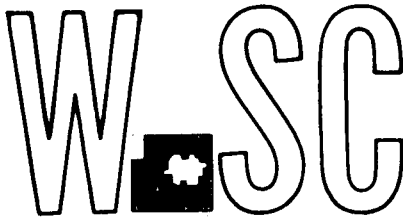
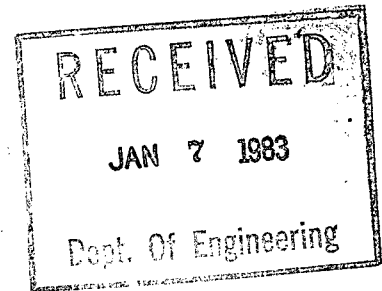


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



January 7, 1983

Mid-Kansas Engineering Consultants, P.A.
Attention; Kenneth Bengtson
240 N. Rock Rd., Suite 130
Wichita, Kas. 67206

Re: S/D 82-72 - Final plat of Cottonwood Village Fifth Addition

Dear Mr. Bengtson:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 6, 1983, 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 all those lots not already served. These lots include Lot 12 of Block 3 and Lots 32, 49, 52, 55, 56, 62 and 63 of Block 2. Sewer may also need to be extended to Lot 48, Block 2.
- B. For all lots fronting on 29-foot paved streets, there shall be submitted a covenant which requires 4 off-street parking spaces per dwelling unit.
- C. The Subdivision Committee recommends a waiver of the requirement for a sidewalk on the east side of Longfellow, a collector.
- D. The west 15 feet of Lots 7, 17 and 18 in Block 3 shall be labeled as a utility easement and building setback.
- E. The utility easement between Lots 16 and 17 in Block 2 shall be relocated between Lots 15 and 16. All platted utility easements shall extend to the street lines rather than stopping at the building setback lines.
- F. The applicant shall make satisfactory arrangements and guarantees for any necessary water line changes.
- G. If improvements are guaranteed by petition a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

Kenneth Bengtson
Mid-Kansas Engineering Consultants, P.A.
1-7-83 - Page 2

- H. The street names for 31st and 32nd Street Courts shall include the word "North."
- I. Closure computations shall be submitted with the final plat tracing.
- J. 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.

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, January 13, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez
Senior Planner

LO:bh

cc: Wichita Development Co., 2471 Hathway Circle, 67226
X Mike Lindebak, City Engineering

S/D No. 82-72 Name Cottonwood Village Fifth Addition
Date Application Rec'd. 12-27-82 Preliminary Approval _____
Scheduled S/D Meeting 1-6-83

DESCRIPTION

General Location South of 32nd Street North, in an area west of Rock Road.

Owner Wichita Development Company
Surveyor/Engineer Mid-Kansas Engineering Consultants, P.A.
Address 240 N. Rock Road, #130, Wichita Zip Code 67206 Phone 682-6561
Ks.

- | | |
|---|-------------------------------|
| 1. Gross Acreage of Plat <u>47</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential <u>124</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>124</u> | TOTAL <u>None</u> ft. |
| 3. Minimum Lot Frontage <u>37.47 Ft.</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>6000 Sq.Ft.</u> | streets _____ yes <u>X</u> no |
| 5. Existing Zoning <u>"AA"&"A"</u> | |
| 6. Proposed Zoning <u>"AA"&"A" (Z-2479)</u> | |
9. Is public water available X Yes _____ No, Name City of Wichita
10. Is sanitary sewer available X Yes _____ No, Name City of Wichita
11. Has Health Dept. approval been obtained (where applicable) N/A Yes _____ No
12. City of Wichita Yes 3-Mile Area _____ Outside of 3-Mile Area _____

STAFF COMMENTS:

NOTE: This plat is a replat of Blocks 2, 3 and 4 of Cottonwood Village Fourth Addition. The streets and utilities are already installed. Ten additional lots are being created.

- A. The applicant shall guarantee the extension of sanitary sewer to serve all those lots not already served. These lots include Lot 12 of Block 3 and Lots 32, 49, 52, 55, 56, 62 and 63 of Block 2.
- B. For all lots fronting on 29-foot paved streets, there shall be submitted a covenant which requires 4 off-street parking spaces per dwelling unit.
- C. Since Longfellow is a collector street, the applicant shall submit a notarized sidewalk certificate stating that a sidewalk will be constructed adjacent to this street in conjunction with the development of Lots 6, 7, 17 and 18, Block 3. A sidewalk already exists on the west side.
- D. If improvements are guaranteed by petition a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The street names for 31st and 32nd Street Courts shall include the word "North."
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.