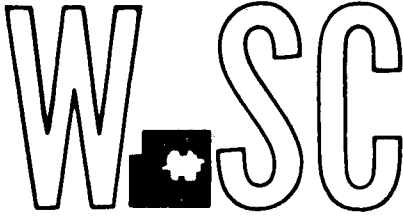


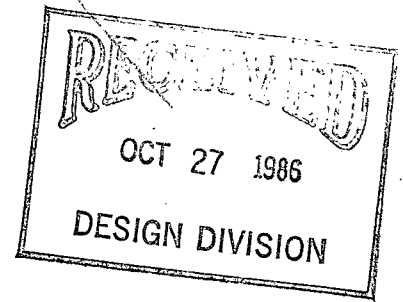
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 24, 1986



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

Re: Final Plat S/D 86-92 - COTTONWOOD GROVE SECOND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 23, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Approval of this plat is subject to the applicant obtaining "G" (mobile home) zoning for this "AA" zoned property. A final plat shall not be submitted for scheduling before the City Commission until "G" zoning has been approved for the site.
- B. The applicant shall guarantee the paving of 44th Street South to collector street standards, including sidewalks on both sides.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Provision shall be made for ownership and maintenance of the proposed reserves. Since the applicant intends for the reserves to be owned and maintained by the owner of the adjacent lots being platted, a restrictive covenant stating this intention shall be submitted for recording with the plat. The text of the needed covenant shall specify that the terms of the covenant run with the land and are binding on future owners and assigns.

C
O
P
Y

- G. The final plat tracing shall indicate "complete access control" to 44th Street from this plat except at the location of the reserves. Appropriate wording shall be added to the plat's text.
- H. On the final plat tracing, only two blocks shall be labeled instead of six. Block 1 should be the area north of 44th Street and Block 2 should be the area south of 44th. This change will be consistent with how the first Cottonwood Grove Addition was platted.
- I. On the final plat tracing, the plat's text shall be amended to reference that Reserve A will be owned and maintained by the owners of Lots 1 and 2, Block 1. That Reserve B will be owned and maintained by the owners of Lots 2 and 3, Block 1. That Reserve C will be owned and maintained by the owners of Lots 1, 2 and 3, Block 2.
- J. The final plat shall indicate the recording information for the 25-foot Cities Service Oil Company easement on this property.
- K. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- L. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- M. Five copies of a revised preliminary site development plan shall be submitted to the Planning Department prior to this plat being scheduled for City Commission review. Revisions shall include the following:
 - 1) The plan shall label and outline that part of the overall plan that has been previously platted as Cottonwood Grove Addition;
 - 2) The plan shall clearly outline that part of the overall plan that is being platted as Cottonwood Grove Second Addition;
 - 3) The plan shall label the part of the overall plan that will be part of future expansion;
 - 4) The plan shall label the "complete access control" being platted to 44th Street South.
- N. Upon the recording of this plat, 44th Street South shall become a designated residential collector street.
- O. The applicant shall obtain an off-site drainage agreement or drainage easements from the property owner to the east.
- P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

Q. 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, October 30, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

FLN

Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Builder's Development, 1530 S. Oliver, Suite 200, Wichita, KS 67218
Mike Lindebak, City Engineer

1. Thermal Products, Inc. . . Vacation of Utility Basement.
No water lines in vacated 36th St. No water problem.
2. Magnolia Addition. Final plat. Area now served,
no water problem.
3. Southglen Addition. Preliminary Plat. Existing main in
47th Street to be tapped and interior mains extended
as necessary to serve all lots. No water problems.
4. Pinewood Mobile Home Park Addition. Existing 16" main
in Hydraulic to be tapped and interior mains to be extended
as necessary to serve all lots. No water problem.
5. Fruitvale Park 2nd Addition. Final plat. Existing 12" main
in Anna. No water problem.
6. The Park 2nd Addition. Preliminary Plat. Existing 8" main
in Yellowstone. Main to be extended in Yellowstone Court.
No water problem. Item B.
7. Countryside Pentecostal Holiness Church Addition. Final Plat.
Nearest City Water at 119th St. U. & 21st N. approx.
1 mile of 12" main would need to be extended. Suggest
possibly holding a water petition for 8" sizing crossing
their property to be used when development allows extension.
No water problem. Item A.
8. Woodcrest Addition. Preliminary Plat. Existing 16" main in
15th St. to be tapped and extended in Gatewood as an 8" main.
No water problem. Item B.
9. Tallgrass Two Addition. Preliminary Plat. Item B, mains to
be extended. Suggest extension of 24" main in 21st going E. from
Webb to allow secondary feed to area. Existing 24" main in
Webb to be tapped for interior mains.

10. Willowbend Fourth Addition. Preliminary Plat. Existing 20" main in Rock Road to be tapped. No water problem. Item B. Suggest that main crossing Rock Rd. be installed ahead of paving to avoid boring & casing.
11. Gatewood Addition. Final plat. Item B, mains to be extended. No water problem.
12. Killarney First Addition. Preliminary Plat. Existing mains in Rock Rd, 30th St., and 32nd St. Based on the proposed buildings and possible fire hydrant requirements, an 8" main has been proposed to run along the west side of the plat for building service and fire protection.
13. Cottonwood Grove Second Addition. Final Plat. Existing 12" main in 44th St. S. to be tapped for interior mains running along reserves. Services shall be set in conjunction with water main project. Item D. Verify which old water projects need to be abandoned.
14. Aaron G. Fair. Dedicate Street R/W. Existing main along west side of Levine. No water problem.
15. Chester Robinson. Dedicate additional utility easement. No city water mains in area. No water problem.

S/D No.: 86-92 Name: COTTONWOOD GROVE SECOND ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 10/23/86

DESCRIPTION

General Location: North and south of 44th Street South, in an area east of West Street.

Owner: Builder's Development, 1530 S. Oliver, Suite 200, Wichita, KS 67218

Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.,
3500 N. Rock Road #800, Wichita, KS 67226

1. Gross Acreage of Plat: 19.03
2. Number of Lots:
 - Residential: 6
 - Office:
 - Commercial:
 - Industrial:
 - Total: 6
3. Minimum Lot Area: 0.74 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "G"

STAFF COMMENTS:

NOTE: This plat represents the second final plat of an overall preliminary plat approved by the Subdivision Committee on January 5, 1984. The first final plat was approved by the Subdivision Committee on June 7, 1984 and recorded of record on April 1, 1985.

- A. Approval of this plat is subject to the applicant obtaining "G" (mobile home) zoning for this "AA" zoned property. A final plat shall not be submitted for scheduling before the City Commission until "G" zoning has been approved for the site.
- B. The applicant shall guarantee the paving of 44th Street South to collector street standards, including sidewalks on both sides.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Provision shall be made for ownership and maintenance of the proposed reserves. Since the applicant intends for the reserves to be owned and maintained by the owner of the adjacent lots being platted, a restrictive covenant stating this intention shall be submitted for recording with the plat. The text of the needed covenant shall specify that the terms of the covenant run with the land and are binding on future owners and assigns.
- H. The final plat tracing shall indicate "complete access control" to 44th Street from this plat except at the location of the reserves. Appropriate wording shall be added to the plat's text.
- I. On the final plat tracing, only two blocks shall be labeled instead of six. Block 1 should be the area north of 44th Street and Block 2 should be the area south of 44th. This change will be consistent with how the first Cottonwood Grove Addition was platted.

SUBDIVISION REPORT

Final Plat S/D 86-92 - COTTONWOOD GROVE SECOND ADDITION

Page 2

- J. On the final plat tracing, the plat's text shall be amended to reference that Reserve A will be owned and maintained by the owners of Lots 1 and 2, Block 1. That Reserve B will be owned and maintained by the owners of Lots 2 and 3, Block 1. That Reserve C will be owned and maintained by the owners of Lots 1, 2 and 3, Block 2.
- K. The final plat shall indicate the recording information for the 25-foot Cities Service Oil Company easement on this property.
- L. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- M. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- N. Five copies of a revised preliminary site development plan shall be submitted to the Planning Department prior to this plat being scheduled for City Commission review. Revisions shall include the following:
 - 1) The plan shall label and outline that part of the overall plan that has been previously platted as Cottonwood Grove Addition;
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 - 4) The plan shall label the "complete access control" being platted to 44th Street South.
- O. Upon the recording of this plat, 44th Street South shall become a designated residential collector street.
- P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- Q. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- R. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?