

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.

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:

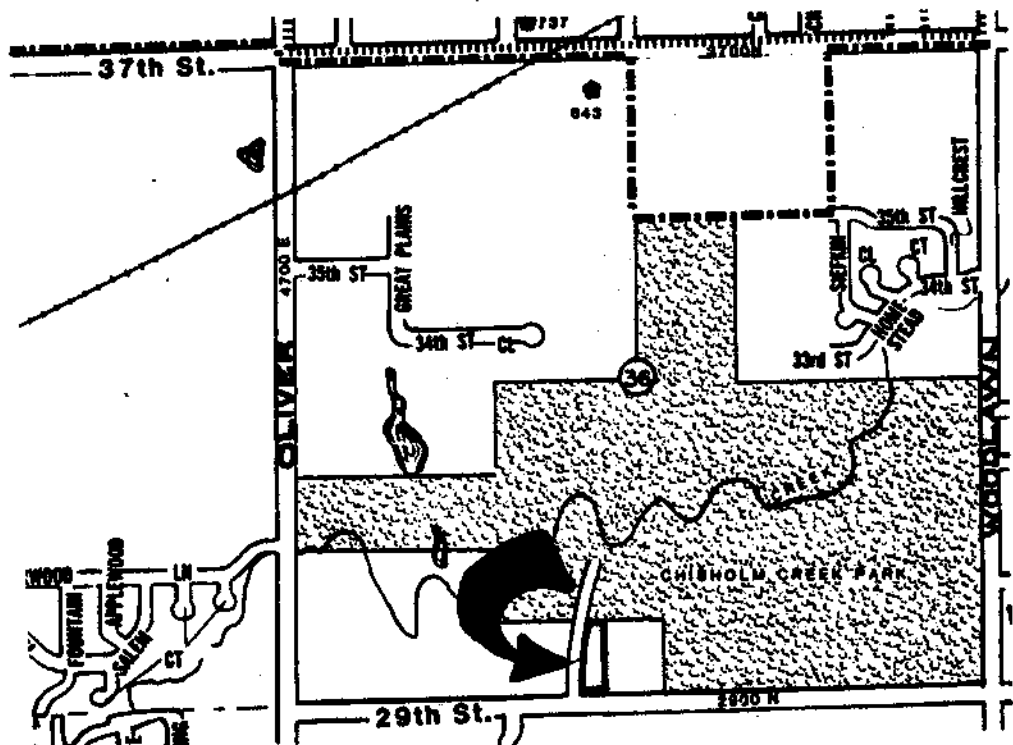
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 151,810 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA"

VICINITY MAP:



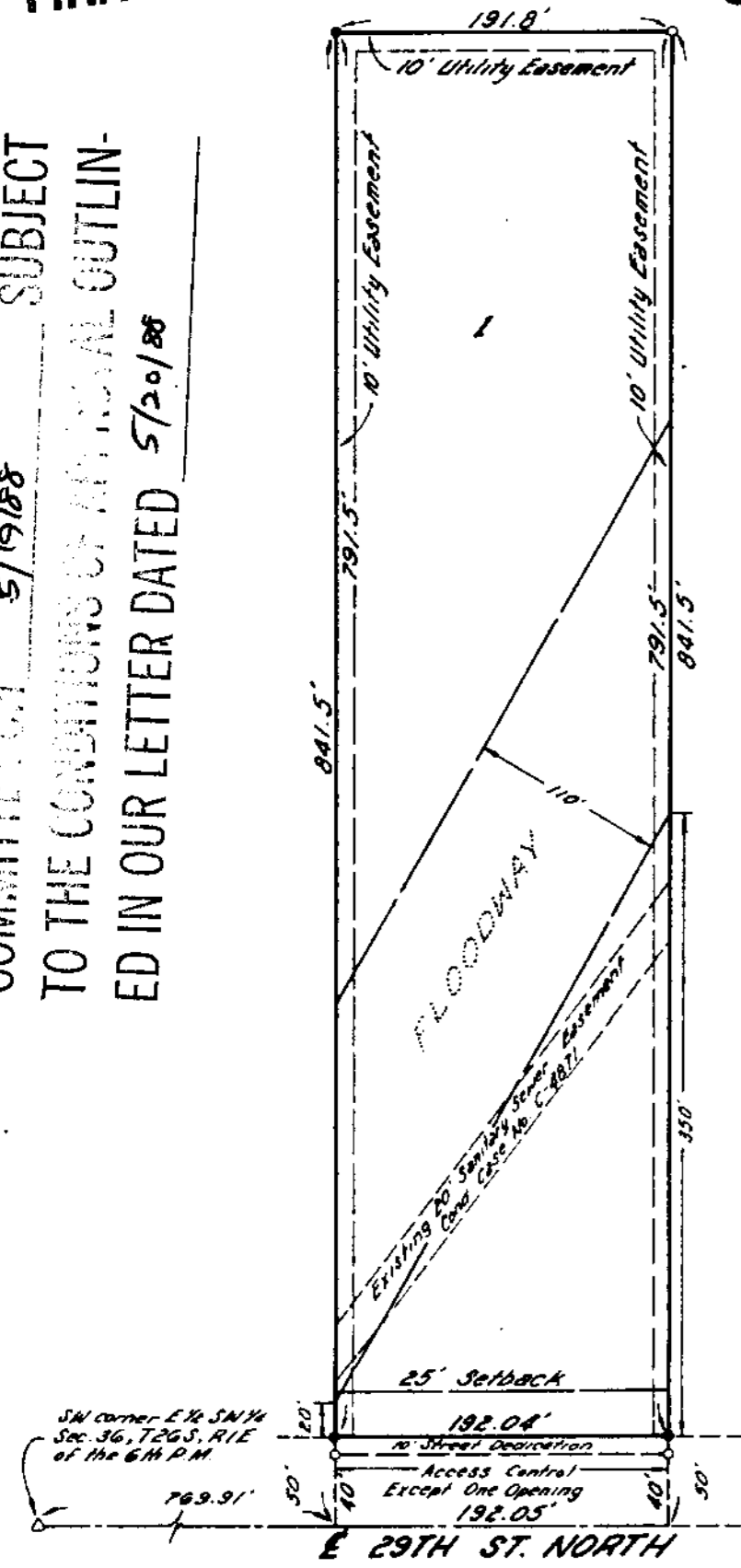
BARNES' COTTONWOOD CREEK ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

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

FINAL PLAT

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 5/19/88 SUBJECT TO THE CONDITIONS OF ORIGINAL OUTLINED IN OUR LETTER DATED 5/20/88



SCALE: 1" = 100'
 • 1/2" IRON PIPE FOUND
 • #4 REBAR WITH I.D. CAP
 "T.L.S.I. - 06322" SET

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.

THIS PLAT OF "BARNES' COTTONWOOD CREEK ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

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

ROBERT DENNIS BARNES

JANET RUTH BARNES

STATE OF KANSAS)
 SEDGWICK COUNTY) SS

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

_____, NOTARY PUBLIC
 MICHELE R. HALL

My Commission Expires: 8 August, 1988

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

_____, COUNTY CLERK
 DON WRIGHT

STATE OF KANSAS)
 SEDGWICK COUNTY) SS

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:

BEGINNING 769.91 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 26 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS; THENCE NORTH 841.5 FEET TO A POINT 769 FEET EAST OF THE WEST LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE EAST 191.8 FEET; THENCE SOUTH 841.5 FEET TO A POINT IN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE WEST 192.05 FEET TO THE POINT OF BEGINNING; EXCEPT THE SOUTH 40 FEET THEREOF.

TERRA TECH LAND SURVEYING, INC.



DAVE GOODRICH

LS#957

DATE

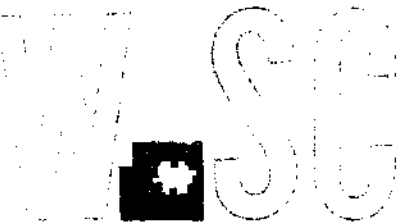
STATE OF KANSAS)
 SEDGWICK COUNTY) SS

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.

_____, REGISTER OF DEEDS
 PAT KETTLER

_____, DEPUTY
 ED RESA

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(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 plattor.
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