

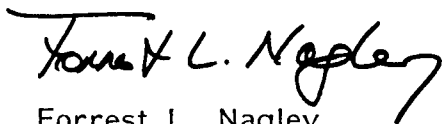
- J. On the final plat tracing, the signature's block shall be amended to; remove the middle initial from Elton Parson's signature and to include "Deputy" City Clerk in the Dale E. Rea signature block. Also, Marvin Krout's middle initial is "S" not "C".
- K. The final plat tracing shall indicate the side lot line utility easements requested by K.G.&E.. These easements are marked on the engineer's copy of the approved final plat.
- L. 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.
- M. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- P. Recording of the plat within 30 days after approval by the City Council.

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.

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, December 10, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Landmark Communities, Inc., 3500 N. Rock Road #800, Wichita, KS 67226
✓Mike Lindebak, City Engineer

STAFF REPORT
(Final Plat; Preliminary Approved 10/22/87)

CASE NUMBER: S/D 87-95 - COTTONWOOD VILLAGE EIGHTH

OWNER/APPLICANT: Landmark Communities, Inc.

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, P.A.

LOCATION: On the north side of 29th Street North, in an area east of Gouverneur.

SITE SIZE: 18.9 Acres

NUMBER OF LOTS:

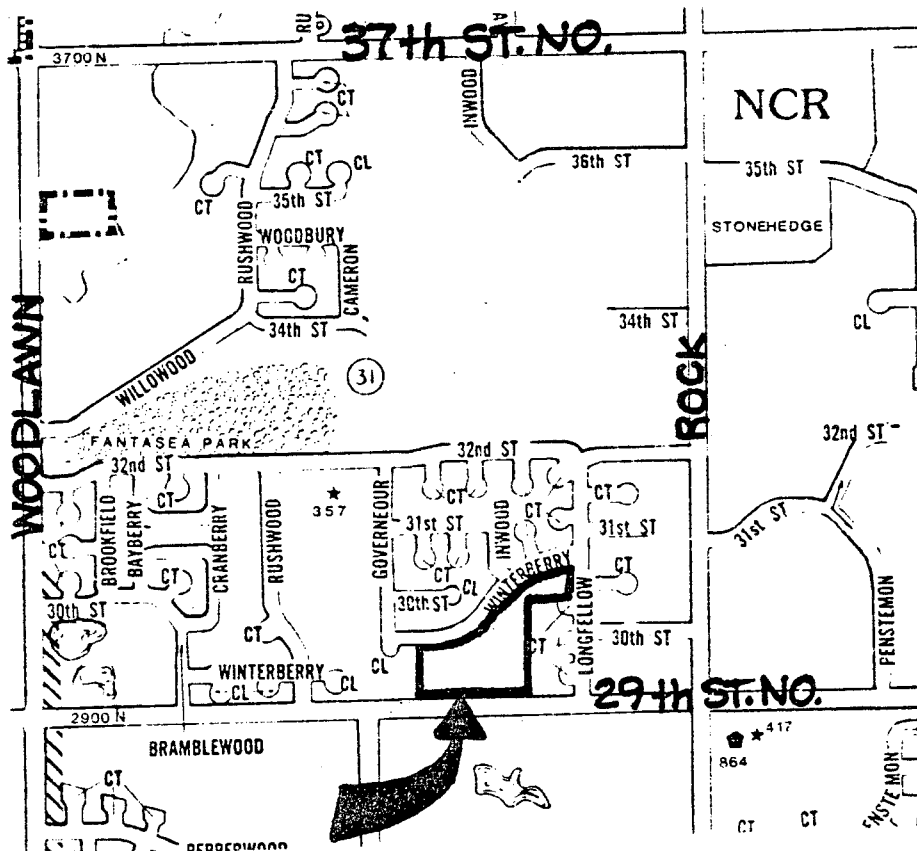
Residential:	
Office:	
Commercial:	76
Industrial:	
Total:	76

MINIMUM LOT AREA: 6,900 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA"

VICINITY MAP:



STAFF COMMENTS:

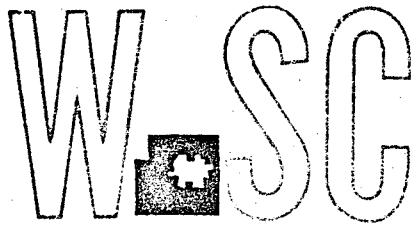
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. The applicant shall guarantee the abandonment of the segment of sanitary sewer located on Lot 3, Block 2.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- 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. On the final plat tracing, a 15-foot sideyard building setback may be depicted adjacent to the west line of Lots 20 and 21 of Block 2. This 15-foot setback was shown on the preliminary plat.
- J. On the final plat tracing, the signature's block shall be amended to; remove the middle initial from Elton Parson's signature and to include "Deputy" City Clerk in the Dale E. Rea signature block. Also, Marvin Krout's middle initial is "S" not "C".
- K. 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.
- L. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- 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.

COTTONWOOD VILLAGE EIGHTH

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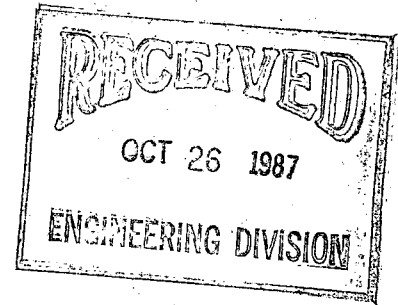
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561



October 23, 1987

Planning Development Services, Inc.
727 N. Waco
Wichita, KS 67203

Re: Preliminary Plat S/D 87-95 - COTTONWOOD VILLAGE EIGHTH

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 22, 1987, 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 any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. The applicant shall guarantee the abandonment of the segment of sanitary sewer located on Lot 3, Block 2.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

WICHITA—SEDGWICK COUNTY

Preliminary Plat of COTTONWOOD VILLAGE EIGHTH (S/D 87-95)

October 23, 1987

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- 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 shall reference, in the plat's text, the dedication of access controls to 29th Street North across the south line of the plat.
- J. On the final plat, the 30-foot sanitary sewer easement on this property shall be dimensioned on affected lots from lot corners. The recording information for the easement shall be referenced.
- K. Since this plat will vacate the previously platted Cottonwood Village 7th Addition, reference to K.S.A. 12-512(b) shall be made in the plat's text.
- L. The street name of Cottonwood has already been used in an area that would be in conflict with the use of the same name in this location. Prior to filing a final plat, the applicant shall contact the Wichita Fire Department to determine an acceptable alternate street name.
- M. Since half-street right-of-way for 29th Street North is dimensioned off of the section line, the section line shall be indicated and labeled on the face of the final plat.
- N. On the final plat, building setbacks shall be clearly indicated and dimensioned or labeled.
- O. On the final plat, dashed lines shall be used to indicate the intersection of the north/south street with 29th Street North and Winterberry. A solid line indicates a reserve for private street purposes.
- P. To provide more buildable lot area on Lot 8, Block 1 and Lot 1, Block 2, it is suggested that the applicant plat a 20-foot front yard setback rather than a 25-foot setback as indicated on the preliminary plat. 20-foot front yard setbacks may also be indicated on those lots along Winterberry Street.
- Q. The final plat shall indicate the side-lot line utility easements requested by K.G.&E. which are indicated on the surveyor's marked copy of the preliminary plat.
- R. 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.
- S. 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.

WICHITA—SEDGWICK COUNTY

Preliminary Plat of COTTONWOOD VILLAGE EIGHTH (S/D 87-95)

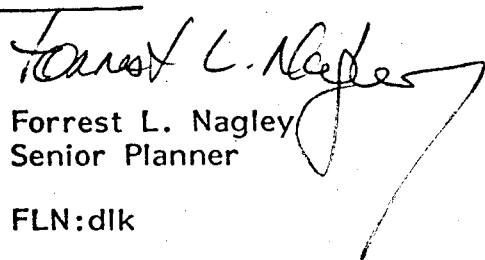
October 23, 1987

Page 3

- T. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- U. 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.
- V. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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:dlk

Enclosure

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

OCTOBER 22, 1987

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 87-95 - COTTONWOOD VILLAGE EIGHTH

OWNER/APPLICANT: Landmark Communities, Inc.

SURVEYOR/ENGINEER: Planning Development Services, Inc.

LOCATION: On the north side of 29th Street North, in an area east of Gouverneur.

SITE SIZE: 18.9 Acres

NUMBER OF LOTS:

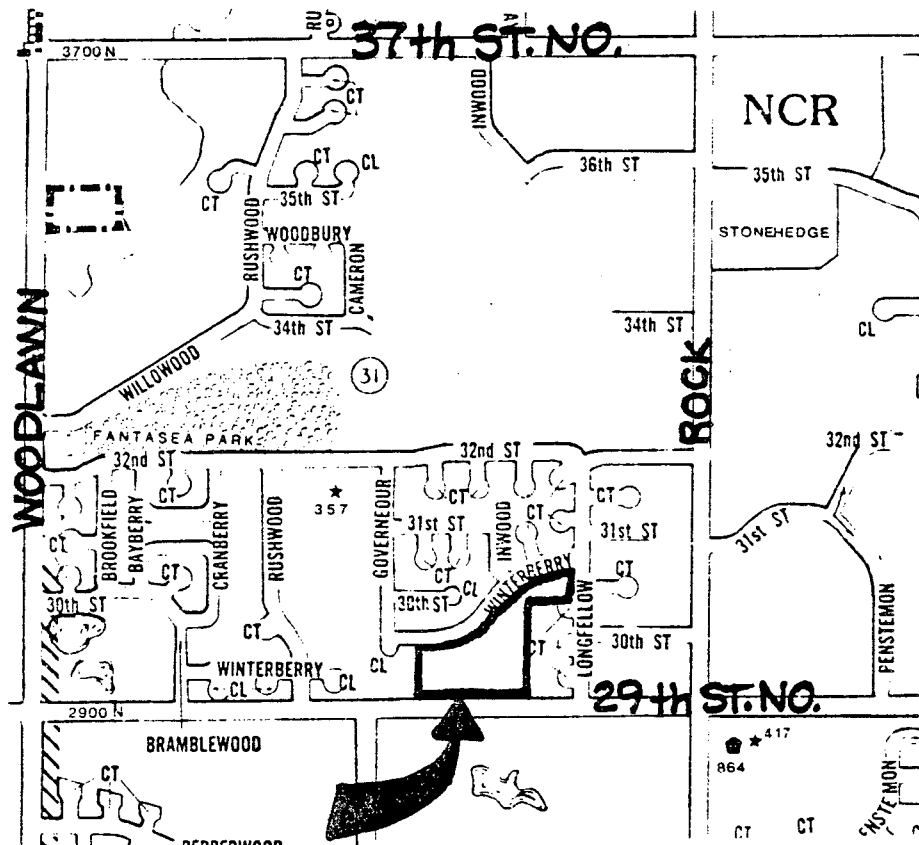
Residential:	
Office:	
Commercial:	76
Industrial:	
Total:	76

MINIMUM LOT AREA: 6,900 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA"

VICINITY MAP:



STAFF COMMENTS:

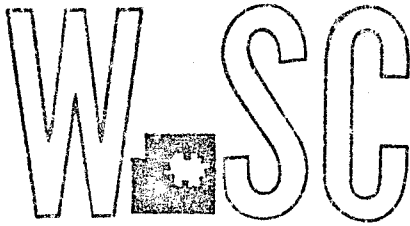
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. Although not required, it is recommended that a sidewalk on one side of the street, show as Cottonwood on this preliminary plat, be included in the paving petition for this street.
- G. The applicant shall guarantee the abandonment of the segment of sanitary sewer located on Lot 3, Block 2.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- 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-foot³ 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 final plat shall reference, in the platlor's text, the dedication of access controls to 29th Street North across the south line of the plat.
- K. On the final plat, the 30-foot sanitary sewer easement on this property shall be dimensioned on affected lots from lot corners. The recording information for the easement shall be referenced.
- L. Since this plat will vacate the previously platted Cottonwood Village 7th Addition, reference to K.S.A. 12-512(b) shall be made in the platlor's text.
- M. The street name of Cottonwood has already been used in an area that would be in conflict with the use of the same name in this location. Prior to filing a final plat, the applicant shall contact the Wichita Fire Department to determine an acceptable alternate street name.
- N. Since half-street right-of-way for 29th Street North is dimensioned off of the section line, the section line shall be indicated and labeled on the face of the final plat.

COTTONWOOD VILLAGE EIGHTH

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- O. On the final plat, building setbacks shall be clearly indicated and dimensioned or labeled.
- P. On the final plat, dashed lines shall be used to indicate the intersection of the north/south street with 29th Street North and Winterberry. A solid line indicates a reserve for private street purposes.
- Q. To provide more buildable lot area on Lot 8, Block 1, it is suggested that the applicant plat a 20-foot front yard setback rather than a 25-foot setback as indicated on the preliminary plat.
- R. 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.
- S. 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.
- T. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- U. 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.
- V. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- W. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- X. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

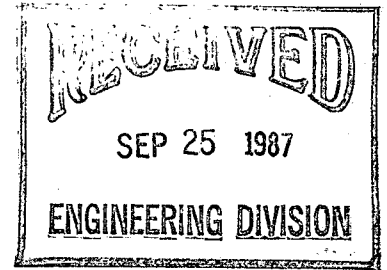
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

September 25, 1987



Planning Development Services, Inc.
Attention: John Gist
727 Waco, Suite 125
Wichita, KS 67203

Re: Sketch plat of Cottonwood Village 8th Addition (S/D 87-95) -
Located on the north side of 29th Street North, in an area
east of Gouverneur.

Dear John:

We have completed our review of the above-referenced sketch plat and would now like to provide you with our comments:

- A. As your application correctly indicates, the property is zoned "AA" (single-family). The property is not subject to the provisions of a Community Unit Plan.
- B. Guarantees needed with the platting of this property will be the typical ones for sanitary sewer, municipal water, street paving and storm water sewers.
- C. This property is outside of the identified noise contours of McConnell Air Force Base and, as such, an avigational easement will not be required.
- D. On the preliminary plat, it would be helpful if you would reference the recording information for the 30-foot sanitary sewer easement which crosses this property.
- E. Since your plat will vacate the previously platted Cottonwood Village 7th Addition, referencing K.S.A. 12-512(b) on the final plat will be needed.
- F. Although it is not required by either the Subdivision Regulations or the City's Sidewalk Ordinance, we suggest that your client consider installing a sidewalk on one side of the proposed north/south street from Winterberry to 29th Street North. A guarantee for this sidewalk may be provided for in the street paving petition and thereby permit the sidewalk's cost to be paid for by special assessments.

WICHITA - SEDGWICK COUNTY

Planning Development Services, Inc.
September 25, 1987
Page 2

- G. Since all the streets within this subdivision are being platted with 58-foot street rights-of-way, a covenant will be required which specifies that 4 off-street parking spaces will be provided for each dwelling unit.
- H. On the preliminary plat, street names need to be indicated for the streets being platted. It appears that the only existing name that needs to be used is Winterberry Court for the cul-de-sac serving Lots 8 through 12, Block 1. One name should be proposed for the north/south street running from 29th Street North to Winterberry. Another new name should be proposed for the cul-de-sac accessing Lots 8 through 20, Block 2. This name should carry the circle suffix. You may wish to check with Walt Campbell of the Fire Department regarding the acceptability of any proposed new names.
- I. On the preliminary plat, "complete access control" needs to be indicated to 29th Street North across the south lines of the lots abutting that arterial street.
- J. At the time of submitting a preliminary plat, a drainage concept needs to be submitted to the City Engineer's Office for review and approval.
- K. The major issue involved with this proposed plat is the amount of buildable area on proposed Lots 8, 29 and 31 of Block 1. At the time of submitting a preliminary plat it would be helpful if you would submit a close-up drawing of these lots which indicates required building setbacks, the sanitary sewer easement and the footprint of a proposed dwelling unit. Perhaps Lots 29, 30 and 31, should be redrawn on the preliminary plat as only 2 lots rather than 3.

With the above comments in mind, you are authorized to submit a preliminary plat for this property. If you or your client would like to discuss these sketch plat comments, please feel free to call us. We have enclosed a marked copy of the sketch plat for your reference.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Landmark Communities, Inc., Attn: Elton Parsons,
3500 N. Rock Road #100, Wichita, KS 67226

Walt Campbell, Fire Department
X Mike Lindebak, City Engineer