

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.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # _____

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:

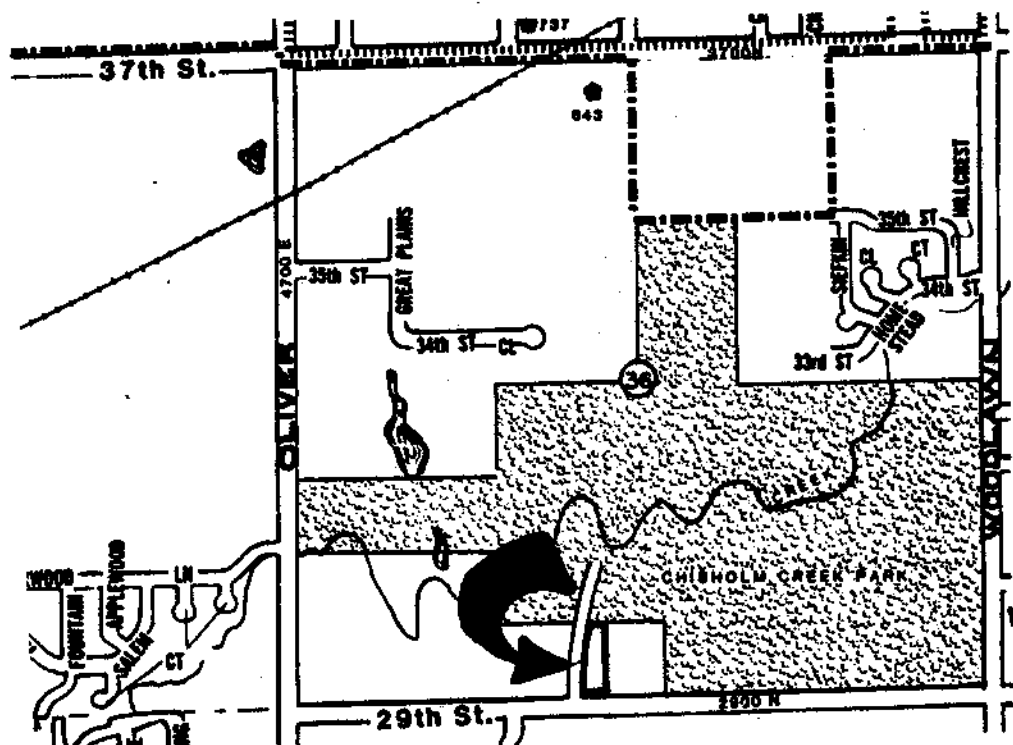
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 151,810 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA"

VICINITY MAP:

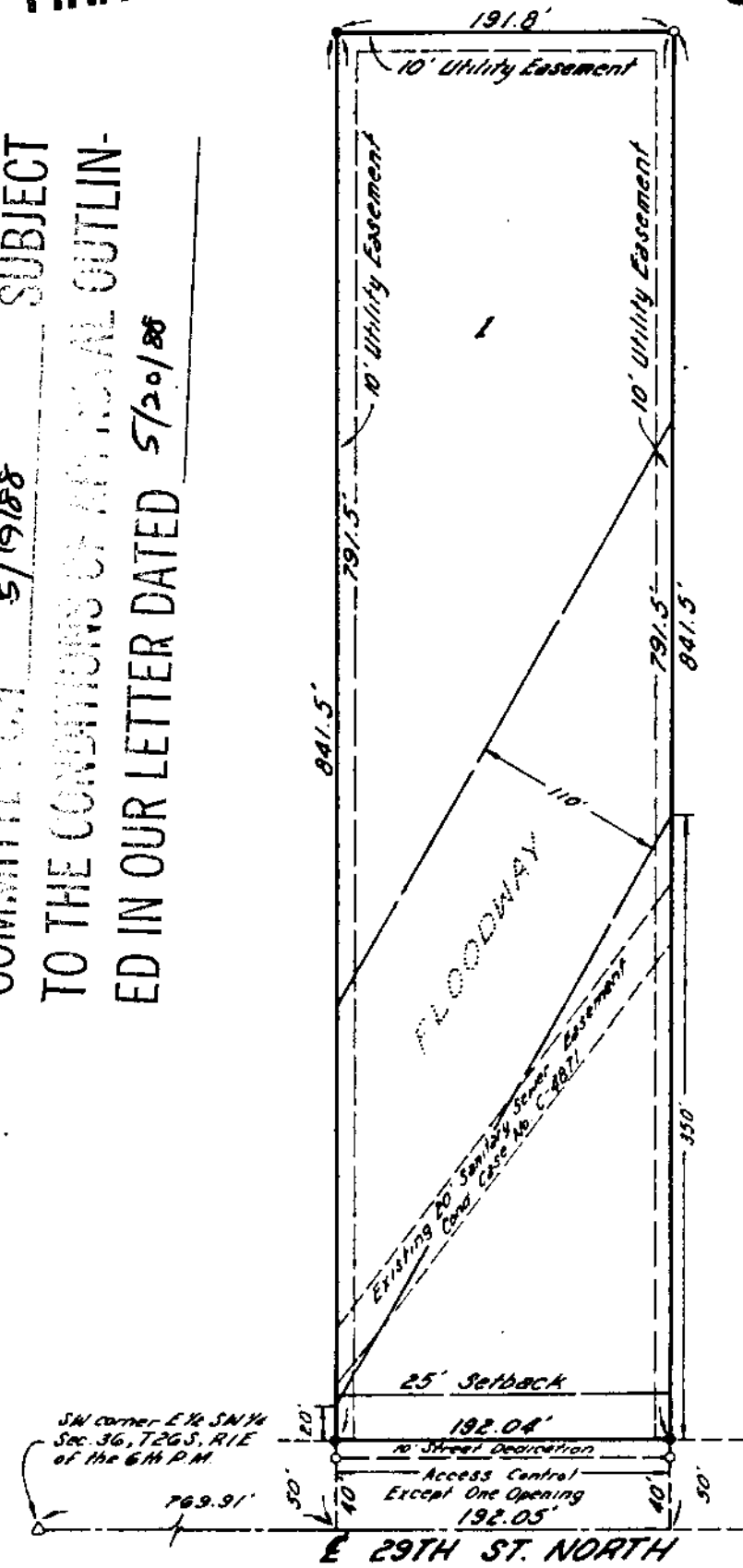


(SW 1/4 SEC. 36, T26S, R1E)

FINAL PLAT

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 5/9/88 SUBJECT
TO THE CONDITIONS OF PRELIMINARY OUTLIN-
ED IN OUR LETTER DATED 5/20/88



SCALE: 1"=100'
 O=1/2" IRON PIPE FOUND
 ●= #4 REBAR WITH I.D. CAP
 "T.T.L.S.I.-CLS22" SET

TERRA TECH LAND SURVEYING, INC., A CORPORATION REGISTERED AND AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF KANSAS, HEREBY CERTIFIES THAT IT HAS SURVEYED AND PLATTED "BARNES' COTTONWOOD CREEK ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS, AND THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF SUCH SURVEY DESCRIBED AS FOLLOWS:

TERRA TECH LAND SURVEYING, INC.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO A LOT AND STREET TO BE KNOWN AS "BARNES' COTTONWOOD CREEK ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ALL ABUTTER'S RIGHTS OF ACCESS TO OR FROM 29TH STREET NORTH, OVER AND ACROSS THE SOUTH LINE OF LOT 1, ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER, THAT LOT 1 SHALL HAVE ACCESS TO 29TH STREET NORTH AT ONE LOCATION AS SHALL BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. THE FLOODWAY SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOT 1 UNTIL SUCH TIME AS THE CITY OF WICHITA ELECTS TO ASSUME THE RESPONSIBILITY FOR MAINTENANCE AND IMPROVEMENT OF THE DRAINAGE. PROVIDED FURTHER THAT NO BUILDING SHALL BE CONSTRUCTED ON OR WITHIN SAID FLOODWAY, NOR SHALL ANY FILL, CHANGE OF GRADE, CREATION OF CHANNEL OR OTHER WORK BE CARRIED ON WITHIN SAID FLOODWAY WITHOUT THE PERMISSION OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO BUILDING SHALL BE CONSTRUCTED ON LOT 1 BELOW MINIMUM PAD ELEVATION OF 1352 N.G.V.D. (164.6 CITY DATUM). UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES.

ROBERT DENNIS BARNES

JANET RUTH BARNES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 1988, BY ROBERT DENNIS BARNES AND
JANET RUTH BARNES.

MY COMMISSION EXPIRES: 8 AUGUST, 1988

ENTERED ON TRANSFER RECORD THIS _____ DAY OF
_____, 1988.

_____, COUNTY CLERK
DON WRIGHT

DATED THIS _____ DAY OF _____, 1988.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIRMAN
ELTON PARSONS

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE
ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS,
THIS _____ DAY OF _____, 1988.

WICHITA CITY COUNCIL

_____, MAYOR
SHELDON KAMEN

_____, DEPUTY CITY CLERK

DALE E. REA

STATE OF KANSAS) SS
SEDGWICK COUNTY)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD
IN THE REGISTER OF DEEDS OFFICE ON THE _____ DAY OF
_____, 1988, AT _____ O' CLOCK _____ M.

PAT KETTLER, REGISTER OF DEEDS

_____, DEPUTY
ED RESA



SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

May 26, 1988

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

Re: Final Plat S/D 86-33 - BARNES' COTTONWOOD CREEK ADDITION

Gentlemen:

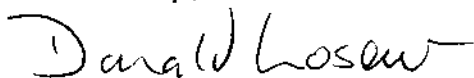
At the regular meeting of the Metropolitan Area Planning Commission on May 26, 1988, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of 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 platfor.
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: Robert D. Barnes, 2403 W. Douglas, Wichita, KS 67213

FILE COPY