been submitted in final form only.