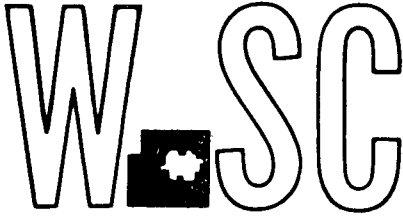


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

November 14, 1985

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

Re: S/D 85-86 - Final Plat of Cottonwood Village Sixth Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 14, 1985, 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 November 8, 1985.

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. 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 1985 and all prior years have been paid.

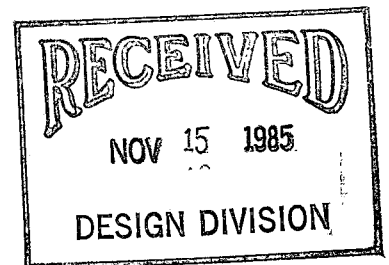
Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

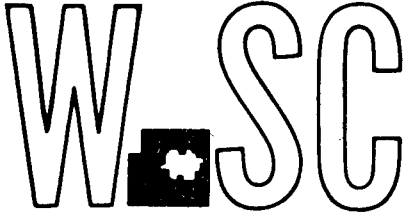
BRB:mlh

cc: Landmark Communities, Inc., 3500 N. Rock Rd., #100, Wichita, KS 67226
Erich Wendt, KPL Gas Service Co., P.O. Box 2161, Wichita, KS 67251
Paul Pritchard, U.S.D. #259, 3850 N. Hydraulic, Wichita, KS 67219
Bill G. Yung Design, 8226 East 35th Street North, Wichita, KS 67226
Mike Lindebak, City Engineer



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WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



November 8, 1985

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

Re: S/D 85-86 - Final Plat of Cottonwood Village Sixth
Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 8, 1985, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City Water to serve the lots being platted.
- C. The applicant shall guarantee the construction of storm sewers required by this plat.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The applicant shall petition for the construction of a sidewalk within the sidewalk easement being granted by this plat. The petition shall be held until U.S.D. #259 constructs a connecting sidewalk on their school site to the west. If the connecting sidewalk is not constructed within five (5) years from the date of City Commission approval of the sidewalk petition, the petition shall be considered null and void.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

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Mid-Kansas Engineering Consultants, P.A.

Re: S/D 85-86 - Final Plat of Cottonwood Village Sixth Addition.

November 8, 1985

Page 2

- G. The final plat tracing shall reference that the existing 40-foot wide public utility easement, granted to provide for a gas line, is being vacated by virtue of K.S.A. 12-512(b). The final plat shall grant a 20-foot wide public utility easement for the existing gas line. The location of this easement shall be approved by the Gas Service Company.
- H. The applicant shall obtain, by separate instruments, the drainage easements needed to the east of Block 2. The legal descriptions for these off-site easements shall be approved by the City Engineer's office prior to submitting them to the Planning Department.
- I. The final plat tracing shall indicate that the 30-foot wide utility easement, adjacent to the south line of Lot 13, Block 2, is also granted for drainage purposes
- J. The final plat tracing shall reference, in the plat's text, that the "sidewalk easement is hereby granted to the public for purposes of providing pedestrian access to the property to the west."
- K. The final plat tracing shall indicate a 10-foot utility easement between Lots 2 and 3, Block 2.
- L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- M. The final plat tracing shall reference the film and page numbers for the recording information for the 30-foot wide utility easement adjacent to the northeast corner of this plat.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- O. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

Mid-Kansas Engineering Consultants, P.A.

Re: S/D 85-86 - Final Plat of Cottonwood Village Sixth Addition.

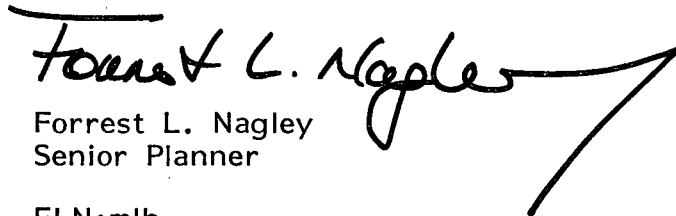
November 8, 1985

Page 3

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, November 14, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink that reads "Forrest L. Nagley". The signature is written in a cursive style and includes a long, sweeping horizontal line extending to the right.

Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

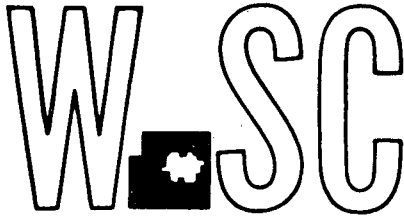
cc: Landmark Communities, Inc., 3500 North Rock Road, #100, Wichita,
KS 67226
Erich Wendt, KPL Gas Service Company, P. O. Box 2161, Wichita, KS
67251
Paul Pritchard, U.S.D. #259, 3850 N. Hydraulic, Wichita, KS 67219
Bill G. Yung Design, 8226 East 35th Street North, Wichita, KS 67226
✓ Mike Lindebak, City Engineer

Pre-Sub 11.7.85

1. Tallgrass Co. Vacation of a portion of Lot 1, Block 2 Silverleaf Addition. No water problem.
2. Wichita Trust. Vacation of access control. No water problem.
3. Davidson and Fray Addition. Revised Final Plat. No water problem.
4. Gordon Norris Second Addition. Final Plat. No water problem.
5. Murdock Industrial Addition. Final Plat. Existing 8" water main along the west side of Nabash, not shown on sketch plat. No water main problem.
6. Town & Country Christian Church Addition. Final Plat. Church building now served by Bel Aire water line. If they (Bel Aire) will continue to serve the site, there will be no water problem. If after plotting Bel Aire does not wish to serve the site, City of Wichita water main could be extended from Oliver or Woodlawn.
7. Deutsches Eck Addition. Preliminary Plat. Item C, wells. Nearest City Water is ~~at~~ too far away to be economically feasible.
8. Grundman Addition. Final Plat. Existing 8" water in Cranbrook will serve lots 1-4. Water main needs to be extended in Osie Circle to serve lots 5 and 6. X'sty. Petition passed Commission 6-29-80 (448-80-925-80082-076-000-11)
9. Cottonwood Village Sixth Addition. Final Plat. Item B, water to be extended. No water problem.
10. Tallgrass Commercial Third Addition. Revised Preliminary Plat. Item B, water to be extended. Relocation of fire hydrant and any change of location at developers expense ^{with} approved plans.

11. HI-Tech Industrial Park Second Addition. Final Plat. Item B, Water to be extended. Existing water main in Comotora extends north of proposed Cul-de-Sac. Main to be abandoned and fire hydrant relocation shall be done at developer's expense with approved plans.
12. Woodlawn Development Company. Vacation of plat, st. r/w, temp. Cul-de-Sac. Water mains as shown on map end at the north line of the North Point Industrial Park, on the east side of Comotora St.
13. Mulberry East Addition. Preliminary Plat. Item B, Water to be extended from 37th St. N. and Rock Road. Proposed 20" water main in Rock Road, 12" possible sizing in Mulberry Drive.
14. Mitko Hodijski. Lot split. No water problem.
15. City Land Inventory Case. 13th St. & Pennsylvania. No water problem.
16. City Land Inventory Case. 17th St. N. & Park Place. Water to serve the area shown would come from Park Place at the southerly end of the park area. Note: To serve that part of lots 59, 61, and 63, that is outside the dark line would require crossing both the enclosed area and the wide section of the park area, if they are not already served.
17. Wichita Cottage Group. Utility Esmt. No water problem.
18. Turnpike Inn, Inc. Additional St. R/W. No water problem, unless service to lot 1, Blk 1, is on 97th St.
19. Other matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



October 11, 1985

Bill G. Yung Design
8225 East 35th Street North
Wichita, KS 67226

Re: S/D 85-86 - Preliminary Plat of Cottonwood Village Sixth
Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 10, 1985, 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. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City Water to serve the lots being platted.
- C. The applicant shall guarantee the construction of the storm sewers required by the platting of this property.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The final plat shall indicate "Gouverneour Circle" as the name for the cul-de-sac serving Lots 8 through 12, Block 2.
- G. The final plat shall label the centerline of the utility easements.
- H. The final plat shall label the 15-foot building setback on Lot 1, Block 1.
- I. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

C
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Y

Bill G. Yung Design

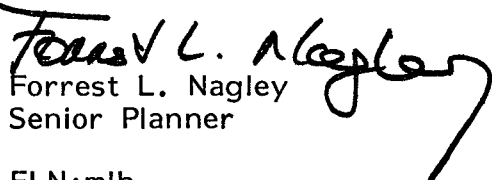
Re: S/D 85-86 - Preliminary Plat of Cottonwood Village Sixth Addition
October 11, 1985

Page 2

- J. The final plat shall indicate a utility easement to cover the existing gas line which crosses proposed Lots 10 and 13, Block 2. If building plans preclude the indication of this easement, satisfactory arrangements shall be made with the Gas Service Company. A letter shall be obtained specifying that proper arrangements have been made.
- K. If a utility easement, or portion thereof, is being vacated by this plat, proper reference to K.S.A. 12-512(b) shall be made in the engineer's text.
- L. Prior to filing the final plat for this property, the applicant is requested to meet with Paul Pritchard of the School Board and Gene Moser of K.G. & E. to discuss the location and use of the proposed sidewalk and utility easement needed perpendicular to the west line of the plat. The final plat shall indicate the sidewalk and side lot line utility easement at a location and width acceptable to each of these two Utility Advisory Committee members.
- M. 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.
- N. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- O. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- P. The final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the enclosed "marked" copy of the plat.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Landmark Communities, Inc., 3500 North Rock Road, #100, Wichita, KS 67226
Gene Moser, K.G. & E., P. O. Box 208, Wichita, KS 67207
Paul Pritchard, U.S.D. #259, 3850 N. Hydraulic, Wichita, KS 67219
Mid-Kansas Engineering Consultants, P.A., 3500 N. Rock Road, #800,
Wichita, KS 67226
✓ Mike Lindebak, City Engineer

Pre Sub Oct. 10 35

21

1. Edward Clupny. Setback Vacation. No water problem.
2. Karl Solomon. Sewer Esmt. Vacation. No water problem.
3. John Monteith. Utility Esmt. Vacation. No water problem.
4. Carriage Park Care Center. 12" Water along north side,
24" Water along west side. No water problem.
5. Wickham Addition. City water not yet available. No water problems.
6. Gordon Morris Second Addition. No water problems.
7. A. M. F. Addition. Item B. Cessna has a proposed water project to extend water from 31st St. So. to N.E. of Cessna Wallace Property. If necessary, A.M.F. owner could become part of the project. Status of Cessna project: it is a "go", but by P.D. or Private Contractor is unknown.
8. Cottonwood Village Sixth Addition. Item B. Water to be extended. No water problem.
9. Andria Addition. Item B, water to be extended. Note: Water is existing across property along Maple, in Maple R/W.
10. Racon Addition. Item B. No water available. No water problems.
11. Vulcan-Frontier Addition. Item B. No city water available.
12. Leiker Addition. Existing water. No water problems.
13. Wong Addition. No water problems. Existing water available.
14. West Side Free Will Baptist Church Addition. Item B. Water not yet available. No water problems.

Pre-Sub.

Oct. 10, 85

P2

15. Roy Alladdawi. Grant Utility Esmt. No water problems.
16. Marvin Nieden. Grant Utility Esmt. No water problem.
17. Angelo Fasciano. Grant Utility Esmt. No water problems.
18. The Pines Associates. Grant Utility Esmt. No water problem.

S/D No.: 85-86 Name: COTTONWOOD VILLAGE SIXTH ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 10/10/85

DESCRIPTION

General Location: At 29th Street North and Gouverneur.
Owner: Landmark Communities, Inc., 3500 N. Rock Road, #100, Wichita, KS 67226
Surveyor/Engineer: Bill G. Yung Design

1. Gross Acreage of Plat: 13.9 Acres
2. Number of Lots:
 - Residential: 40
 - Office:
 - Commercial:
 - Industrial:
 - Other: 1 (Church)
 - Total: 41
3. Minimum Lot Area: 8,400 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City Water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The final plat shall indicate "Gouverneur Circle" as the name for the cul-de-sac serving Lots 8 through 12, Block 2.
- G. The final plat shall label the centerline of the utility easements.
- H. The final plat shall label the 15-foot building setback on Lot 1, Block 1.
- I. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- J. 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.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- M. The representatives from the City Engineer's office and the utility companies should be prepared to comment on the acceptability of the 20-foot wide, joint utility and drainage easements proposed between Lots 10 and 11, Block 2 and adjacent to the east line of Lots 11, 12 and 13, Block 2.
- N. The representative from the Gas Company should be prepared to address the issue of the 4-inch gas line which crosses proposed Lots 10 and 13, Block 2.

SUBDIVISION REPORT

S/D 85-86 - COTTONWOOD VILLAGE SIXTH ADDITION

Page 2

- O. Section 7-203(E) of the Subdivision Regulations states that, "in blocks of 800 feet or more in length, a public crosswalk for pedestrian travel may be required to provide access to public or private facilities such as schools or parks." Given the proximity of Gammon Elementary School and the length of the block to the east of the school property, the representative from the School Board should be prepared to comment on the need for a 10-foot wide sidewalk easement to be platted between two of the lots adjacent to the west line of this plat. If a sidewalk easement is platted, the applicant shall guarantee construction of the sidewalk.

S/D No.: 85-86 Name: COTTONWOOD VILLAGE SIXTH ADDITION

Preliminary Approved: 10/10/85
Scheduled S/D Meeting: 11/7/85

DESCRIPTION

General Location: At 29th Street North and Gouverneur.
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: 13.9 Acres
2. Number of Lots:
 - Residential: 40
 - Office:
 - Commercial:
 - Industrial:
 - Other: 1 (Church)
 - Total: 41
3. Minimum Lot Area: 8,400 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City Water to serve the lots being platted.
- C. The applicant shall guarantee the construction of storm sewers required by this plat.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The final plat tracing shall reference the film and page numbers for the recording information for the 40-foot wide Gas Service Easement existing on proposed Lots 9, 10 and 13, Block 2.
- G. The final plat tracing shall reference, in the plat's text, that the "sidewalk easement is hereby granted to the public for purposes of providing pedestrian access to the property to the west." As was discussed at the time of preliminary plat approval, the applicant shall not be required to guarantee the construction of a sidewalk within this easement. Future construction of this sidewalk will be the responsibility of U.S.D. #259, if and when they choose to construct a sidewalk on their property to tie into the sidewalk easement being platted.
- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- I. The final plat tracing shall reference the film and page numbers for the recording information for the 30-foot wide utility easement adjacent to the northeast corner of this plat.
- 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 Board of City Commissioners.
- L. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.