

COTTONWOOD GROVE 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS
Sedgwick County)

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "COTTONWOOD GROVE 3RD ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The N1/2 of the SW1/4 of Sec. 13, Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, except that part platted as Cottonwood Grove Addition, an Addition to Wichita, Sedgwick County, Kansas and except that part platted as Cottonwood Grove Second Addition, an Addition to Wichita, Sedgwick County, Kansas and except that part platted as James Place an Addition to the City of Wichita, Sedgwick County, Kansas.

Existing Public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Savoy, Ruggles & Bohm, P.A.

Date 5/13/98 Mark A. Savoy Surveyor
LS-788
Mark A. Savoy R/S #788

Know all men by these presents that we, the undersigned have caused the land described in the surveyor's certificate to be platted into Lots, Blocks, Reserves and a Street to be known as "COTTONWOOD GROVE 3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted for drainage purposes. Reserve "A" is hereby reserved for the construction and maintenance of all public utilities, drainage purposes and for private drive purposes to Lots 2, 3 and 4, Block B. Reserve "D" is hereby reserved for the construction and maintenance of all public utilities, drainage purposes and for private drive purposes to Lots 5, 6, 7 and 8, Block B. Reserves "B" and "C" are hereby reserved for lakes, drainage and drainage structures, open space, gazebos, picnic areas/tables with covered structures, irrigation, walks, lighting, landscaping and berms. Reserves "E" and "F" are hereby reserved for open space, gazebos, picnic areas/tables with covered structures, irrigation, walks, lighting, landscaping and berms. The Reserves shall be owned and maintained by the owner of Lots 2, 3, 4, 5, 6, 7 and 8, Block B. The Street is hereby dedicated to and for the use of the public. Access Controls are hereby granted to the City of Wichita (as indicated on the face of the plat). Minimum building pad elevations are as shown on the face of the plat.

Alan D. McClure
Alan D. McClure
Marilyn McClure
Marilyn McClure

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 9th day of June, 1998, by Alan D. McClure and Marilyn McClure his wife.

Cheryl D. Vanderhooven Notary Public

My App't. Exp. 5/13/2000

CHERYL D. VANDERHOOVEN
Notary Public - State of Kansas
My Exp. 5/13/2000

This plat of "COTTONWOOD GROVE 3RD ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1998.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Richard E. Lopez Chairman
Richard E. Lopez
Marvin S. Krout Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1998.

Bob Knight Mayor

Pat Burnett City Clerk

Entered on transfer record this _____ day of _____, 1998.

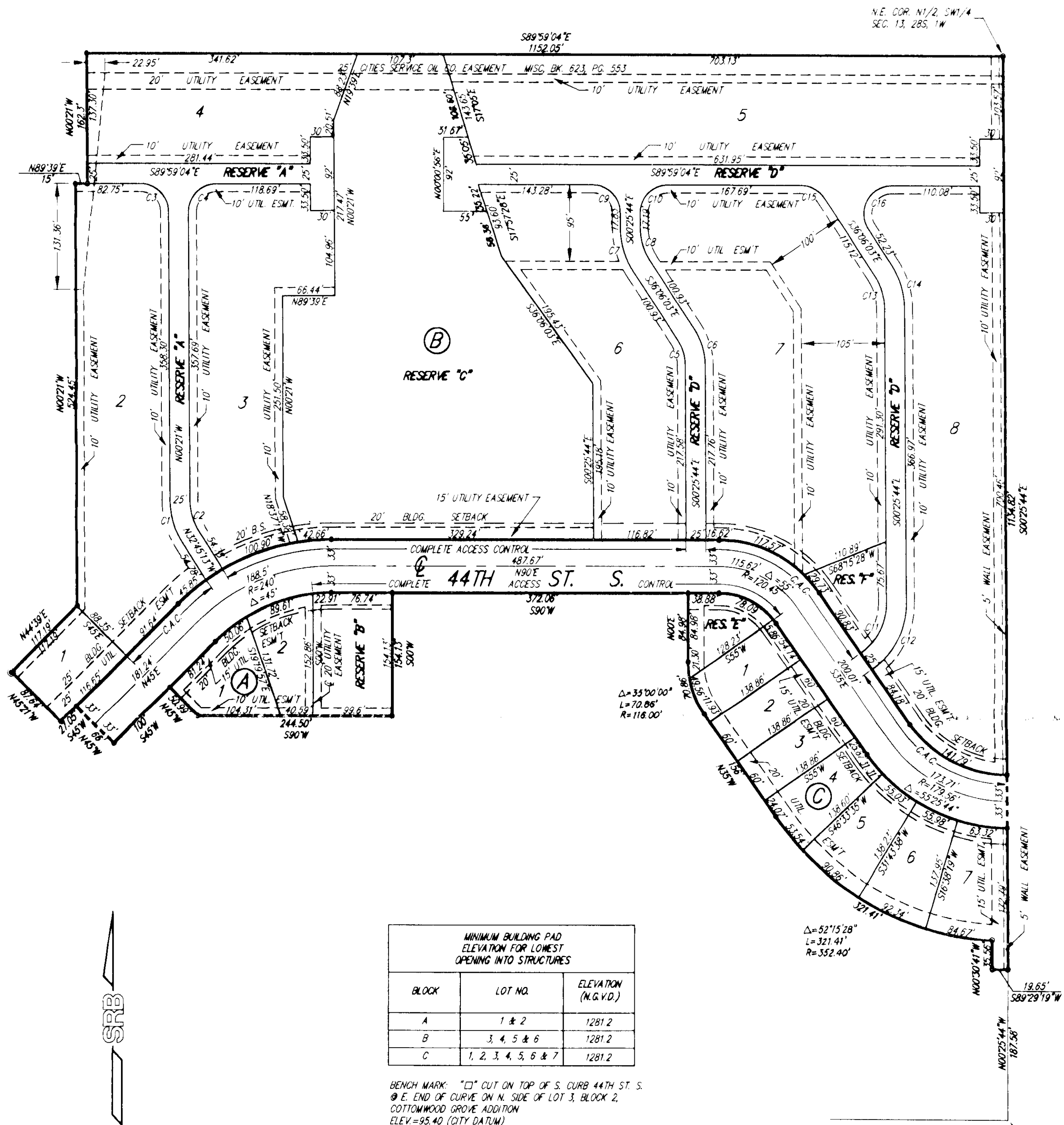
James Alford County Clerk

State of Kansas) SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 1998, at _____ o'clock _____ M. and is duly recorded.

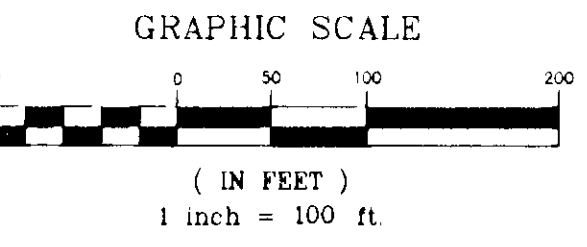
Bill Meek Register of Deeds

Linda Kizzire Deputy



MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES		
BLOCK	LOT NO.	ELEVATION (N.G.V.D.)
A	1 & 2	1281.2
B	3, 4, 5 & 6	1281.2
C	1, 2, 3, 4, 5, 6 & 7	1281.2

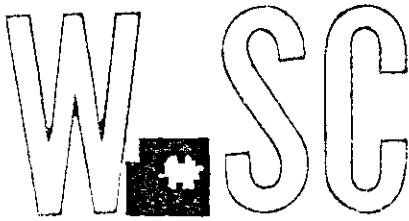
BENCH MARK: "C" CUT ON TOP OF S. CURB 44TH ST. S.
E. END OF CURVE ON N. SIDE OF LOT 3, BLOCK 2.
COTTONWOOD GROVE ADDITION
ELEV=93.40 (CITY DATUM)



CURVE TABLE			
REF.	LEN.	RAD.	DELTA
C1	56.55'	100'	32°24'13"
C2	42.42'	75'	32°24'13"
C3	54.75'	35'	89°38'04"
C4	55.20'	35'	90°21'56"
C5	34.62'	60'	33°03'41"
C6	49.05'	85'	33°03'41"
C7	58.48'	100'	33°30'20"
C8	43.86'	75'	33°30'20"
C9	54.71'	35'	89°33'21"
C10	55.25'	35'	90°26'39"
C11	72.99'	75.44'	55°25'44"
C12	97.17'	100.44'	55°25'44"
C13	43.28'	75'	33°03'41"
C14	57.70'	100'	33°03'41"
C15	34.51'	35'	56°29'40"
C16	75.45'	35'	123°30'20"

Find facing road 7/6/98

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4090

May 15, 1998

FILE COPY

Savoy Ruggles & Bohm
Attn Mark Savoy
924 N Main
Wichita, KS 67203

Re: S/D 98-3 -- Final Plat of COTTONWOOD GROVE 3RD ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 14, 1998, 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 May 8, 1998.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with five (5) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.
4. Submission of a disk to the Planning Department detailing this plat. This will be used by the City and County GIS Departments.

S/D 98-3 -- Final Plat of COTTONWOOD GROVE 3RD ADDITION
May 15, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

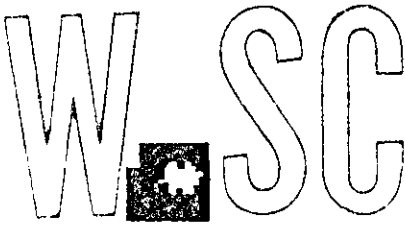
A handwritten signature in black ink, reading "Neil Evan Strahl". The signature is fluid and cursive, with the first and last names being more prominent.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Alan McClure, 3101 S. Broadway, Wichita, KS 67216
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public
Services, 1250 S. Seneca, Wichita, KS 67213

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4399

May 8, 1998

Savoy Ruggles & Bohm
Attn Mark Savoy
924 N Main
Wichita, KS 67203

Re: S/D 98-3 -- Final Plat of COTTONWOOD GROVE 3RD ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 7, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. The applicant needs to guarantee the extension of City water and sanitary sewer to serve the lots being platted. City Engineering needs to comment on the need for any additional guarantees for municipal services. City Engineering requests a sanitary sewer layout to determine location of easements.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved. A guarantee will be required and minimum pads need to be platted for the lots adjacent to the lakes.
- D. Complete access control shall be dedicated along 44th Street South except at the location of the private street reserves and except along the single-family lots.

The final plat indicates the requested access controls. The final tracing needs to denote access controls along the south side of 44th St. South.

- E. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.



- F. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- G. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- H. A covenant shall be submitted regarding Reserves A and D, platted for private drive purposes, which sets forth ownership and maintenance of the private drive, and future reversionary rights of the reserve to the lots benefiting from the reserve. The plat's text shall reference the platting of the reserve for private drive purposes and shall state which specific lots are to be accessed by the reserve.
- I. The applicant shall also guarantee the paving of 44th Street South to collector street standards, including sidewalks on both sides.
- J. The final plat shall indicate temporary turnarounds at the terminus of the private streets at the east and west line of the plat, and adjoining Reserve C. A "T"-type turnaround may be provided as an alternative to the standard circular turnaround for the terminus of the private streets adjoining Reserve C. Dedication of the temporary easements by separate instrument shall be provided.
- K. Fire Department needs to comment on the acceptability of the private street access. *Fire Department requests a temporary cul-de-sac at the terminus of 44th St. South along the east line of the plat.*
- L. The applicant shall submit a copy of the instrument which establishes the pipeline easement on the property, which verifies that the easement shown is sufficient and that utilities may be located adjacent to and within the easements.
- M. The applicant's agent shall determine any setback requirements for the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- N. The MAPC Chair should read, "Richard E. Lopez" on the final plat tracing.
- O. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and

approval of the Chief of the Fire Department.)

- P. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- Q. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- R. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- V. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.
- W. The applicant is reminded that in accordance with the Protective Overlay, a landscape buffer is required along the north and east lines of the plat along with a landscaped street yard in accordance with the City Landscape Ordinance.
- X. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

If this plat requires the guaranteeing of improvements, a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also certificates, which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit, are also available from this office.

S/D 98-3 -- Final Plat of COTTONWOOD GROVE 3RD ADDITION

May 8, 1998 - Page 4

The enclosed "marked" copy of the plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 14, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, AICP

Senior Planner, Current Plans Division

NES\lfb

Enclosure

cc: Alan McClure, 3101 S. Broadway, Wichita, KS 67216

Mike Lindebak, City Engineering, Mail Stop (1-71)

Jim Weber, PE-Director, Sewer Operations & Maintenance Dept., Bureau of Public Services, 1250 S. Seneca,
Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-9.

May 14, 1998

STAFF REPORT

(Final Plat-Approved 5/7/98, Preliminary Plat Approved 2/5/98)

CASE NUMBER: S/D 98-3 - COTTONWOOD GROVE 3RD ADDITION

OWNER/APPLICANT: Alan McClure, 3101 S. Broadway, Wichita, KS 67216

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, Attn: Mark Savoy,
924 N. Main, Wichita, KS 67216

LOCATION: North side of 44th St. South, East of West Street

SITE SIZE: 22.6 acres

NUMBER OF LOTS

Residential: 17

Office:

Commercial:

Industrial:

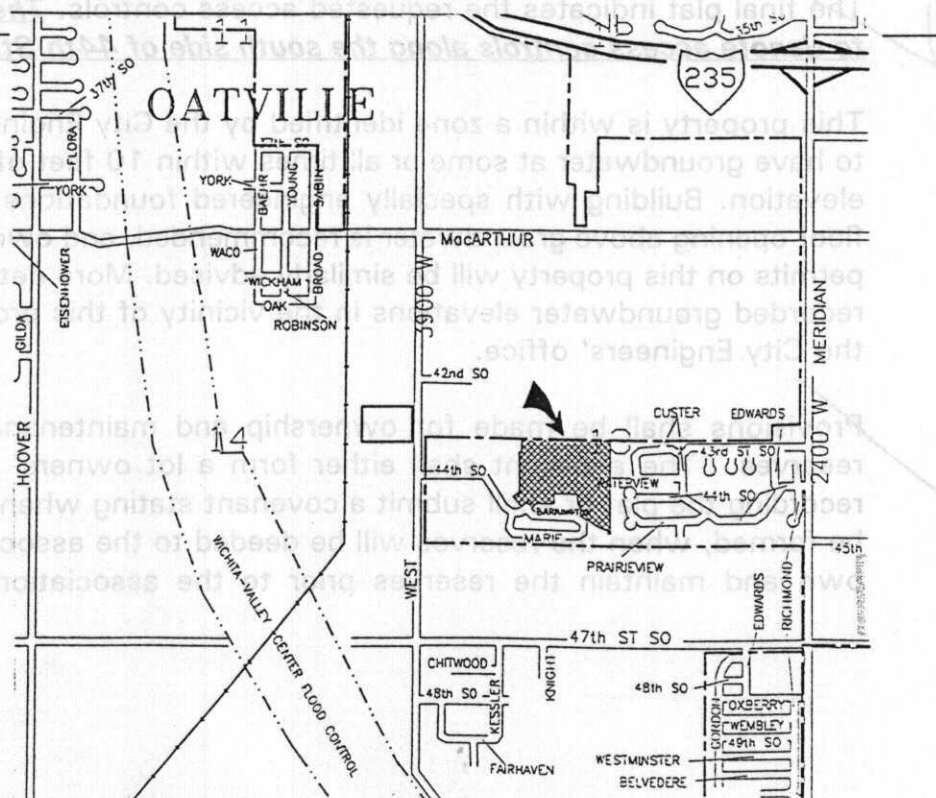
Total: 17

MINIMUM LOT AREA: 6,000 square feet

CURRENT ZONING: SF-6, Single-Family

PROPOSED ZONING: MH, Manufactured Housing

VICINITY MAP



Note: A zone change (Z-3243) to MH, Manufactured Housing along with a Protective Overlay has been approved by City Council on September 9, 1997 subject to platting. This plat will connect with the existing Cottonwood Grove mobile home park to the west and connect with the platted but undeveloped South Park 2nd Addition to the east.

STAFF COMMENTS:

- A. The applicant needs to guarantee the extension of City water and sanitary sewer to serve the lots being platted. City Engineering needs to comment on the need for any additional guarantees for municipal services. City Engineering requests a sanitary sewer layout to determine location of easements.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved. A guarantee will be required and minimum pads need to be platted for the lots adjacent to the lakes.
- D. Complete access control shall be dedicated along 44th Street South except at the location of the private street reserves and except along the single-family lots.
The final plat indicates the requested access controls. The final tracing needs to denote access controls along the south side of 44th St. South.
- E. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- F. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those

responsibilities.

- G. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- H. A covenant shall be submitted regarding Reserves A and D, platted for private drive purposes, which sets forth ownership and maintenance of the private drive, and future reversionary rights of the reserve to the lots benefiting from the reserve. The platting shall reference the platting of the reserve for private drive purposes and shall state which specific lots are to be accessed by the reserve.
- I. The applicant shall also guarantee the paving of 44th Street South to collector street standards, including sidewalks on both sides.
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- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
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- X. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES

S/D 98-3 -- Final Plat of COTTONWOOD GROVE 3RD ADDITION

May 14, 1998 - Page 5

Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.