

PLAT NO. S/D 78-3 MAP NO. 5951

NAME COTTONWOOD VILLAGE *First Addition*

LOCATION: ~~Northeast corner of 29th St. North and~~

Woodlawn *East side Woodlawn in an*

area north of 30th Street North

ENGINEER Van Doren-Hazard-Stallings & Bill G. Yung
Design.

OWNER Comotara Development Corp., et al

APPLICATION FILED 1-30-78

SKETCH PLAT FILED 1-12-78

PRELIMINARY FILED 1-30-78

S/D ACTION 2-9-78 *approve*

FINAL FILED 2-13-78

S/D ACTION 2-27-78 *approved*

MAPC ACTION 3-2-78 *Approved*

ECC ACTION 4-18-78 *Approved*

RECORDED *April 26, 1978*

REMARKS _____

S/D 78-3 - COTTONWOOD VILLAGE -
Northeast corner of 29th St. North
and Woodlawn, Van Doren-Hazard-
Stallings & Bill G. Yung Designs

*Postcard
1-31-78*

ACTION

	DATE
S/D COMMITTEE	<i>2-9-78</i>
	<i>(Prelim) approved</i>
	<i>(final) approved</i>
M.A.P.C.	<i>2-22-78</i>
	<i>Approved</i>
B.C.C./B. CC	<i>4-18-78</i>
	<i>Approved</i>

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

S/D 78-3 n
no zone case
6-22-78

COTTONWOOD VILLAGE FIRST ADDITION was

filed for record on April 26, 1978

Barbara J. McIntosh
Register of Deeds

Return to: Wichita-Sedgwick County
Metropolitan Area Planning Department
(Inter-Office Mail)

T9-328



ARCHITECTS - ENGINEERS

VAN DOREN - HAZARD - STALLINGS

250 ROCKBOROUGH BUILDING, 260 NORTH ROCK ROAD WICHITA, KANSAS 67206
TELEPHONE 316 686-7303

May 18, 1978

Mr. Jack H. Galbraith
Chief Planner
Metropolitan Area Planning Department
City Hall - 10th Floor
455 North Main Street
Wichita, Kansas 67202

RE: Cottonwood Village Addition

Dear Mr. Galbraith:

Throughout the next phases of Cottonwood Village we will be incorporating the new street standards with their corresponding right of ways as follows:

<u>Street</u>	<u>Street Width b.b.</u>	<u>R/W</u>
32nd Street North	25'	70' *
30th Street North (Brooks)	37'	70'
Brookfield (Pepperwood)	35'	64'
Hobblebush	35'	64'
Bayberry	35'	64'
Coralberry	35'	64'
Buttonbush	35'	64'
Cranberry	35'	64'
Sumac Circle	29'	58'
Sage Circle	29'	58'
Osier Circle	29'	58'

We are granting additional right of way on 32nd Street North for aesthetic reasons only, fully realizing that the new regulations would permit a 54 foot right of way.

Very Truly Yours,

VAN DOREN - HAZARD - STALLINGS

Kenneth H. Bengtson
Kenneth H. Bengtson

CC: R. W. Linn
Robert R. Fox
Bill Yung

EASEMENT

THIS EASEMENT made this 23rd day of March, 1978
by and between The Wichita Development Company
of the first part and The City of Wichita
of the second part

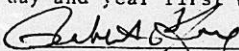
WITNESSETH: That the said first party _____, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second parties a perpetual right-of-way and easement for the purpose of constructing, maintaining, and repairing their sanitary sewer, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

That part of the southwest quarter of Section 31, T26S, R2E of the 6th P.M., Sedgwick County, Kansas described as follows:

A strip of land 10.0 feet wide, east of, adjacent to and parallel with the east line of Cottonwood Village First Addition from the north line of 30th Street North, north to the north line of Lot 1, Block 2 of said addition extended east. Containing 0.113 acres, more or less.

And said second party are hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing their sanitary sewer, including the right to open and excavate in any streets or ways that may be constructed on the surface of said easements, provided that upon completion of the necessities of grantee's operations the surface of such easements shall be restored as nearly as possible to its original condition.

IN WITNESS WHEREOF: The said first party _____ has signed these presents the day and year first written.



Robert R. Fox

Attorney in fact for

The Wichita Development Company

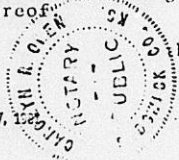
STATE OF _____
(COUNTY)

Personally appeared before me a notary public in and for the County and State aforesaid Robert R. Fox

to me personally known to be the same person who executed the fore-going instrument of writing and said person duly acknowledged the execution thereof.

Dated at _____ his 30th day of March, 1978.

My Appointment Expires May 17, 1980




Notary Public

My Commission expires:

EASEMENT

THIS EASEMENT made this 23rd day of March, 1978
by and between The Wichita Development Company
of the first part and The City of Wichita
of the second part

WITNESSETH: That the said first party _____, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second parties a perpetual right-of-way and easement for the purpose of constructing, maintaining, and repairing their sanitary sewer, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

That part of the southwest quarter of Section 31, T26S, R2E of the 6th P.M., Sedgwick County, Kansas described as follows:

A strip of land 10.0 feet wide north of, adjacent to and parallel with the north line of Cottonwood Village First Addition from the east line of Woodlawn east to the west line of Brookfield. Containing 0.106 acres, more or less.

And said second party _____ are hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing their sanitary sewer, including the right to open and excavate in any streets or ways that may be constructed on the surface of said easements, provided that upon completion of the necessities of grantee's operations the surface of such easements shall be restored as nearly as possible to its original condition.

IN WITNESS WHEREOF: The said first party _____ has signed these presents the day and year first written.



Robert R. Fox
Attorney in fact for the Wichita Development Company

STATE OF _____
(COUNTY)

Personally appeared before me a notary public in and for the County and State aforesaid Robert R. Fox

to me personally known to be the same person who executed the fore-going instrument of writing and said person duly acknowledged the execution thereof.

Dated at
1978.

My Appointment Expires May 17, 1981



30th day of March


Notary Public

My Commission Expires:

May 3, 1978

Donald C. Gisick, City Clerk
Curtis L. Newby, Junior Planner

S/D 78-3 Cottonwood Village First Addition associated sanitary
sewer easements

Attached herewith are two sanitary sewer easements which the
Department of Public Works requested in connection with the Cotton-
wood Village First Addition plat which was approved by the Board of
City Commissioners on April 18, 1978.

These easements were not a plat approval requirements but were an
additional requirement of the Public Works Department. We would
appreciate your placing these two easements on the Clerk's agenda
for the City Commission meeting of May 9, 1978, for formal accep-
tance by the governing body. The cost of filing the easements with
the Register of Deeds should be billed to Comotara Development Corp-
oration, 2225 Hathway Circle, Wichita, Kansas 67226.

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

Curtis L. Newby
Junior Planner

CLN:et
cc: Dean Sellers, Assistant City Engineer

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 78-3 Name Cottonwood Village
Application & Sketch Filed: 1-30-78
Preliminary Plat Filed: 1-30-78 Approved by S/D: 2-9-78
Final Plat Filed: 2-13-78 Approved by S/D: 2-23-78
Approved by Metropolitan Area Planning Commission: 3-2-78

DESCRIPTION

General Location:

East side of Woodlawn in an area north of 29th Street North

Surveyor or Engineer: Van Doren-Hazard-Stallings

Owner: Comotara Development Corp.

Address: 2225 Hathway Circle

1. Gross Acreage of Plat <u>8.5</u>	6. Access Control	
2. Number of Lots:	St. <u>Woodlawn</u>	No. Openings <u>0</u>
Residential <u>25</u>	St. _____	No. Openings _____
Commercial _____	St. _____	No. Openings _____
Industrial _____	7. Req'd Improvements	
Other _____	St. Paving <u>reqd</u>	Water <u>reqd</u>
Total Number of Lots: <u>25</u>	Sidewalk <u>reqd</u>	Drainage <u>reqd</u>
3. Minimum Lot Area: <u>0.18</u> Acres	Sewer <u>reqd</u>	Other <u>none</u>
4. Existing Zoning <u>AA</u>		
5. Special Problems Discussed <u>none</u>		

Valid petitions have been submitted guaranteeing the paving of all streets, a decel lane on Woodlawn, and installation of sewer and water to serve each lot. A sidewalk acknowledgment for sidewalks on all streets except Woodlawn has been submitted and a certificate certifying the petitions has also been submitted.

Planning Commission Recommendation:

That this plat be approved subject to recording of the plat within 30 days after approval by the Board of City Commissioners.

Bayouth moved, Cole seconded and it carried unanimously. Bell absent.

ACTION:

Approve the petitions and instruct the Director of Law to prepare the necessary resolutions and instruct the City Clerk to file the acknowledgment and 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, Wichita Development Company, owner and plat-
tor of Cottonwood Village First 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. Water
2. Sanitary Sewer
3. Storm Sewer
4. Asphalt Paving ALL STREETS EXCEPT WOODLAWN
5. Deceleration LANE ON EAST SIDE OF WOODLAWN
6. N/A
7. N/A

As a result of the above-mentioned petitions for improvements, lots within
Cottonwood Village First Addition may be subject to special
assessments assessed thereto for the cost of construction the above-described im-
provements.

Signed this 5th day of April, 1978

Robert R. Fox
Robert R. Fox
Attorney in fact for
Wichita Development Company

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

Be it remembered that on this 5th day of April 1978, before
me, a notary public in and for said County and State, came Robert R. Fox
to me personally known to be the same person who executed the fore-going instrument
of writing and duly acknowledge the execution of same.

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

Carolyn R. Over
Notary Public

My Commission Expires:

My Appointment Expires May 17, 1981



THE CITY OF WICHITA

OFFICE OF WATER DEPARTMENT

DATE March 22, 1978

TO Jack H. Galbraith, Chief Planner

FROM Bill H. Otten, Chief Engineer-Water Engineering

SUBJECT Cottonwood Village 1st Addition

The plattors of Cottonwood Village 1st Addition have submitted a valid 100% petition for a water benefit district to serve this plat. Therefore, our requirements for water service to this area have been fulfilled. The petition and resolution will be placed on the City Commission Agenda for approval at your discretion.



Bill H. Otten
Chief Engineer-Water Engineering

BHO:ak

WICHITA PUBLIC SCHOOLS
SCHWEITER SCHOOL BUILDING
1400 George Washington Drive
WICHITA, KANSAS 67211

[Handwritten signature]
File Cottonwood Village

March 1, 1978

Division of School Plant Planning
and Operation Services

Mr. Robert A. Lakin
Director of Planning
Metropolitan Area Planning Department
City Hall-- Tenth Floor
455 North Main Street
Wichita, Kansas 67202

Dear Bob:

I have had several contacts with representatives of the Wichita Development Company concerning the Cottonwood Village development at Woodlawn and 29th Street North. They show a large, proposed elementary school site as a part of their plat. I have worked specifically with them to get the size of the site within our requirements and the location properly planned.

We have received a letter from Phil Snodgrass whereby the land has been offered to the Board of Education at what I consider to be a very attractive price. We have not worked out all the details, but we are very seriously considering purchasing this land.

I write this letter to assure the Metropolitan Area Planning Commission that the land owner is working with us on this matter.

Bob, I genuinely appreciate the efforts made by you and your people, particularly Jack Galbraith, in helping us in matters of this type. We have a very good working relationship which I value highly.

Sincerely,

Dick

Richard L. Holstead
Director
School Plant Planning and Operation Services

RLH:vc



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.

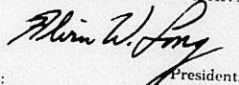
IN WITNESS WHEREOF, Chicago Title Insurance Company has caused this Commitment to be signed and sealed as of the effective date of Commitment shown in Schedule A, the Commitment to become valid when countersigned by an authorized signatory.

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



Authorized Signatory



CHICAGO TITLE INSURANCE COMPANY


President.

ATTEST:


Secretary.

received 1-30-78

SCHEDULE A

Number
260345

Effective Date
January 20, 1978 @ 7:00 A.M.

1. Owners Policy to be issued: ALTA Form B - 1970 Amount: Unknown
Proposed Insured: (Amended 10-17-70)
City of Wichita

Loan Policy to be issued: ALTA Form 1970 Amount:
Proposed Insured: (Amended 10-17-70)

2. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple and title thereto is at the effective date hereof vested in:

Wichita Development Company

3. The land referred to in this Commitment is described as follows:

The Southwest Quarter of Section 31, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas.

SCHEDULE B

Upon payment of the full consideration to, or for the account of, the grantors or mortgagors, and recording of the deeds and/or mortgages, the form and execution of which is satisfactory to the Company, 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, imposed 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): Year 1977 taxes not paid, \$1,798.48+ (SW $\frac{1}{4}$, ex S 1600 feet in 31-26-2E, Key #PY-178); Year 1977 taxes not paid, \$3,720.06+ (S 1600 feet of SW $\frac{1}{4}$ of 31-26-2E, Key #C-172-UP)
9. Right of way to Kansas Gas and Electric Company for transmission lines over the East 150 feet of captioned property as created by instrument dated January 13, 1960, filed March 28, 1960, in Book Misc. 460, Page 87.
10. Right of Way for highway over the East 10 feet of the West 50 feet of the SW $\frac{1}{4}$ as created by instrument dated December 21, 1967, filed December 21, 1967, in Book Misc. 612, Page 317.
11. Easement for channel change to Board of County Commissioners of Sedgwick County, as described in instrument dated April 22, 1968, filed April 25, 1968, in Book Misc. 619, Page 317.
12. Easement for channel change to Board of County Commissioners of Sedgwick County, as created in instrument dated April 22, 1968, filed May 2, 1969, in Book Misc. 642, Page 245.
13. Easement to Kansas Gas and Electric Company for underground electric circuits over the West 100 feet of the East 125 feet of captioned property as created by instrument dated November 29, 1972, filed December 1, 1972, on Film 40, Page 947.
14. Rights of the public, if any, over the South 30 feet of captioned property for road purposes.

(See Added Page)

(Schedule B continued)

Policy Number 260345

Owners

Policy Number _____

Loan

15. Restrictive Covenants dated October 15, 1974, filed October 16, 1974, on Film 119, Page 1490.
16. Consolidated Mortgage dated March 5, 1973, executed by Jack P. DeBoer Associates, Inc., to First National City Bank, filed March 5, 1973, in Book 50, Page 723. (With other property)
17. Supplemental First Mortgage dated May 4, 1973, executed by Jack P. DeBoer Associates, Inc., to First National City Bank, filed May 4, 1973, in Book 57, Page 1437. (With other property)
18. Second Supplemental First Mortgage dated August 13, 1973, executed by Comotara, Inc., to First National Bank, filed November 1, 1973, in Book 80, Page 323. (With other property)
19. Mortgage dated October 15, 1973, executed by Wichita Land Company, to First National City Bank, filed December 7, 1973, in Book 83, Page 1281. (With other property)
20. Second Mortgage dated March 2, 1973, executed by Jack P. DeBoer Associates, Inc., to First National City Bank, filed March 2, 1973, in Book 50, Page 342. (With other property)
21. It is noted for informational purposes only, and not as an exception to title which will appear in our policy when issued, that captioned property may become subject to special assessments for water system as evidenced by a resolution filed May 16, 1973, on Film 59, Page 443.
22. It is noted for informational purposes only, and not as an exception to title which will appear in our policy when issued, that captioned property may become subject to special assessments for sewers as evidenced by ordinances filed on Film 67, Page 329 and Film 74, Page 708. The payment of said specials have been delayed by an ordinance filed October 31, 1974, on Film 121, Page 797.

"When sending instructions for filing please include the above referenced committee number."

Van Doren-Hazard-Stallings
260 North Rock Road
Wichita, Kansas 67206

March 2, 1978

Re: S/D 78-3 - Final plat of Cottonwood Village

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 2, 1978, 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 February 27, 1978.

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 Department.
- 4-5-78 2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 1-30-78 3. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plat.
- 1977 not paid 4. Certification that all taxes due and payable for 1977 and prior years have been paid.

If you have any questions, please call.

Yours very truly,

JHG:bh
cc: Dean Sellers, Assistant City Engineer
Jack H. Galbraith
Chief Planner
Robert R. Fox, Comotara Dev. Corp., 2225 Hathway Circle,
67226

February 27, 1978

Van Doren-Hazard-Stallings
260 North Rock Road
Wichita, Kansas 206

Re: S/D 78-3 Final plat of Cottonwood Village

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 23, 1978, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A "30th Ct." indicated on the plat shall be changed to read as "30th Street Court" on the face of the plat.
- B. The drainage easements referred to in the plat's text shall be indicated on the face of the plat. *none shown on final*
- C. The minimum building pad elevation shall be indicated on the face of the plat.
- D. A five foot utility easement shall be indicated along the north line of Lot 1, Block 2.
- E. The accel lane on Woodlawn north of 30th Street, may be deleted from the plat.
- 4-10-78* *petition* The applicant shall guarantee the paving of 30th Street, 30th St. Court, Brookfield, Brookfield Court and the decel lane on Woodlawn.
- 4-10-78* *petition* The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- petition*
3-22-78
see memo
from Otter
 H. The applicant shall guarantee the extension of City water to serve each lot.

- I. Sidewalks will be required adjacent to all streets except Woodlawn.
- J. The applicant shall submit a document to be recorded with the Register of Deeds, acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.
- 4-10-76 *OK* *petition - storm sewer*
K. The applicants shall guarantee any drainage improvements required by the approved drainage plan and/or other improvements on the plat.
- L. 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. 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 2, 1978, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:et
cc:

Dean Sellers, Assistant City Engineer
Robert R. Fox, Comotara Development Corp., 2225 Hathway Circle,
Wichita, Kansas 67226

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 78-3 Name Cottonwood Village First Addition
Date Application Rec'd. 1-30-78 Preliminary Approval 2-9-78
Scheduled S/D Meeting 2-23-78

DESCRIPTION

General Location East side of Woodlawn in an area north of 29th Street
North
Owner Comotara Development Corp. & Robert R. Fox
Surveyor/Engineer Van Doren-Hazard-Stallings
Address 260 N. Rock Road, Suite 250 Phone 686-7303

- | | |
|---|---------------------------------|
| 1. Gross Acreage of Plat <u>8.5*</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>70</u> R/W <u>637</u> ft. |
| Residential <u>25</u> | b. <u>64</u> R/W <u>814</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>25</u> | TOTAL <u>1451</u> ft. |
| 3. Minimum Lot Frontage <u>67</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>7705 sq.</u> ft. | streets? <u>yes</u> <u>x</u> no |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u>n/a</u> (Yes-No) | |
| 12. City of Wichita <u>x</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

NOTE: This final plat involves only a portion of the overall approved preliminary plat of Cottonwood Village approved by the Subdivision Committee on February 9, 1978.

- A. The applicant shall guarantee the paving of 30th Street, 30th Court, Brookfield, Brookfield Court and the decel lane on Woodlawn.
- B. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- C. The applicant shall guarantee the extension of City water to serve each lot.
- D. Sidewalks will be required adjacent to all streets except Woodlawn.
- E. The applicant shall submit a document to be recorded with the Register of Deeds, acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.
- F. The applicants shall guarantee any drainage improvements required by the approved drainage plan and/or other improvements on the plat.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.



ARCHITECTS - ENGINEERS - PLANNERS

VAN DOREN - HAZARD - STALLINGS

250 ROCKBOROUGH BUILDING, 260 NORTH ROCK ROAD WICHITA, KANSAS 67206
TELEPHONE 316 686-7303

February 13, 1978

Mr. Curtis Newby
Metropolitan Area Planning Department
City Hall - Tenth Floor
455 North Main Street
Wichita, Kansas 67202

RE: Cottonwood First Addition
Final Plat

Dear Mr. Newby:

Submitted herewith are twenty-nine copies of the final plat of Cottonwood First Addition. Additional easement right of way will be granted under separate instrument for utility easements bounding the plat. This will permit the full twenty feet to be available as shown on the overall preliminary plat of Cottonwood Village.

Should you have any questions please call.

Very truly yours,

Kenneth H. Bengtson
Partner

KHB:kb

SCCD-CONS-5 (Rev 11/77)

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

DATE: 2-8-78

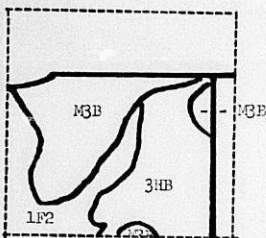
PROPERTY NAME: Cottonwood Village

LOCATION: Generally located at the NE corner of 29th St. N. & Woodlawn.

MAILED TO: Bill G. Yung
Design Consultant
13th & Waco
1355 N. Waco
Wichita, Ks. 67203

PREPARED BY: Larry L. Henry
District Conservationist
USDA-Soil Conservation Service
4100 Maple, Wichita, Kansas
942-8422 67209

REQUESTED BY: Wichita-Sedgwick County
Metropolitan Area Planning
Commission



Scale: 4" equals 1 mile

Situation and/or Problems:

This plat has real tight soils that can create very severe problems. This must be considered during planning. There is a terrace system that needs to be leveled so additional problems will not be created.

Symbols

Soil

SOILS LEGEND

Brief Description

M3B	Farnum loam 1 to 3 percent slopes	Deep, gently sloping, well drained soils on terraces and uplands. These soils have medium runoff and high available water capacity. Permeability is moderate and moderately slow.
3HB	Rosehill silty clay 1 to 3 percent slopes	Moderately deep and shallow, gently sloping well drained soils on uplands. These soils have medium to rapid runoff and low available water capacity. Permeability is slow and very slow.
1F2	Tabler silty clay loam	Deep, level and nearly level, moderately well drained soils on uplands and terraces. These soils have slow runoff and high available water capacity. Permeability is very slow.



February 10, 1978

Bill G. Yung
1355 N. Waco
Wichita, Kansas 67203

Re: S/D 78-3 Preliminary plat of Cottonwood Village

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 9, 1978, 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. Approval of the plat is subject to the applicant filing and receiving approval of an appropriate zone change on Block 6 to permit multiple family dwellings.
- B. The applicants shall make satisfactory arrangements with the Flood Control Office and Engineering Division of the Department of Public Works for handling of the drainage involved on subject property. A letter obtained from said office and division stating that a satisfactory drainage plan has been approved, shall be submitted to the Planning Department.
- C. The applicants shall guarantee any drainage improvements required by the approved drainage plan and/or other improvements on the plat.
- D. The applicants shall guarantee the paving of all interior streets and the accel-decel lanes indicated on Woodlawn.
- E. It shall be noted that the applicants have indicated that if the new proposed street standards are adopted they will want to utilize them on this plat even though this preliminary plat reflects the present street standards.
- F. The applicants shall guarantee the installation of sanitary

Bill G. Yung
February 10, 1978
Page Two

- sewer and City water to serve each lot being platted.
- G. The applicants shall submit a letter from the School Board stating their intent to utilize and develop the area designated on the plat for a school site.
 - H. The applicants shall request annexation of the portion of subject property now outside of the City limits.
 - I. Sidewalks will be required adjacent to all streets except Woodlawn and 29th Street.
 - J. The applicant shall submit a document to be recorded with the Register of Deeds acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.
 - K. The applicant shall contact Tim Cain of the Public Works Department regarding street name changes.
 - L. Minimum pad elevations as discussed with the Flood Control Office shall be shown on the final plat.
 - M. Easements as requested by KG&E and shown on the marked engineer's copy of the preliminary plat shall be shown on the final plat.
 - N. Several side lot pedestrian easements in Block 3 between Buttonwood and Greenbriar shall be shown on the final plat.
 - O. The applicant shall contact M. S. Mitchell regarding the limits of the floodway to be indicated in Block 6.
 - P. The applicant shall contact Larry L. Henry of the Soil Conservation Service relative to taking proper precautions to prevent soil erosion from wind and water during the development of subject property.
 - Q. 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.
 - R. 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.

Bill G. Yung
February 10, 1978
Page Three

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

Sincerely

Louise Olivarez
Junior Planner

LO:et

cc:

Dean Sellers, Assistant City Engineer
Comotara Development Corp., Attn: Robert R. Fox, 2225 Hathway Circle,
Wichita, Kansas 67226
Van Doren-Hazard-Stallings, 260 N. Rock Road, Suite 250, Wichita,
Kansas 67206 (engineer's plat enclosed at the request of Bill Yung)

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 78-3 Name Cottonwood Village
Date Application Rec'd. 1-30-78 Preliminary Approval _____
Scheduled S/D Meeting 2-9-78

DESCRIPTION

General Location NE corner of 29th Street North and Woodlawn (Southern part of SW $\frac{1}{4}$ Sec. 31 T26S, R2E)

Owner Comotara Development Corporation & Robert R. Fox

Surveyor/Engineer Bill G. Yung Design and Van Doren-Hazard-Stallings

Address 1355 North Waco, Wichita, Kansas 67203 Phone 264-0676

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>104±</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>70</u> R/W <u>4300</u> ft. |
| Residential <u>175</u> | b. <u>64</u> R/W <u>7500</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other <u>School - 1</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>176</u> | TOTAL <u>11,800</u> ft. |
| 3. Minimum Lot Frontage <u>67'</u> @ Setback _____ ft. | 8. Sidewalk adjacent to all streets? <u>x</u> yes _____ no _____ |
| 4. Minimum Lot Area <u>7705</u> ft. | |
| 5. Existing Zoning <u>LC, AA & R-1</u> | |
| 6. Proposed Zoning <u>R-5 & AA</u> | |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u>n/a</u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- A. Approval of the plat is subject to the applicant filing and receiving approval of an appropriate zone change on Block 6 to permit multiple family dwellings.
- B. The applicants shall make satisfactory arrangements with the Flood Control Office and Engineering Division of the Department of Public Works for handling of the drainage involved on subject property. A letter obtained from said office and division stating that a satisfactory drainage plan has been approved, shall be submitted to the Planning Department.
- C. The applicants shall guarantee any drainage improvements required by the approved drainage plan and/or other improvements on the plat.
- D. The applicants shall guarantee the paving of all streets.
- E. It shall be noted that the applicants have indicated that if the new proposed street standards are adopted they will want to utilize them on this plat even though, this preliminary plat reflects the present street standards.
- F. The applicants shall guarantee the installation of sanitary sewer and City water to serve each lot being platted.
- G. The applicants shall submit a letter from the School Board stating their intent to utilize and develop the area designated on the plat for a school site.
- H. The applicants shall request annexation of the portion of subject property now outside of the City limits.
- I. Sidewalks will be required adjacent to all streets except Woodlawn and 29th Street.
- J. The applicant shall submit a document to be recorded with the Register of Deeds, acknowledging that the construction of side-

walks is the responsibility of the owner of each lot when requests are made for building permits.

- 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).

Map No.: 5951
Section No.: 31
Twp. No.: 27S-26S
Range: 2E

S/D No. 78-3

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Cottonwood Village - Comotara
General Location: NE Corner of 29th Street North and Woodlawn
(Southern part of SW $\frac{1}{4}$ Sec. 31 (T27S, R2E))
Name of Property Owner: Comotara Development Corporation *40 Robert K. Fox*
Address: 2225 Hathway Circle Wichita, Kansas 67226 Phone: 686-7451
Name of Subdivider: Comotara Properties, Inc.
Address: 2225 Hathway Circle, Wichita, Kansas 67226 Phone: 686-7451
Name of Agent/Surveyor: Bill G. Yung Design *and J. Van Dusen*
Address: 1355 N. Waco, Wichita, Kansas 67203 Phone: 264-0676
Date of Application: January 30, 1978

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 104 acres \pm
2. Number of Lots:
 - Residential 175
 - Commercial -
 - Industrial -
 - Other School - 1Total Number of Lots 176
3. Minimum Lot Frontage 67' @ Setback ft.
4. Minimum Lot Area 7705 ft.
5. Existing Zoning LC & AA & R1
6. Proposed Zoning R5 & AA
7. Lineal Feet of New Streets:
 - a. 70 R/W 4300 ft.
 - b. 64 R/W 7500 ft.
 - c. - R/W - ft.
 - d. - R/W - ft.
 - e. - R/W - ft.TOTAL 11,800 ft.
8. Sidewalk adjacent to all streets? X yes - no
9. Public Water Supply Yes (Yes-No), Name City
10. Public Sanitary Sewers Yes (Yes-No), Name City
11. Health Department Approval (where applicable) N/A (Yes-No)
12. City of Wichita Yes 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: Robert K. Fox

Wichita-Sedgwick County Metropolitan Area
Planning Commission, 10th Floor, City Hall,
459 North Main, Wichita, Kansas 67202.

Received by CLN
Date 1-30-78
Fee Submitted 572⁰⁰

T9-301B
(2-71)

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522 522.00
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72 572

FORM 22-21

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Ems	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev.	Cement	M. S. P.

DESCRIPTION	AMOUNT
4572	

NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY

Cottonwood Village

1/27/75

R.A. Jahn, Dalbrath, Bryggan,
Wilton, Mitchell, Sreen, Joanne
Bob Fox, Swanson, Young, Benston,

- Drainage - How to be handled.
Holding Ponds?

Borrow Area, Who will own and maintain

- Lake north of 29th doesn't have a
"State Water Reserve Permit"

Issues -

Improved channel and maintained by the
Public Works Dept

To be maintained in its natural state
and be maintained by the Park Dept -

Groups to be advised of either channel or natural state

- Environ Resource Advisory Board
- Waterways Development Advisory Board
- CPO (Individual)
- PC
- CPO

Agreement to not plat the area north
of 32nd Street -

Gene chose from "44" x "20" to "R5"
for corner of 29th and Woodlawn -

Discussion of necessity of installing
outlet under Woodlawn. Public Works
will pursue with Public Works

5957
31
26
25

THE CITY OF WICHITA

OFFICE OF Ass't. Supt. of Public Works **DATE** January 24, 1978
Maintenance

TO Jack Galbraith, Chief Planner, MAPD

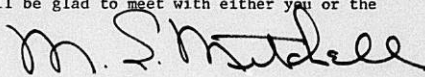
FROM M. S. Mitchell

SUBJECT - Cottonwood Village - Comotara

Reference is made to your memo of January 12th requesting comments on subject plat and the revised copy of the plat handed to us on January 20th. We reviewed the sketch plat and its compliance with the general drainage system outlined in a report by PEC titled "Hydrology and Hydraulic Analysis for a Portion of Comotara in Wichita, Kansas dated March 1977". In discussing future Comotara plats with Ken Bengtson of Van Doren-Hazard-Stallings, he advised that we should disregard the PEC study since it may not be incorporated into future plans. Since there is no certainty that any of the impoundments described in the PEC report will be constructed, we analyzed the sketch plat and comment as follows:

- 1) The existing lake at 29th and Woodlawn should be the subject of an engineering report on the basis that it will be subjected to the total flow of the upstream drainage area. If it is to remain as an impoundment, it should comply with applicable State law and a permit should be issued by the Division of Water Resources. That approval would then establish the maximum water surface elevation from which we could determine the floodway limits and building pad elevations, if they are applicable.
- 2) The 70' wide drainage and buffer strip should be the subject of an engineering study and report to show the drainage area, design discharge and the cross section proposed to handle the design storm.
- 3) The existing pond on the north side of the plat should be the subject of an engineering study and the same conditions should apply to it as described for the pond at 29th and Woodlawn. If the pond is temporary and will be changed by future construction of the Northeast Circumferential then a preliminary design for the bridge under the highway should be done so that appropriate floodway limits and pad elevations can be established. The public agencies having responsibility for design of the highway should be brought in on the discussion concerning the size of the proposed structure.

I trust this information is sufficient to assist the developer in making preliminary studies and I will be glad to meet with either you or the representatives as required.



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

MSM/glm

cc: G. H. Wilton
Dick Linn
Cottonwood Village-Comotara Plat File

Cottonwood Village

- 1/4/78 Bill Young, Bob Fox first discussed sketch with Bob Fabin and Dalbrath.
- 1/10/78 6 copies filed
- 1/11/78 Sent copy to Holstad and requested review
- 1/12/78 Forwarded copies to Fabin, Deaver, Sitchell
- 1/17/78 Young called and advised he was redesigning the entire plat to provide School with larger site
- 1/19/78 Filed redesign
- 1/23/78 Reviewed comments with Young and Swanson

Questions raised

1. Why they redesigned to equating street ROW when they had proposed meeting suggested street standards.
2. Suggested 2 lane collectors and some of the short cul's meet the 20' standard
3. Suggested redesign of streets around small blocks and shortening the square and deers
4. Access control along all lots next to major streets
5. Quartered mile was to over 100' R6+E element
6. Directed to MS Sitchell for drawings
7. They desired to submit a R3 CUP rather than try for R6 zone.

January 12, 1978

TO Dick Linn, City Engineer
Paul Graves, City Traffic Engineer
M.S. Mitchell, Assistant Superintendent of Public Works Maintenance

FROM Jack H. Galbraith, Chief Planner, Current Plans Division

SUBJECT Sketch Plat for Cottonwood Village (COMOTARA)

Comotara has just filed the attached sketch plat for an approximate 150 acres of land at the northeast corner of 29th Street north and Woodlawn. There are several things that I want to point out to each of you and ask for any comments you have so that I can respond to the applicant.

This is basically a single family plat with a proposed elementary school site, a 12 acre site for multiple family dwellings, a 5.5 acre site suggested for a motel south of the proposed interchange for K-96, and a large area south of the area proposed for K-96 that is proposed directly north of this plat, that was mentioned as a potential "borrow area" that is a floodway and will be part of their proposed drainage system.

Our first impressions were that it is premature to determine the appropriateness of "LC" zoning for a motel, however, at this time we are opposed as such a use would not seem appropriate adjacent to single family homes and across the street from 100 acres that we are advised is being condemned for a regional park.

We have written Holstead asking for his thoughts on the adequacy of the school site. At this suggested location having access to only one street, sidewalk easements are needed to the north and east.

Please note that it is proposed that 29th Street and the first collector to the north are proposed to be divided to save existing hedge rows. We need to know who will own the area where the trees are and how much right-of-way is needed.

Also note the three designated collectors, proposed as only two lanes (no on-street parking) and they are agreeable to having "access control" to each lot siding into these collectors. Note also, that all cul-de-sacs are only two lanes, and should parking occur, there is sure to be blockage.

There are several drainage ways suggested and I will direct them to Mitch for review and approval.

Sketch Plat for Cottonwood Village (COMOTARA)
January 12, 1978
Page 2

When on-street parking is not permitted on any of the cul-de-sacs, or the three collectors, I am concerned where cars will park for school functions, and where cars will park for any single family home except on site.

Would appreciate any comments you have by January 18, 1978. Give me a call if you have questions.

Jack H. Galbraith, Chief Planner

JHG:vn
Attachment

January 11, 1978

Dr. Richard Holstead
Board of Education
1400 George Washington Drive
Wichita, Kansas 67211

Re: Sketch Plat for
Cottonwood Village
(Comotara)

Dear Dr. Holstead:

Yesterday, we received the latest proposal from Comotara for the 1/4 section at the northeast corner of 29th St. North and Woodlawn. As we discussed by phone today, I am interested if the proposed school site is adequate in size and if its proposed access to only one street is sufficient. They are proposing that the collector to the site be only two lane with no on-street parking. If this location is acceptable, I would think that at least you would need an unloading lane and a larger parking lot than usual to accommodate the normal parking at PTA meetings and other school functions.

I would imagine that this site could be expanded up to the next street, or consideration could be given to another site such as the one I've outlined in red. Please note also that the 12 acre site south of the one they proposed is designated for apartment use.

After you have reviewed this proposal, please give me a call as your comments will be important in our response back to them.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:el
Enclosure



COMOTARA

January 10, 1978

Mr. E. H. Denton
City Manager
City of Wichita
455 North Main Street
Wichita, Kansas 67202

Dear Gene:

On behalf of everyone at Comotara, I would like to express our appreciation for the fine cooperation and assistance we received from members of the City staff in determining the best method to expedite the planning process and development of the "affordable home" project we have planned for 1978.

It now appears we may have finished lots on or before September 1, 1978. The burden is on us to properly prepare and process our planning and engineering data.

This particular project promises to have a major positive impact on the Wichita housing market and general economy. Special credit should be given to the people receiving a copy of this letter.

Sincerely yours,

Robert R. Fox
President

RRF:mp

cc: Darrel Brewer
✓ Jack Galbraith
Tom Powell
Bob Lakin
Elton Parsons
Dean Sellers
Don Wood
City of Wichita
455 North Main
Wichita, Kansas 67202.



EXACTLY WHAT YOU HAVE BEEN LOOKING FOR ...
COMOTARA PROPERTIES, INC. / 2225 HATHWAY CIRCLE / WICHITA, KANSAS 67226 / (316) 686-7451

1-10-78

- Check to see if CUP is necessary -
- Elementary School Site Adequacy
Need for pedestrian easements to other streets - Suggested alternate site
Should more streets be adjacent to school?
No on street parking on collector in front of school (not desirable)
Need standard collector.
- Is 29th needed as a major street or a collector.
Sincerely Dabovich believe major street to handle traffic to proposed industrial area.
- Access control to all lots siding into collector
- Is parking permitted on 2 lane collector street?
- Street not appropriate across from regional park site - Premature to determine - Should be redesigned for residential.
- Major drainage problem -
- Area adjacent to K-96 proposed for borrow and drains

1-10-78

- Neither proposed "LC" area or apartment area is adequate in size for a CUP
- 320 on street parking is permitted except on 56' streets
- Bypass collector not satisfactory unless paved to 4 lane collector standards; or developer is agreeable to pay for a school unloading lane, and have no access from apartments to collector street. School would have to have a larger than normal parking lot.
- Who will own the K & E easement. Open Space? How maintained?