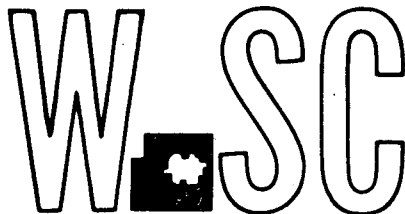
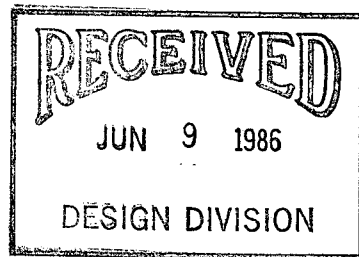


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



June 6, 1986

Mid-Kansas Engineering Consultants, P.A.  
3500 N. Rock Road #800  
Wichita, KS 67226

Re: Final Plat S/D 86-53 - COTTONWOOD VILLAGE 7TH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 5, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The final plat tracing shall either reference the recording information for the 30-foot wide and 10-foot wide utility easements existing on this property, or shall make appropriate reference to the granting of the utility easements in the plat's text.
- B. The applicant is advised that, prior to development of this property with a telephone switching facility, a special permit will need to be obtained for development of such a facility within the "AA" zoning district.
- C. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- D. Recording of the plat within 30 days after approval by the Board of City 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, June 12, 1986. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley  
Senior Planner

FLN:dik

Enclosure

cc: Landmark Communities, Inc., 3500 N. Rock Rd. #100, Wichita, KS 67226  
Mike Lindebak, City Engineer

C  
O  
P  
Y

Pre-Sub June 5, 1986

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1. Boeing Military Airplane Co. Vacation of St. R/W  
Existing 12" Water main along the north side of  
47th St. from K-15 to Oliver (approx 14' S of N/R 47th)  
Suggest retain as easement and any relocation of Water  
main to be at the expense of BMAC.
2. Susan J. and James A. Adams. Vacation of blanket utility  
easement. No water mains in utility easement, no water  
problem.
3. Jim Koester. Vacate access control. No water problem.
4. Pinewood Mobile Home Park Addition. Item A, abandon  
water projects now open. Existing water main in Hydraulic  
may be extended to interior mobile home layout, no water problem.
5. Brammer Addition. Preliminary plat. Existing 12" water main  
in Hillside, no water problem.
6. Messiah Baptist Church Third Addition. Preliminary plat.  
Existing 6" water main in Clark and existing 16" water main  
in Hillside. No water problem.
7. Este Cate Second Addition. Preliminary plat. Existing 12"  
water main in Hydraulic and Denker, existing 6" water main  
in Denker and Victoria. No water problem.
8. Donald Cary Addition. Final Plat. Item B, mains to be  
extended, both in Tyler and 19th St., or from 19th St. N.  
and Robin, which ever source is closest.
9. Deer Run Addition. Final Plat. Existing 24" water main  
in Webb road, mains to be extended (item B), no water  
problem.
10. Cottonwood Village 7th Addition. Existing 12" water  
main in 29th St. N. now serves area. No water problem.

11. Mid-Continent Airport Addition. Final Plat. Item B, mains to be extended. No water problem.
12. Lakelane Estates Addition. Preliminary Plat. No city water available. No water problem.
13. Eck 3rd Addition. Final plat. Item B, mains to be extended.
14. Charles Court Addition. Preliminary plat. 8" Water main is adjacent to the southern edge of plot (along Charles), no water problem.
15. Executives Inc. Addition. Final plat. Existing 8" main in Orme and Eastern. No water problem.
16. Air Products Addition. Final plat. Item A, no city water available. No water problem.
17. Rainbo Baking Co. Addition. Final Plat. Existing water main in Glen Oaks and Southeast Drive. No water problem.
18. Other matters.

Final Plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No.: 86-53      Name: COTTONWOOD VILLAGE 7TH ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 6/5/86

DESCRIPTION

General Location: North side of 29th Street North, in an area west of Long-fellow.

Owner: Landmark Communities, Inc., 3500 N. Rock Road, #100, Wichita, KS 67226

Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 0.33 Acre
2. Number of Lots:
  - Residential: 1
  - Office:
  - Commercial:
  - Industrial:
  - Total: 1
3. Minimum Lot Area: 14,400 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

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STAFF COMMENTS:

NOTE: The applicant's agent has advised that this property is being platted for development of a telephone switching facility. Since the property is being platted for this purpose, staff does not object to the lot having direct access to 29th Street North.

- A. The final plat tracing shall either reference the recording information for the 30-foot wide and 10-foot wide utility easements existing on this property, or shall make appropriate reference to the granting of the utility easements in the plat's text.
- B. The applicant is advised that, prior to development of this property with a telephone switching facility, a special permit will need to be obtained for development of such a facility within the "AA" zoning district.
- C. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- E. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with the platting of this property.

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