

PLAT NO. S/D 72-18 MAP NO. E-6W-C
NAME COTTONWOOD CREEK ADDITION

LOCATION On the east side of 183rd Street West in an
area north of Central

ENGINEER Don C. Moehring

OWNER Gary R. & Mary Ann Gegen

APPLICATION FILED 3-6-72

SKETCH PLAT FILED none submitted

PRELIMINARY FILED 3-6-72

S/D ACTION 3-16-72 Approve

FINAL FILED 4-11-72

S/D ACTION 4-20-72 Approve

MAPC ACTION 4-27-72 Approve

^{B.C.C.}
~~B.C.C.~~ ACTION 5-31-72 Approval

RECORDED 6-16-72

REMARKS _____

ACTION

	DATE
S/O COMMITTEE	Approve 3-16-72
" Prelim)	Approve 4-20-72
" Final)	Approve 4-20-72
M.A.P.C.	Approve 4-20-72
B. CO. C.	Approve 5-31-72

S/D 72-18 - COTTONWOOD CREEK
ADDITION - On the east side of
183rd St. W in area N of Central
Don C. Moehring

Map No. E-6W-C
Sec. No. 16
Twp. No. 27 S
Range 2 W

Subdivision Report and Progress

S/D No.: 72-18

Name: COTTONWOOD CREEK ADDITION

General Location: On the east side of 183rd Street West in an area north of Central

Owner: Gary R. & Mary Ann Gegen

Address: 3615 West 13th, Apt. 4D 67203 Phone: 943-9565

Subdivider: Same

Address: Phone:

Engineer/Surveyor: Don C. Moehring

Address: 314 Brown Building 67202 Phone: 263-6781

Application Received 3-6-72
Conf. with Applicant File 1972
Sketch Plat Received none submitted
Present Zoning "R"
Proposed Zoning "R"
Letter of Intent N/A

FINAL PLAT RECEIVED 4-11-72
S/D Comm. Action 4-20-72 Approve

PREL. PLAT RECEIVED 3-6-72
S/D Comm. Action 3-16-72 Approve

Dept. Report on Final 4-21-72
M.A.P.C. ACTION 4-27-72 Approve
Dept. Report on Final 4-28-72
Letter on Irons Received
Title/Taxes Rec'd & Reviewed 4-14-72
Final Review 5-25-72
Referral to B.COC. 5-25-72

Dept. Report on Prel. 3-17-72

B.COC. ACTION 5-31-72 Approve

TRACING PROGRESS:

Received 4-28-72

Released 6-1-72

Received _____

Released _____

Recorded 6-16-72

Comments:

COTTONWOOD CREEK ADDITION
Send Plats to:

Lynn C. Hill, Chairman
Goddard City Planning Commission
625 North Main
Goddard, Kansas 67052

Marcellin Strunk, Trustee
Attica Township
Colwich, Kansas 67030

Sedgwick County Electrical Coop.
Jack S. Hutchinson
P. O. Box 220
Cheney, Kansas 67052

6-1-72 Called Don Moehring, Engineer to release tracing for Recordings

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS



_____ COTTONWOOD CREEK _____ ADDITION was

filed for record on _____ June 16, 1972

S-2 4-18
80
vh

_____ *John Hale* _____
Register of Deeds

T9-328

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	72-18	Name	COTTONWOOD CREEK ADDITION	
Application Filed:	3-6-72	Sketch Filed:	None submitted	
Preliminary Plat Filed:	3-6-72	Approved by S/D:	3-16-72	
Final Plat Filed:	4-11-72	Approved by S/D:	4-20-72	
Approved by Metropolitan Area planning Commission:			4-27-72	

DESCRIPTION

General Location: On the east side of 183rd Street West
in an area north of Central

Surveyor or Engineer: Don C. Moehring
Owner: Gary R. and Mary Ann Gegen
Address: 3615 West 13th, Apt. 4-D 67203

1. Gross Acreage of Plat	2.99	5. Lineal Feet of New Streets:
2. Number of Lots:	1	a. 50 R/W 250 ft.
Residential	1	b. R/W ft.
Commercial		c. R/W ft.
Industrial		d. R/W ft.
Other		e. R/W ft.
Total Number of Lots:	1	TOTAL 250 ft.
3. Minimum Lot Frontage:	250 ft.	6. Existing Zoning: "R"
4. Minimum Lot Area	118,175 sq.ft.	

Planning Commission Recommendation:

KAMEN moved and HARRISON seconded that the Planning Commission recommend to the County Commission that this plat be approved, subject to recording of the plat within 30 days after approval by the Board of County Commissioners.

Vote of Planning Commission: Unanimous.

ACTION: Approve the plat as approved by the Metropolitan Area Planning Commission.

RIGHT-OF-WAY-AGREEMENT

THIS AGREEMENT, made and entered this 18 day of May, 1972, by and between:

FERDINAND C. ECK and ROSEANN ECK, his wife, hereinafter identified as "Grantors"

and

GARY R. GEGEN and MARY ANN GEGEN, his wife, hereinafter identified as "Grantees".

WHEREAS, on or about the 18 day of May, 1971, the Grantors sold to the Grantees a certain tract of real estate, a portion of:

The Southwest Quarter (SW/4) of Section 16, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas;

AND, WHEREAS, Grantees have platted said tract into an addition identified as:

"Cottonwood Creek, an addition to Sedgwick County, Kansas";

AND, WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission has denied approval of said plat because access from the residence to be constructed on the property of Grantees is not accessible during a period of heavy rainfall and the possible flooding of a floodway between the residence and the public road on the west side of said proposed plat; and

WHEREAS, the said Wichita-Sedgwick County Metropolitan Area Planning Commission has required that the Grantees be provided with a temporary right-of-way to be used only when necessary by the Grantees;

THEREFORE, WITNESS THE FOLLOWING AGREEMENT:

The Grantors, in consideration of One Dollar (\$1) and other valuable consideration, the receipt of which is hereby acknowledged, do hereby grant and convey to the Grantees, a right-of-way in common with the said Grantors or the real estate owned by Grantors identified as the:

The Southwest Quarter (SW/4) of Section 16, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, except those tracts, including "Cottonwood Creek", previously sold by the Grantors;

IT BEING UNDERSTOOD AND AGREED that the Grantors may hereafter survey such right-of-way to be used in common by Grantors and Grantees, and from said survey specifically describe the actual right-of-way intended by this agreement.

FURTHER, it is mutually acknowledged and agreed between the Grantors and Grantees that this agreement shall not be placed of record for the time being, thus providing Grantors with the right to make definite and certain the actual right-of-way intended to be conveyed and granted herein. However, should the Grantors sell additional real estate which they own which real estate may include the area reasonably intended for use as a right-of-way as herein provided, the Grantors agree to advise Grantees of such pending sale and thereupon Grantees may record this easement as notice to the subsequent purchaser.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year first above written, thereby binding themselves, their heirs, successors, personal representatives and assigns whomsoever.

Ferdinand C. Eck
Ferdinand C. Eck

Roseann Eck
Roseann Eck

Grantors

Gary R. Gegen
Gary R. Gegen

Mary Ann Gegen
Mary Ann Gegen

Grantees

STATE OF KANSAS, SEDGWICK COUNTY, ss:

BEFORE ME, the undersigned, a notary public in and for the said county and state aforesaid, on this 22nd day of May, 1972, personally appeared Ferdinand C. Eck and Roseann Eck, his wife, and Gary R. Gegen and Mary Ann Gegen, his wife, who are personally known to me to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as and for their free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Sandra Beham
Notary Public

My commission expires:

June 18, 1977





THE SEDGWICK COUNTY
Electric Cooperative

627

P.O. BOX 220 / CHENEY, KANSAS 67025 / AC 316 542-3131

April 28, 1972

Robert Lakin
Wichita - Sedgwick County Metropolitan
Area Planning Department
104 South Main
Wichita, Kansas

Dear Bob:

We have been requested by Mr. Gary Gegen to advise your department that the electric service to his new home to be located in the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 16, T-27S, R-2W in the Cottonwood Creek Addition will be provided by this Cooperative.

This service will be an underground installation upon satisfactory completion of the contractual arrangement for the installation.

Yours very truly,

THE SEDGWICK COUNTY ELECTRIC
COOPERATIVE ASSOCIATION, INC.

Jack S. Hutchinson
Jack S. Hutchinson
Manager

JSH:bkh

cc Gary Gegen



OWNED BY THOSE WE SERVE

April 28, 1972

Mr. Don C. Moehring, C.E.
314 Brown Building
Wichita, Kansas 67202

Re: S/D 72-18 - Final Plat of
COTTONWOOD CREEK ADDITION

Dear Mr. Moehring:

At the regular meeting of the Metropolitan Area Planning Commission on April 27, 1972, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Sub-division Committee, subject to the conditions stated in our letter of April 21, 1972.

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. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Gary R. and Mary Ann Gegen
3615 West 13th, Apt. 4-D 67203

April 21, 1972

Don C. Moehring, C.E.
314 Brown Building
Wichita, Kansas 67202

Subject: S/D 72-18 - Final Plat
of COTTONWOOD CREEK ADDITION

Dear Mr. Moehring:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 20, 1972, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- OK* The name of the Chairman of the Planning Commission shall be changed to "Alvin J. Hennessy" beneath the respective signature line provision.
- OK* The name for the Chairman of the Board of County Commissioners shall be changed to read as Earl E. Rush in the County Commission approval text.
- OK* The minimum building pad elevation established in the plat's text shall be indicated on the face of the plat drawing.
- OK* The applicant's engineer shall contact M. S. Mitchell of the Maintenance-Flood Control Office regarding some of the dimensions indicated on the plat.
- OK* The applicant shall obtain by a separate instrument a perpetual access easement across adjoining property on the south to Central Avenue in order to assure access to and from subject property should flooding occur on subject property blocking access to 183rd Street adjacent on the west. The applicant shall furnish a copy of the properly executed and recorded instrument to the Planning Department.

Page 2 - Final Plat of COTTONWOOD CREEK ADDITION

April 21, 1972

*SW Bell - Bob Nichols called on 4-24-72 to say satisfactory arrangements
reg. to Elect. Co. of - see letter dated 4-28-72 have been made*

The applicant shall make satisfactory arrangements for the underground installation of both electric and telephone services. A letter obtained from the companies involved stating satisfactory arrangements have been made shall be submitted to the Planning Department.

- g. Recording of the plat within 30 days after approval by the Board of County Commissioners.

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, April 27, 1972, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Planning Analyst

CLN:rme

Enclosure

cc: Gary R. & Mary Ann Gegen, 3615 West 13th, Apt. 4D, 67203

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 72-18 Name COTTONWOOD CREEK ADDITION
Date Application Rec'd. 3-6-72 Preliminary Approval 3-16-72
Scheduled S/D Meeting 4-20-72

DESCRIPTION

General Location On the east side of 183rd Street West in an
area north of Central
Owner Gary R. & Mary Ann Gegen
Surveyor/Engineer Don C. Moehring
Address 314 Brown Building Phone 263-6781

- | | |
|----------------------------------------------------------------------------|--------------------------------------------|
| 1. Gross Acreage of Plat <u>2.99</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>50</u> R/W <u>250</u> ft. |
| Residential <u>1</u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>250</u> ft. |
| 3. Minimum Lot Frontage <u>250</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>118,175</u> sq. ft. | streets? <u> </u> yes <u>X</u> no |
| 5. Existing Zoning <u>R</u> | |
| 6. Proposed Zoning <u>R</u> | |
| 9. Public Water Supply <u>No</u> (Yes-No), Name <u> </u> | |
| 10. Public Sanitary Sewers <u>No</u> (Yes-No), Name <u> </u> | |
| 11. Health Department Approval (where applicable) <u> </u> (Yes-No) | |
| 12. City of Wichita <u> </u> : Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

- A. The name of the Chairman of the Planning Commission shall be changed to "Alvin J. Hennessy" beneath the respective signature line provision.
- B. The name for the Chairman of the Board of County Commissioners shall be changed to read as Earl E. Rush in the County Commission approval text.
- C. It is noted that the minimum building pad elevation indicated on the plat is 1401.0 whereas that recommended by the Flood Control office is 1403.0.
- D. The minimum building pad elevation determined necessary and established in the plat's text, shall also be indicated on the face of the plat drawing.
- E. The applicant shall make satisfactory arrangements for the underground installation of both electric and telephone services.
- F. Recording of the plat within 30 days after approval by the Board of County Commissioners.

DON C. MOEHRING, C. E.
CONSULTING CIVIL ENGINEERS
314 BROWN BUILDING - TELEPHONE 263-6781
SINCE 1937
WICHITA, KANSAS 67202

DON C. MOEHRING, C. E.
DON C. MOEHRING, II

SEWERS, SEWAGE DISPOSAL
WATER WORKS, ROADS AND PAVEMENTS
SPECIAL STEEL AND CONCRETE PROBLEMS
DRAINAGE, IRRIGATION, AIRPORTS
VALUATIONS, APPRAISALS, SURVEYS
SUBDIVISIONS, SITE PLANNING

LICENSED PROFESSIONAL ENGINEERS

REFERENCE
"WHO'S WHO IN ENGINEERING"

13 April 1972

Wichita-Sedgwick County
Metropolitan Area Planning Dept.
City Building Annex
104 S. Main St.
Wichita, Kansas 67202

Attn: Mr. John D. Gist
Principal Planner

Subject: Cottonwood Creek
Addition - Gary
R. Gegen

Dear John:

Enclosed is the attorneys opinion concerning above subject
for your information and files.

Sincerely,

DON C. MOEHRING II
CONSULTING ENGINEERS



Don C. Moehring II

om



SMITH, SHAY, FARMER & WETTA

ATTORNEYS AT LAW

SUITE 830

200 WEST DOUGLAS

WICHITA, KANSAS 67202

PAUL V. SMITH
DOUGLAS E. SHAY
WILLIAM C. FARMER
LEO R. WETTA
A. J. JACK FOCHT
DENNIS E. SHAY
ROGER D. HUGHEY

TELEPHONE
(316) 267-5293

April 10, 1972



Metropolitan Area Planning Commission
City Annex Building, 104 South Main
Wichita, Kansas

Gentlemen:

This is to certify that we examined the Abstract of Title
which covers the following described real property, to-wit:

A tract beginning 653 feet North of the Southwest
corner of Section 16, Township 27, Range 2 West
of the 6th P.M., Sedgwick County, Kansas; thence
East 522.72 feet; thence North 250 feet; thence
West 522.72 feet; thence South 250 feet to the
point of beginning,

at the time Gary Gegen, 3615 West Thirteenth Street, purchased
the property. Our title opinion was dated June 11, 1971.

We know that any of the requirements made in our original opinion
were carried out at or prior to closing of the transaction.

We rechecked the records in the office of the Sedgwick County
Register of Deeds and with Fidelity Title Co., Inc. and it is
now our opinion that the above described real property is owned
by:

GARY R. GEGEN and MARY ANN GEGEN,
husband and wife, as joint tenants with
right of survivorship and not as tenants
in common,

Metropolitan Area Planning Commission
April 10, 1972
Page 2.

as shown by the deed recorded in Deed Book 1531, at page 379,
in the office of the Sedgwick County Register of Deeds.

There are no unreleased mortgages of record affecting title to
the above described real estate.

Taxes for the year 1971 and prior years are paid in full.

Respectfully submitted,

Les R Wetta

LRW:jc

of SMITH, SHAY, FARMER & WETTA

ROUTE SLIP
(PLEASE CIRCLE DESTINATION)

City Manager	Dir. of Adm.	<u>Planning Dept.</u>
Deputy City Manager	Auditing	Police Dept.
Housing	Budget	Motor Pool
Human Res. Dev.	Data Proc.	Dir. of Public Works
Model Cities	Industrial Dev.	Administration
City Clerk	Man. Coord. Center	Central Insp.
Community Facilities	Personnel	Project Army
Credit Union	P.S. Careers	Engineering
Fire Department	Public Info.	Traffic Engr.
Health Department	Purchasing	Maintenance
Director of Law	Duplicating	Sanitation
Prosecutor's Office	Ret. & Group Ins.	Urban Renewal
Municipal Court	Treasury	Water Department
Transit Authority	Library	Water Pol. Control
	Park Department	

For: John East
 ___ For your information ___ Reply sending me ___ copies
 ___ For your comments ___ Prepare reply for my signature
 ___ Note and return ___ You handle. No report required.
 MESSAGE:

Signed: W. S. Mitchell Date: 3/29/72
 000-013

262-0611

March 29, 1972

Mr. Gary Gegen
 1315 West 13th Street
 Wichita, Kansas

Subject: Cottonwood Creek Preliminary
 Plat

Dear Sir:

We have reviewed subject plat and your "Site Plan" and make the following recommendations concerning flooding and the future protection of your and other property:

1. FLOOD OF RECORD ELEVATION - Although we have not found evidence of recent floods, we are reasonably certain that water has overflowed 183rd Street to at least elevation 1403 MSL. From this, we estimate that flooding at your building site has reached 1400 MSL. *Water overflow 183rd St. W*
2. MINIMUM PAD ELEVATION - We recommend a Minimum Pad Elevation of 1403 MSL be established and shown on the face of the Final Plat and in its text.
3. FLOODWAY - Since a large portion, if not all, of your property has been flooded, we recommend that all below 1400 MSL be designated FLOODWAY with the appropriate description included in the text of the Final Plat.
4. BUILDING LOCATIONS - After plotting a cross-section of the existing creek between the garage-shop building and house as shown on your SITE PLAN, we find that they would encroach on the existing creek section and not leave sufficient space between them for future channel improvements, if and when they are needed. We recommend that the FLOODWAY between the two buildings be a minimum of 110 feet wide. This could be accomplished by moving the garage-shop building 50 feet west and the house 50 feet east. Even then, the WOOD DECK and FUTURE COVERED DECK would encroach into the existing creek section south of *of 110' - 120' proposed building foundation*

Gary Gegen

-2-

March 29, 1972

the house and should be designed to leave the present waterway open.

*file permit for
pedestrian bridge
alternate emergency
access*

5. ACCESS - Your SITE PLAN shows a pedestrian bridge connecting the future garage (which is accessible to 153rd Street) to the house (which is not). Without a plan it is not possible to evaluate the amount of obstruction which such a bridge might present - in any event, an application for a permit from the Division of Water Resources of the Kansas Board of Agriculture should be filed. Your plan to use the farm road east of your property for construction access should be expanded to provide you with access at anytime you desire - or at least during an emergency.

If you have any questions, or desire further discussion, please advise.

Yours truly,

M. S. Mitchell,
Ass't. Superintendent of
Public Works Maintenance

MSM/glm

cc: G. H. Wilton, Superintendent of Public Works Maint.
John Gist, MAPC
Don Moshring
Cottonwood Creek Plat File

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH
OFFICE OF ENVIRONMENTAL HEALTH

DATE February 28, 1972
1-0032

TO John Gist, Principal Planner

FROM *ST* Steve Innes, Environmental Health Engineer

SUBJECT Percolation Tests for
Gary R. Gegan

Results of soil percolation tests on this three acres generally located about 600 feet north of the northeast corner of Central and 183rd Street West were satisfactory with an average rate of less than 60 minutes.

An individual well and septic system are approved for this property with the following conditions:

1. That the septic system consist of a minimum of a 1,000 gallon tank and 300 feet of lateral.
2. That before the installed septic system is covered, the Health Department is notified for inspection.

fs

cc: Gary R. Gegan
Calvin Perkins Jones
700 Sutton Place
Wichita, Kansas 67201



March 17, 1972

Don C. Moehring, P.E.
314 Brown Building
Wichita, Kansas 67202

Subject: S/D 72-18 - Preliminary
Plat of COTTONWOOD CREEK ADDITION

Dear Mr. Moehring:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 16, 1972, 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:

- OK* The street name "191st Street West" indicated on the face of the plat and on the vicinity map shall be corrected to read as "183rd Street West".
- OK* A 30 foot building setback line from the east side of 183rd Street West, shall be indicated on the face of the plat.
- OK* The applicant shall contact the Wichita-Sedgwick County Environmental Health Department relative to obtaining instructions for conducting percolation tests to determine whether the use of individual private water and septic tank systems can be permitted on subject property. A letter shall be obtained from said Department setting forth approval of such systems which shall be submitted to the Planning Department.
- OK* "Access control except 1 opening" shall be indicated adjacent to the east line of 183rd Street West, with the proper notations both on the face of the plat and within the plat's text.

Page 2
March 17, 1972

JL Prior to the preparation of the final plat, the applicant and/or his engineer shall contact and work with M. S. Mitchell of the Wichita-Valley Center Flood Control Office, and with the Soil Conservation Service, relative to determining the flood of record in the area being platted. As a result of such a determination, "floodways" or minimum building pad elevations, or a combination thereof, shall be provided for on the final plat.

F. The applicant shall make satisfactory arrangements for telephone and electric service to be installed underground.

G. Requirements for a final plat (see pages 20-25, Part 4,

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

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

Very truly yours,

John D. Gist
Principal Planner

JDG:rme

Enclosure

cc: Gary R. & Mary Ann Gegan, 3615 West 13th, Apt. 4D, 67203

March 14, 1972

Goddard City Planning Commission
c/o Lynn C. Hill, Chairman
210 Spruce
Goddard, Kansas 67052

Subject: S/D 72-18 - Preliminary
Plat of COTTONWOOD CREEK ADDITION,
generally located on the east side
of 183rd Street West at an area
north of Central.

Dear Mr. Hill:

The above captioned preliminary plat has been submitted to our office in accordance with the MAPC Subdivision Regulations for processing. The Regulations provide that whenever a plat is filed that lies within the designated area of influence of any city which is a member of the MAPC, then the plat shall be referred to the Planning Commission of that City for their information, review and comments. Enclosed please find a copy of the preliminary plat together with a copy of our staff comments.

This plat has been scheduled for hearing before the Subdivision Committee of the Metropolitan Area Planning Commission at their next regular meeting on Thursday, March 16, 1972. Assuming that the preliminary plat will be approved, authorization will be given to the applicant and his engineer to proceed with the preparation of a final plat which also will then be returned for consideration by the Subdivision Committee at a later date. If there are any comments which you or the Goddard Planning Commission have concerning this plat, please forward them to me so that I may bring them to the attention of the Subdivision Committee.

Page 2
March 14, 1972

If you have any questions concerning this matter, please contact
our office.

Very truly yours,

John D. Gist
Principal Planner

JDG:rme

Enclosures

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 72-18 Name COTTONWOOD CREEK ADDITION
Date Application Rec'd. 3-6-72 Preliminary Approval _____
Scheduled S/D Meeting 3-16-72

DESCRIPTION

General Location On the east side of 183rd Street West in an
area north of Central
Owner Gary R. & Mary Ann Gegen
Surveyor/Engineer Don C. Moehring
Address 314 Brown Building Phone 263-6781

- | | |
|------------------------------------------------------------------|-------------------------------------------------------------------|
| 1. Gross Acreage of Plat <u>2.99</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>50</u> R/W <u>250</u> ft. |
| Residential <u>1</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>250</u> ft. |
| 3. Minimum Lot Frontage <u>250</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>118,175</u> sq. ft. | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 5. Existing Zoning <u>R</u> | |
| 6. Proposed Zoning <u>R</u> | |
| 9. Public Water Supply <u>No</u> (Yes-No), Name _____ | |
| 10. Public Sanitary Sewers <u>No</u> (Yes-No), Name _____ | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <u>No</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- a. The street name "191st Street West" indicated on the face of the plat and on the vicinity map shall be corrected to read as "183rd Street West".
- b. A 30 foot building setback line from the east side of 183rd Street West, shall be indicated on the face of the plat.
- c. The applicant shall contact the Wichita-Sedgwick County Environmental Health Department relative to obtaining instructions for conducting percolation tests to determine whether the use of individual private water and septic tank systems can be permitted on subject property. A letter shall be obtained from said Department setting forth approval of such systems which shall be submitted to the Planning Department.
- d. It is recommended that "access control except 1 opening" be indicated adjacent to the east line of 183rd Street West.
- e. Because of the terrain and water course crossing subject property, the possible need for establishing a floodway and/or a minimum building pad elevation will be discussed at the meeting.
- f. 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.
- g. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No. 72-18

Map No.: E-6W-C
Section No.: 16
Twp. No.: 27 S
Range: 2 W

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Cottonwood Creek, an Addition to Sedgwick County, Kansas
General Location: 2 1/4 miles N. of U.S. 54 on 193rd St. West
* side of 183rd * of Central
Name of Property Owner: Gary R. Gegen & Mary Ann Gegen
Address: 3615 W. 13th Apt. 4-D Phone: 943-9565
Name of Subdivider: Same Phone: _____
Address: _____
Name of Agent/Surveyor: Don C. Moehring II Phone: 263-6781
Address: 314 Brown Bldg., Wichita
Date of Application: _____

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 2.99 acres
2. Number of Lots: 1
 - Residential _____
 - Commercial _____
 - Industrial _____
 - Other _____
3. Total Number of Lots 1
4. Minimum Lot Frontage 250 ft.
5. Minimum Lot Area 117,195 sq. ft. ~~XXXX~~
6. Existing Zoning RW
7. Proposed Zoning RA 118,195 sq. ft.
7. Lineal Feet of New Streets:
 - a. 50' R/W 250 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 250 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply No (Yes-No), Name _____
10. Public Sanitary Sewers No (Yes-No), Name _____
11. Health Department Approval (where applicable) Yes (Yes-No)
12. City of Wichita No Three-Mile Area Yes, Goddard

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Mary Ann Gegen

Wichita-Sedgwick County Metropolitan Area
Planning Commission, Room 402, City Building
Annex, 104 South Main Street, Wichita, Kansas

Received by Carl Hooley
Date 3-6-72
Fee Submitted 150.00

T9-301B
(2-71)



FORM 223

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

150.00

DESCRIPTION	AMOUNT
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Platting application

Name

Mrs. Gary Benson

Address

3615 W. 11th St

Type

AA-47103

Due Date

Comments:

Date

3-6-72

By

Carl He