

PLAT NO. S/D 75-71 MAP NO. 5850

NAME Willie Cole 1st Addition

LOCATION: N.W. Corner of 21st St.No. & Edgemoor

ENGINEER Baughman Company

OWNER Max L. Cole & Max Cole and Assoc.

APPLICATION FILED 8-19-75

SKETCH PLAT FILED 8-19-75

PRELIMINARY FILED 8-25-75

S/D ACTION 9-4-75 approve (prelim.)

~~S/D - 1-29-76 (Prelim) Approve~~

FINAL FILED 2-18-76

S/D ACTION 2-26-76 (final) approve

MAPC ACTION 3-4-76 Approved

●CC ACTION 5-4-76 Approved as recommended

RECORDED May 14, 1976

REMARKS \_\_\_\_\_

Subdivision Report and Progress

Map No. 5850  
Sec. No. 1  
Twp. No. 27S  
Range 1E

S/D No.: 75-71

Name: Willie Cole 1st Addition

General Location: N.W. Corner of 21st St. No. and Edgemoor

Owner: Max L. Cole

Address: Max L. Cole & Assoc., 3841 W. 13th St. # Phone: 942-7481

~~Subdivisor~~ Att'y: William Higgins Phone: 263-6148

Address: 1st National Bank Bldg.  
Engineer/Surveyor: Baughman Company Phone: 262-7271  
Address: 330 Laura

Application Received 8-19-75

Conf. with Applicant None

Sketch Plat Received 8-19-75

Present Zoning AA

\* Proposed Zoning R-5

Letter of Intent \_\_\_\_\_

PREL. PLAT RECEIVED 8-25-75

S/D Comm. Action 9-4-75 approve.

S/D (1-29-76) approve.

Dept. Report on Prel 9-5-75 R-2-76

FINAL PLAT RECEIVED 2-18-76

S/D Comm. Action 2-26-76 approve

Dept. Report on Final 2-27-76

M.A.P.C. ACTION 3-4-76 approved

Dept. Report on Final 3-5-76

Letter on Irons Received N/A

Title/Taxes Rec'd & Reviewed 4-23-76

Final Review 4-28-76

Referral to B.C.C. 4-29-76

B.C.C. ACTION 5-4-76 approve as per com.

Recorded May 14, 1976

TRACING PROGRESS:

Received \_\_\_\_\_

Released \_\_\_\_\_

Received \_\_\_\_\_

Released \_\_\_\_\_

Comments:

Sidewalk requirement card sent to Pub Vision 5-4-76

\* Associated zone case 2-1695, AD to R-5

5-6-76 print  
5-7-76 called Bill Kerber to pick up tracing



REGISTER OF DEEDS  
DUGWICK COUNTY, KANSAS

WILLIE COLE 1st ADDITION was

filed for record on May 14, 1976

Boyer & McCall  
Register of Deeds

THE CITY OF WICHITA

OFFICE OF Public Works Engineering

DATE July 31, 1980

*J. H. [unclear]*  
*Loise*  
*[unclear]*

TO Donald C. Gisick, City Clerk

FROM Dean Sellers, Acting City Engineer

SUBJECT Sidewalk on West side of Edgemoor  
from 21st Street to the North line  
of Lot 1, Willie Cole 1st Addition:  
Abandon project/Repeal Resolution.

Attached is a resolution repealing a May 25, 1976 resolution for subject sidewalk construction. The Departments of Planning and Engineering have reviewed the owner's request to repeal the original resolution and have determined that the sidewalk construction is no longer necessary. Our recommendation is to abandon the project by repealing the May 25, 1976 resolution.

Please place the attached resolution on your August 5, 1980 agenda for Commission consideration.

*Dean Sellers*  
\_\_\_\_\_  
Dean Sellers  
Acting City Engineer

APPROVAL:

*RWB Bruggeman*  
\_\_\_\_\_  
R. W. Bruggeman  
Director of Engineering

*Robert A. Lakin* ✓  
\_\_\_\_\_  
Robert Lakin  
Director of Planning

DS:LH:ck

Attachment: (2)

**RECEIVED**  
AUG 1 1980  
METROPOLITAN PLANNING  
ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

May 6, 1980

R. W. Bruggeman, Director of Public Works

Robert A. Lakin, Director of Planning

Lot 1, Willie Cole 1st Addition - Sidewalk requirement

We have completed our review of the above-referenced matter relative to this Department's position on the possible rescinding of the sidewalk resolution requiring that a 4-foot sidewalk be constructed on the west side of Edgemoor from 21st Street to the north line of said lot.

If this plat was now being submitted for review as a new plat, my staff would be supportive of the sidewalk as presently required by the sidewalk policy. As you know, the present sidewalk ordinance requires the installation of a sidewalk adjacent to multiple family zoning. The lot in question certainly meets this criterion as it is zoned "R-5" and thus, allows approximately 17.4 dwelling units per acre. Not only would the sidewalk in question serve the higher density residential use adjacent to it, but it would also connect the single-family neighborhood to the north (Woodlawn Place 5th Addition) with a future arterial sidewalk system on 21st Street.

My staff has field checked the property and advises that the site has been fully developed with retirement housing and does not appear to propose future vehicular access to Edgemoor. The factors of an actual development density that is less than permitted by approved zoning as well as all pedestrian and vehicular access to the site being proposed solely from 21st Street would appear to be justification for rescinding the sidewalk resolution.

---

Robert A. Lakin  
Director of Planning

RAL:FLN:bh

**THE CITY OF WICHITA**

**OFFICE OF** Director of Public Works

**DATE** May 1, 1980

**TO** Robert A. Lakin, Director of Planning

**FROM** R. W. Bruggeman, Director of Public Works

**SUBJECT** Lot 1, Willie Cole 1st Addition -  
Sidewalk Requirement

A letter (copy attached) has been received from Mr. Allen Joseph regarding the requirement for construction of a sidewalk along the west side of Edgemoor Drive, from the north property line of 21st Street to the north line of Lot 1, Willie Cole, 1st Addition.

I have discussed this requirement with Dean Sellers, Acting City Engineer, and we are of the opinion that the resolution should be rescinded. The latest arterial collector street plan does not show that Edgemoor Drive is either an arterial or a collector.

Please advise if you concur in this action.

*RWB Bruggeman*  
R. W. Bruggeman  
Director of Public Works

RWB:gr

Attachment

*Comment for me direct to  
R.B.*

**RECEIVED**  
MAY 1 1980  
METROPOLITAN PLANNING  
ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

LAW OFFICES OF

**MATLACK, FOOTE, SCOTT, JOSEPH & WILKINSON, P.A.**

301 NORTH MARKET  
WICHITA, KANSAS 67202  
TELEPHONE 316-263-7536

April 25, 1980

DON MATLACK  
RICHARD V. FOOTE  
GERALD W. SCOTT  
ALAN JOSEPH  
RONALD J. WILKINSON  
PAUL J. MOHR

POTWIN OFFICE  
116 NORTH RANDALL  
POTWIN, KANSAS 67123  
TELEPHONE 316 752-3234

Mr. Ray Bruggeman  
Director of Public Works  
8th Floor - City Hall  
455 North Main  
Wichita, Kansas 67202

Re: Lot 1 Willie Cole 1st Addition,  
City of Wichita, Wichita, Kansas

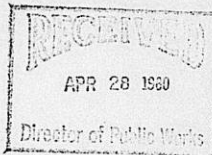
Dear Mr. Bruggeman:

This office represents Prairie Villa Company, the owner of Lot 1 except the South 450 feet of the West 200 feet of Willie Cole 1st Addition, City of Wichita, Wichita, Kansas.

On May 25, 1976 the Wichita City Commission passed a sidewalk resolution requiring that a 4 foot sidewalk be constructed on the West side of Edgemoor from 21st Street to the North line of Lot 1, Willie Cole 1st Addition.

I have discussed the sidewalk resolution with both Dean Sellers, City Engineer, and Joe Bogle of the City Attorneys Office. Mr. Sellers advised me that he would probably recommend that the sidewalk resolution be rescinded. Mr. Sellers further advised me that there is not a formal procedure to obtain the rescinding of a sidewalk resolution. For this reason, I contacted Joe Bogle and discussed this matter with him. He advised me that I should contact you to obtain a recommendation which could be presented to the City Commission.

There is no sidewalk now existing or proposed to be built North of Lot 1 Willie Cole 1st Addition along the West side of Edgemoor. Therefore, a sidewalk along the East side of Willie Cole 1st Addition would be of no benefit to the residents to the North. Additionally, the elderly housing project now located on Lot 1 is built in a configuration where all access is from the South and there is no need for a sidewalk along the East side of Lot 1.



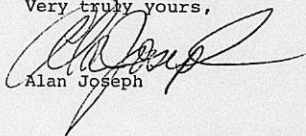
*ACC*

Mr. Ray Bruggeman  
Page 2  
April 25, 1980

For your convenience I am enclosing a copy of the sidewalk resolution. I had previously met with Mr. Sellers and would suggest that you contact him pertaining to this matter so a formal recommendation could be prepared.

Should you have any further questions which I may be able to assist you with, please feel free to contact me.

Very truly yours,



Alan Joseph

AJ:ds

cc: Sam Catanese  
Dean Sellers, City Engineer  
Joe Bogle, City Attorneys Office

PUBLISHED IN THE DAILY RECORD ON JUN 1 1976  
RESOLUTION

A RESOLUTION DECLARING IT NECESSARY AND ORDERING THE CONSTRUCTION OF A FOUR FOOT SIDEWALK ON THE WEST SIDE OF EDGEWOOD DRIVE FROM 21ST STREET TO N.L. LOT 1, WILLIE COLE 1ST ADDITION IN THE CITY OF WICHITA, KANSAS.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

SECTION 1. That a legal petition having been filed, approved, and granted for the construction of a sidewalk on the above street between the specified limits, it is hereby declared necessary and ordered that a four foot sidewalk be constructed on the west side of Edgewood Drive from 21st Street to N.L. Lot 1, Willie Cole 1st Addition in the City of Wichita, Kansas.

SECTION 2. That the cost of said sidewalk, when ascertained, shall be at the cost of abutting landowners liable for special assessment, which assessment shall be levied against the abutting property unless said owners, within thirty (30) days from the publication of this resolution, construct or cause to be constructed the above sidewalk at their expense and in accordance with the plans and specifications approved by this Commission.

SECTION 3. The construction of said sidewalk shall be in accordance with plans and specifications for sidewalks heretofore determined and adopted by ordinance and now on file in the office of the City Engineer.

SECTION 4. A preliminary estimate of the cost of the improvement shall be presented to this Commission for its approval.

SECTION 5. The advisability of the improvements setforth above is hereby established as authorized by K. S. A. 13-1008a et seq.

SECTION 6. The City Clerk shall make proper publication of this resolution, which shall be published three times in the official City paper and which shall be effective from and after its third publication therein.

ADOPTED at Wichita, Kansas on this 25 day of MAY 1976.

ATTEST:

CITY CLERK  
DONALD C. GISICK  
(SEAL.)  
City Clerk  
2401 1st Ave

STATE OF KANSAS  
SHERIFF'S OFFICE  
FILED FOR RECORD AT  
JUN 7 1976  
81280  
PETTE F. MCCART  
SHERIFF

Glenn J. Shanahan  
VICE MAYOR  
Glenn J. Shanahan

State of Kansas  
Sedgewick County  
City of Wichita  
I, Donald C. Gisick, City Clerk of the City of Wichita, Kansas, hereby certify that this is a true and correct copy of the original as filed in my office and published in the official City paper.  
Given under my hand and seal of the City of Wichita, this JUN 5 1976  
City Clerk



June 1, 1976

Donald C. Gisick, City Clerk

Jack H. Galbraith, Chief Planner

Z-1695 - Zone Change "AA" to "R-5"; and  
✓ S/D 75-71 - Willie Cole 1st Addition

At the regular meeting of the Board of City Commissioners on May 13, 1975, the above captioned request for zone change was considered and approved, and the City Clerk was instructed to withhold publication of the ordinance effectuating the zone change until such time as the plat had been recorded. The associated plat was approved by the Board of City Commissioners on May 4, 1976.

This is to advise you that the final plat of Willie Cole 1st Addition was recorded with the Register of Deeds on May 14, 1976, and therefore, the ordinance effectuating the zone change may now be published.

Jack H. Galbraith  
Chief Planner

JHG:el

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 75-71 Name WILLIE COLE ADDITION  
Application & Sketch Filed: 8-19-75  
Preliminary Plat Filed: 8-25-75 Approved by S/D: 1-29-76  
Final Plat Filed: 2-18-76 Approved by S/D: 2-26-76  
Approved by Metropolitan Area Planning Commission: 3-4-76

DESCRIPTION

General Location: Northwest corner of 21st Street  
North and Edgemoor Drive

Surveyor or Engineer: Baughman Company  
Owner: Max L. Cole  
Address: 3841 West 13th Street 67203

- |   |                       |                       |
|---|-----------------------|-----------------------|
| 1. Gross Acreage of Plat <u>10.244</u>    | 6. Access Control     |                       |
| 2. Number of Lots:                        | St. 21st St. N.       | No. Openings <u>2</u> |
| Residential <u>1</u>                      | St. _____             | No. Openings _____    |
| Commercial _____                          | St. _____             | No. Openings _____    |
| Industrial _____                          | 7. Req'd Improvements |                       |
| Other _____                               | St. Paving <u>X</u>   | Water _____           |
| Total Number of Lots: <u>1</u>            | Sidewalk <u>X</u>     | Drainage _____        |
| 3. Minimum Lot Area: <u>10</u> Acres      | Sewer <u>X</u>        | Other _____           |
| 4. Existing Zoning <u>"AA"</u>            |                       |                       |
| 5. Special Problems Discussed <u>None</u> |                       |                       |

Valid petitions have been submitted guaranteeing the paving of Edgemoor Drive, sanitary sewer to serve the property and sidewalks on the north side of 21st Street North and the west side of Edgemoor Drive. A certificate has also been submitted certifying the petitions.

Planning Commission Recommendation:

That this plat be approved subject to recording the plat within 30 days after approval by the Board of City Commissioners. Collier moved, Gragg seconded and it carried unanimously.

NOTE: The associated zone Case Z-1695, "AA" to "R-5" has been approved by the Board of City Commissioners subject to platting.

ACTION: Approve the petitions and instruct the Director of Law to prepare the necessary resolutions, instruct the City Clerk to file the certificate with the Register of Deeds, the publication and filing costs of which shall be billed to the applicant; and approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

**CERTIFICATE**

City of Wichita)  
Sedgwick County) ss  
State of Kansas)

I, MAX L. COLE and DODY COLE, owner and plat-  
tor of WILLIE COLE FIRST ADDITION Addition, do hereby  
certify that petitions for the following improvements have been  
submitted to the Board of Commissioners of the City of Wichita,  
Kansas:

1. Paving Petition
2. Sewer Petition
3. Sidewalk Petition (west side of Edgemoor Dr.)
4. Sidewalk Petition (north side of 21st Street)
5. N/A
6. N/A
- 7.

As a result of the above-mentioned petitions for im-  
provements, lots within WILLIE COLE FIRST Addition  
may be subject to special assessments assessed thereto for the  
cost of constructing the above-described improvements.

Signed this 18<sup>TH</sup> day of March, 1976.

Max L. Cole  
Max L. Cole

Dody Cole  
Dody Cole

City of Wichita)  
Sedgwick County) ss  
State of Kansas)

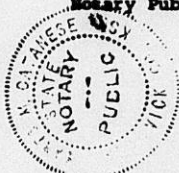
Be it remembered that on this 18<sup>TH</sup> day of March,  
1976, before me, a notary public in and for said County and State,  
came MAX L. COLE and DODY COLE, his wife, to me personally  
known to be the same person who executed the fore-going instrument  
of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and  
affixed my notarial seal the day and year above written.

Ann F. Stance  
Notary Public

My Commission Expires:

My Commission Expires July 1, 1978  
T9-128



LAW OFFICES  
OF  
**WILLIAM P. HIGGINS**

April 22, 1976

PENTHOUSE/SUTTON PLACE  
WICHITA, KANSAS 67202  
316/263-6148

Mr. Curtis Newby  
Wichita-Sedgwick County Metropolitan  
Area Planning Commission  
City Hall  
455 North Main Street  
Wichita, Kansas 67202

Re: Plat - Willie Cole First Addition  
S/D 75-71

Dear Mr. Newby:

Enclosed herewith copy of tax receipt  
showing full payment of 1975 taxes due  
in captioned matter.

Yours truly,

*William P. Higgins*  
WILLIAM P. HIGGINS

WPH/jsp  
Enc:





## CHICAGO TITLE INSURANCE COMPANY

### COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY, a corporation of Missouri, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor, all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused this Commitment to be signed and sealed as of the effective date of Commitment shown in Schedule A, the Commitment to become valid when countersigned by an authorized signatory.

Issued by:  
THE SECURITY ABSTRACT &  
TITLE COMPANY, INC.  
434 North Main Street  
Wichita, Kansas 67202  
(316) AM 7-8371

CHICAGO TITLE INSURANCE COMPANY

*Alvin W. Long*  
President.

ATTEST:

*Chester C. McLaughlin*  
Secretary.

*J. L. M. Boco*  
Authorized Signatory





SCHEDULE B

Upon payment of the full consideration to, or for the account of, the grantors or mortgagors, and recording of the necessary deeds and/or mortgages in insurable form, the policy or policies will be issued containing exceptions in Schedule B thereof to the following matters (unless the same are disposed of to the satisfaction of the Company):

1. If an owner's policy is to be issued, the mortgage encumbrance, if any, created as part of the purchase transaction.
2. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
3. Rights or claims of parties in possession not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Easements or claims of easements not shown by the public records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, impbtd by law and not shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs): 1975 Tax \$1,002.82 + not paid. Key #C-135-A=UP.
9. Taxes or special assessments which have not been certified to the Office of the County Treasurer and entered on the tax rolls thereof prior to the date hereof.
10. Mortgage dated July 17, 1975, executed by Max L. Cole and Dody Cole, his wife, to Robert J. O'Connor, Successors Trustee in Bankruptcy for Prairie Village Homes, Inc., Bankrupt, filed July 17, 1975, as Document No. 239658, on Film 150, Page 15, in the original amount of \$105,000.00.

THE CITY OF WICHITA

OFFICE OF Ass't. Supt. of Public  
Works Maint.

DATE March 5, 1976



TO Jack Galbraith, Chief Planner, MAPD

FROM M. S. Mitchell

SUBJECT - Willie Cole 1st Adn.  
SD 75-71

Reference is made to my request before the Subdivision Committee for a Lot Grading Plan for subject Addition. Please be advised a plan has been furnished this office which states: "Lot Grading Plan: The Lot shall be graded to drain to the streets when developed." and must be via approved outlets (driveway, flume, inlet). This plan is satisfactory.

I trust this information is sufficient to permit final processing of the plat; however, if further information or discussion is desired, please advise.

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

MSM/glm

cc: G. H. Wilton  
Willie Cole 1st Adn. Plat File  
Baughman Co./Korber  
Central Insp./John Riddel w/exh.



March 5, 1976

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Re: S/D 75-71 - Final Plat of  
WILLIE COLE 1ST ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 4, 1976, the above-captioned plat was considered. The action of the Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of February 27, 1976.

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.
- JHG* Certification by an attorney that fee title is vested in the plat.
- JHG* Certification that all taxes due and payable for 1975 and prior years have been paid.

If you have any questions, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: Max L. Cole & Associates, 3841 W. 13th St. 67203  
Wm. P. Higgins, Attorney, 313 1st Nat'l Bank Bldg. 67202  
Dean Sellers, Assistant City Engineer

February 27, 1976

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Re: S/D 75-71 - Final plat of  
WILLIE COLE 1ST ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 26, 1976, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- ✓ A. A 10-foot utility easement shall be indicated adjacent to the north and west lines of the plat.
- ✓ B. The applicant shall guarantee the paving of the west portion of Edgemoor Drive adjacent to subject property. This may be by petition and the Department of Public Works shall be contacted regarding this matter.
- ✓ C. The applicant shall install or guarantee the construction of sidewalks adjacent to the north side of 21st Street and the west side of Edgemoor Drive.
- ✓ D. The applicant shall be advised that the sidewalk construction will be required at the time of final building inspection when the sidewalks have been required as a condition of plat approval.
- ✓ E. A site development plan shall be submitted to the Wichita Fire Department for review prior to the issuance of any building permits on subject property.
- ✓ F. A lot grading plan shall be submitted to M. S. Mitchell of the Flood Control Office for approval. A letter from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- ✓ G. The plat shall reflect a 25-foot building setback adjacent to 21st Street.

S/D 75-71  
February 27, 1976  
Page 2

- H. The applicant shall be advised that no off-street parking is permitted within the designated building setbacks from the streets.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Relative to conditions C and D, the applicant should contact Dick Linn, City Engineer, as to the timing of the sidewalk construction on Edgemoor to coincide with the actual opening and paving of said street.

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. 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, March 4, 1976, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme  
Encl.

cc: Max L. Cole & Associates, 3841 W. 13th St., 67203  
William P. Higgins, Attorney, 313 First National Bank Bldg.,  
67202  
Dean Sellers, Assistant City Engineer

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 75-71 Name WILLIE COLE 1ST ADDITION  
Date Application Rec'd. 8-19-75 Preliminary Approval 9-4-75  
Scheduled S/D Meeting 2-26-76

DESCRIPTION

General Location Northwest corner of 21st Street North and Edgemoor.  
Owner Max L. Cole  
Surveyor/Engineer Baughman Company  
Address 330 Laura Phone 262-7271

- |  |   |
|--|---|
| 1. Gross Acreage of Plat <u>10.244</u>                                     | 7. Lineal Feet of New Streets:                              |
| 2. Number of Lots:   | a. <u>        </u> R/W <u>        </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>        </u> ft.                                   |
| 3. Minimum Lot Frontage <u>614.78</u> ft.                                  | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>446,243,545</u> sq.ft.                              |   |
| 5. Existing Zoning <u>AA</u>   |   |
| 6. Proposed Zoning <u>R-5</u>  |   |
| 9. Public Water Supply Yes (Yes-No), Name <u>        </u>                  |   |
| 10. Public Sanitary Sewers (Yes-No), Name <u>        </u>                  |   |
| 11. Health Department Approval (where applicable) <u>        </u> (Yes-No) |   |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u>        </u>             |   |

STAFF COMMENTS:

- A. The applicant shall guarantee the paving of the west portion of Edgemoor Drive adjacent to subject property. This may be by petition and the Department of Public Works shall be contacted regarding this matter.
- B. The applicant shall install or guarantee the construction of sidewalks adjacent to the north side of 21st Street and the west side of Edgemoor Drive.
- C. The applicant shall be advised that the sidewalk construction will be required at the time of final building inspection when the sidewalks have been required as a condition of plat approval.
- D. A site development plan shall be submitted to the Wichita Fire Department for review prior to the issuance of any building permits on subject property.
- E. A lot grading plan shall be submitted to M. S. Mitchell of the Flood Control Office for approval. A letter from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- F. The plat shall reflect a 25 foot building setback adjacent to both streets.
- G. The applicant shall be advised that no off street parking is permitted within the designated building setbacks from the streets.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

February 2, 1976

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Re: S/D 75-71 - Preliminary plat  
of WILLIE COLE 1ST ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 29, 1976, 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. "Access control except for 2 openings" shall be labeled adjacent to 21st Street.
- B. The applicant shall be advised that no off-street parking will be permitted within the designated building setbacks.
- C. The applicant shall install or guarantee the installation of sidewalks adjacent to the west side of Edgemoor Drive and the north side of 21st Street.
- D. The applicant shall guarantee the paving of the west portion of Edgemoor Drive.
- E. A site development plan shall be submitted to the Wichita Fire Department prior to the issuance of any building permits on subject property.
- F. A lot grading plan shall be submitted to M. S. Mitchell of the Maintenance-Flood Control Office. A letter from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- 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.

S/D 75-71  
February 2, 1976  
Page 2

H. Requirements for a final plat (see pages 20-25, Part 4,  
Article 5 of the MAPC Subdivision Regulations).

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.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme  
Encl.

cc: Max L. Cole & Associates, 3841 West 13th Street, 67203  
William Higgins, Attorney, 313 First National Bank Bldg., 67202  
Dean Sellers, Assistant City Engineer

January 14, 1976

William P. Higgins  
Attorney at Law  
313 First National Bank Bldg.  
Wichita, Kansas 67202

Re: WILLIE COLE 1ST ADDITION.

Dear Bill:

This is to advise you that the above referred to plat will be placed on the next Subdivision Committee agenda. This will be for the meeting of January 29, 1976. After having several meetings with various other staff people, we have been able to reach the conclusion that an east-west street is not required adjacent to the north line of Willie Cole 1st Addition, but rather the east-west street should occur at a point further north perhaps at the half section line. With regards to the West Edgemoor Drive, we are at this point unable to reach a conclusion that this street right-of-way should be vacated. The future of West Edgemoor Drive will depend greatly upon how the property north of the Willie Cole Addition is eventually developed, therefore the West Edgemoor Drive will be discussed at the Subdivision Committee meeting on the 29th. The meeting will begin at 1:00 p.m., and will be held in the Public Meeting Room, First floor, City Hall, 455 North Main.

If you have any questions concerning this matter, please do not hesitate to call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme

LAW OFFICES  
OF  
WILLIAM P. HIGGINS

SUITE 313  
FIRST NATIONAL BANK BUILDING  
WICHITA, KANSAS 67202  
316/263-6148

October 27, 1975

Mr. Jack H. Galbraith  
Wichita-Sedgwick County  
Metropolitan Area Planning Commission  
104 South Main Street  
Wichita, Kansas 67202

Re: Willie Cole 1st Addition  
S/D 75-71 Preliminary Plat

Dear Jack:

Please notify me when this will be put back on the agenda per our telephone conversation of October 17, 1975, when you indicated you were getting it ready to go through on final.

Please notify me of any matters I might take care of to expedite this matter.

Yours truly,

  
WILLIAM P. HIGGINS

WPH/jsp  
cc/ Mr. Max L. Cole



WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

October 7, 1975

TO The File

FROM Curtis L. Newby, Junior Planner

SUBJECT Street right-of-way dedications and vacations in Willie Cole 1st Addition.

Recently a meeting was held with Mr. Sam Catonese, representing the applicant, also to be at that meeting was Mr. Ivan Salyer, a property owner in the vicinity of the plat. Mr. Salyer was unable to attend the meeting but he advised me by phone that he was still agreeable to dedicating the right-of-way for the north half of 22nd Street to provided access to the properties to the west. He indicated that he was also interested in vacating the west half of Edgemoor Drive.

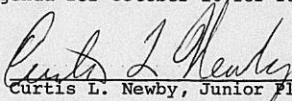
In discussing the Willie Cole Addition plat with Mr. Catonese, he also indicated that his client was interested in vacating the west half of Edgemoor Drive. He also indicated that his client was not interested in dedicating any right-of-way for 22nd Street. I, therefore indicated to Mr. Catonese that he should discuss the matter of vacating West Edgemoor Drive with the City Engineer to see if the vacation of Edgemoor Drive was feasible.

Yesterday, October 6, 1975, I was contacted by Mr. Bill Higgins, also representing the applicant of Willie Cole 1st Addition. He advised that the City Engineer had been contacted regarding the vacation of West Edgemoor Drive and that the City Engineer had indicated that he would be agreeable to such a vacation. Mr. Higgins also indicated that he had been in touch with Mr. Salyer and that they were both in agreement on not dedicating any right-of-way for 22nd Street west of Edgemoor Drive, as all that would be accomplished would be to provide access for the property owner to the west at the expense of Mr. Salyer and Mr. Higgins' client. Mr. Higgins then requested that the Willie Cole Addition be placed back on the Sub-division Committee agenda for the October 16 meeting of that Committee.

Since the conversation with Mr. Higgins, I have talked to the City Engineer and he is of the opinion that the street, East Edgemoor Drive, has sufficient right-of-way to be developed as a collector and that West Armour Drive could be vacated with just enough right-of-way being left to provide for a 15 to 20 foot wide maintenance access easement running along the west side of the drainage ditch.

The File  
October 7, 1975  
Page 2

As both Mr. Salyer and Mr. Higgins' clients are proposing apartment developments in the area west of the ditch and Edgemoor Drive, it does appear that the vacation of West Edgemoor Drive could be accomplished if Mr. Salyer and/or Mr. Higgins' clients are willing to assume the cost of one or two bridges crossing from East Edgemoor Drive to their apartment sites. Based on these discussions, I am therefore placing Willie Cole Addition on the Subdivision Committee agenda for October 16 for further consideration.

  
Curtis L. Newby, Junior Planner

CLN:rme

cc: Jack H. Galbraith, Chief Planner

September 17, 1975

Mr. Ivan Salyer  
Fidelity Development, Inc.  
229 South Market  
Wichita, Kansas 67202

Re: Location for an east-west  
street west of Armour Drive  
and north of 21st Street  
North, associated with  
S/D 75-71 - Willie Cole 1st  
Addition.

Dear Mr. Salyer:

I am writing you to request your attendance at a meeting in the Planning Department Office to discuss a possible location for an east-west street to be located in an area west of Armour Drive and north of 21st Street. This meeting has been tentatively set for 3:00 p.m., Friday, September 19, 1975.

This meeting was called at the request of the Subdivision Committee of the Metropolitan Area Planning Commission after having considered the Willie Cole 1st Addition preliminary plat at the Subdivision Committee meeting of September 4, 1975. The Committee felt that an east-west street should be located in the vicinity of said plat and directed the Planning Staff to contact the property owners in the area and to arrange a meeting to discuss the possible street location.

If you are unable to attend the meeting on the date and at the time indicated, please advise me no later than Friday morning. Copies of this letter are being sent to the attorney representing the plat of the Willie Cole 1st Addition, to the platting surveyor and to the Assistant City Engineer, to also make them aware of the date and time of the meeting.

Mr. Ivan Salyer  
September 17, 1975  
Page 2

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

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme

cc: Dean Sellers, Assistant City Engineer  
William P. Higgins, Attorney, 313 1st National Bank Bldg., 67202  
Baughman Company, 330 Laura, 67211

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

Property Name Willie Cob 1st Addition  
Location Generally located at 21st N & Edgemoor  
Date 9-3-75  
Prepared by Larry L. Henry, District Conservationist,  
USDA-Soil Conservation Service,  
4100 Maple, Wichita, Kansas 67209  
Phone: 943 9471

MAILED TO:  
Baughman Co.  
Name -  
330 Laura  
Firm  
262-7271  
Phone -- Date  
111   
119   
102   
104

Requested by: Wichita-Sedgwick County Metropolitan  
Area Planning Commission  
\*\*\*\*\*

A. SOIL TYPE: Farum loam - 1 to 3/4 slopes - Consists of deep, well drained soils  
formed in old alluvium on uplands. These soils typically have dark grayish  
brown loam A and B1 horizons, dark grayish brown and grayish brown clay loam B2  
horizons, grayish brown clay loam B3 horizons, & brown loam C horizons.

B. SITUATION: -----This area has two diversion terraces that must be leveled on  
outlets provided whenever cut. This area has a water erosion problem and also  
a wind erosion problem if left bare for a period of time.

Conservation Starts When Construction Starts. A Ground Plan Outdoors Is As  
Important As A Floor Plan Inside.

C. EROSION CONTROL RECOMMENDATIONS: (The recommendations which apply to the above  
named property will be indicated by a checkmark.)

- 1. Disturb only the area needed for construction.
- 2. Remove only those trees, shrubs, and grasses that must be removed for  
construction; protect the rest to preserve their esthetic and erosion-  
control values.
- 3. Stockpile topsoil and protect it with anchored straw mulch or jute mat  
material.
- 4. Disturbing as small an area as possible, install streets, curbs, water mains,  
electric and telephone cables, storm drains, and sewers in advance of home  
or other building construction.
- 5. Install erosion and sediment control practices according to the Sedgwick  
County Conservation District standards and specifications.
- 6. Temporarily stabilize each segment of graded or otherwise disturbed land,  
including the sediment-control devices not otherwise stabilized, by seeding  
and mulching or by mulching alone. Permanently stabilize these areas as  
work on the land is completed. Both temporary and permanent stabilization  
practices are to be installed according to the Sedgwick County Conservation  
District standards and specifications.

\* CONTINUED \*



The following are adapted perennial grasses and should be seeded at the following rates:

STANDARD RATES:

- Native bluestem mix, 3 pounds per 1,000 square feet
- Tall fescue, 3 pounds per 1,000 square feet
- Brome grass, 3 pounds per 1,000 square feet

SPECIAL RATES: \_\_\_\_\_

Apply nitrogen fertilizer at the rates listed below or have the soil tested and apply fertilizer accordingly.

STANDARD RATES:

- Tall fescue, 2 pounds per 1,000 square feet
- Brome grass, 2 pounds per 1,000 square feet

SPECIAL RATES: \_\_\_\_\_

Adapted perennial grasses for sodding are fescue, zoysia, and bluegrass.

- ✓7. Loose-pile material that is excavated for building construction purposes. Keep it loose-piled until it is used for foundation backfill or until the lot is ready for final grading and permanent vegetation.
- ✓8. Stabilize each lot within 60 days after work starts on home or other building construction.
- ✓9. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
- 10. Discharge water from outlet structures at nonerosive velocities.
- ✓11. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: 316 943 9471.
- 12. Divert foreign runoff water around area during construction.
- ✓13. Remove all debris such as tree stumps, scrap lumber, mortar or concrete, and rocks. Do not bury them; wood will eventually rot and cause settling; rocks, mortar and concrete can cause real difficulties in lawn maintenance and later construction.
- 14. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Distribution: Original to Developer and/or Owner  
Copy to Metropolitan Area Planning Department Staff  
File Copy: Sedgwick County Conservation District

LAW OFFICES  
OF  
**WILLIAM P. HIGGINS**

SUITE 313  
FIRST NATIONAL BANK BUILDING  
WICHITA, KANSAS 67202  
316/263-6148

September 10, 1975

Mr. Curtis L. Newby  
Wichita-Sedgwick County  
Metropolitan Area Planning Department  
104 South Main Street  
Wichita, Kansas 67202

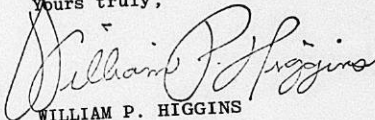
Re: S/D 75-71 Preliminary Plat  
of WILLIE COLE 1st Addition

Dear Curtis:

Relative to Item B of your letter of September 9, we  
are ready, willing and able to meet, however it is  
our understanding that you will set up the meeting  
at your convenience.

We would, therefore, request a meeting be set up as  
soon as you have had an opportunity to examine the  
situation.

Yours truly,



WILLIAM P. HIGGINS

WPH/jsp

cc/ Max L. Cole & Associates  
Baughman Company  
Dean Sellers, Assistant City Engineer



September 9, 1975

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Re: S/D 75-71 - Preliminary plat  
of WILLIE COLE 1ST ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 4, 1975, 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. "Access control except for 2 openings" shall be labeled adjacent to 21st Street.
- B. The applicant and/or his surveyor shall meet with the Planning Department relative to the location of an east-west street in the vicinity of subject property prior to submission of a final plat.
- C. The applicant shall install or guarantee the extension of sanitary sewer to serve subject property.
- D. The applicant shall guarantee the extension of City water to serve subject property.
- E. The applicant shall be advised that no off-street parking will be permitted within the designated building setbacks.
- F. The applicant shall install or guarantee the installation of sidewalks adjacent to the west side of Edgemoor Drive and the north side of 21st Street.
- G. The applicant shall guarantee the paving of the west portion of Edgemoor Drive adjacent to subject property.

S/D 75-71  
September 9, 1975  
Page 2

- H. The applicant shall be prepared to advise the Committee as to which method of guarantee will be utilized for the required improvements, cash, bond, letter of credit or petition.
- ~~X.~~ The applicant shall contact the Soil Conservation Service relative to prevention of water erosion on subject property.
- J. The applicant's surveyor shall submit a lot grading plan to M. S. Mitchell of the Maintenance-Flood Control Office. A letter from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- K. 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.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme  
Enclosure

cc: Max L. Cole & Associates, 3841 West 13th St., 67203  
William P. Higgins, Attorney  
313 1st National Bank Building, 67202  
Dean Sellers, Assistant City Engineer

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 75-71 Name WILLIE COLE 1ST ADDITION  
Date Application Rec'd. 8-19-75 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 9-4-75

DESCRIPTION

General Location Northwest corner of 21st Street North and Edgemoor.

Owner Max L. Cole  
Surveyor/Engineer Baughman Company  
Address 330 Laura Phone 262-7271

- |  |  |
|--|--|
| 1. Gross Acreage of Plat <u>10.244</u>                           | 7. Lineal Feet of New Streets:             |
| 2. Number of Lots:   | a. <u>        </u> R/W <u>        </u> ft. |
| Residential <u>        </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>        </u> ft.                  |
| 3. Minimum Lot Frontage <u>614.78</u> ft.                        | 8. Sidewalk adjacent to all                |
| 4. Minimum Lot Area <u>446,243,545</u> sq.ft.                    | streets? <u>yes</u> <u>X</u> no            |
| 5. Existing Zoning <u>AA</u>                                     |  |
| 6. Proposed Zoning <u>R-5</u>                                    |  |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name _____           |  |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name _____       |  |
| 11. Health Department Approval (where applicable) _____ (Yes-No) |  |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____             |  |

STAFF COMMENTS:

- A. The associated zone case Z-1695 from "AA" to "R-5" has been approved subject to platting.
- B. "Access control except for 2 openings" shall be labeled adjacent to 21st Street.
- C. A 70 foot street dedication shall be granted from the northern portion of this plat for a high density east-west street. Said street shall align with the north line of Woodgate 2nd Addition to the west. A 25 foot building setback shall be indicated from said street.
- D. The applicant shall be advised that no off-street parking will be permitted within the designated building setbacks.
- E. The applicant and/or his surveyor shall contact Tim Cain of the Department of Public Works relative to indicating a name for the new east-west street.
- F. The applicant shall install or guarantee the installation of sidewalks adjacent to both sides of the new east-west street, the west side of Edgemoor Drive and the north side of 21st Street.
- G. The applicant shall guarantee the paving of the new east-west street and the west portion of Edgemoor Drive.
- H. The applicant shall be prepared to advise the Committee as to which method of guarantee will be utilized for the required improvements, cash, bond, letter of credit or petition.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Map No.: 5850  
Section No.: 1  
Twp. No.: 273  
Range: 1E

S/D No. 75-71

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Willie Cole 1st Addition

General Location: N.W. Corner of 21st St. No. and Edgemore

Name of Property Owner: Max L. Cole % Max Cole and Assoc.

Address: 3841 W. 13th St. Phone: 942-7481

Name of Subdivider: Atty: William Higgins

Address: 1st National Bank Bldg. Phone: 263-6148

Name of Agent/Surveyor: Baughman Company

Address: 330 Laura Phone: 262-7271

Date of Application: August 19, 1975

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 10.244
2. Number of Lots:  
Residential \_\_\_\_\_  
Commercial \_\_\_\_\_  
Industrial \_\_\_\_\_  
Other \_\_\_\_\_  
Total Number of Lots 1
3. Minimum Lot Frontage 614.78 ft.
4. Minimum Lot Area 446,243.545 ft.
5. Existing Zoning AA
6. Proposed Zoning R-5
7. Lineal Feet of New Streets:  
a. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
TOTAL \_\_\_\_\_ ft.
8. Sidewalk adjacent to all streets? yes  no
9. Public Water Supply Yes (Yes-No), Name \_\_\_\_\_
10. Public Sanitary Sewers Yes (Yes-No), Name \_\_\_\_\_
11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)
12. City of Wichita  Three-Mile Area

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: Max Cole & Assoc.  
Sam M. G. Ganece  
General Counsel

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

Received by Paul Henry  
Date 9/19/75  
Fee Submitted none

FORM 200-021

**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		

DESCRIPTION AMOUNT

*Wells Cols 1st*

Name *Bill Forber*

Address *Baughman Co*

Type *AA 407104* Due Date

Comments:

Date *8-25-75* BY