

Agenda Item No. \_\_\_\_\_

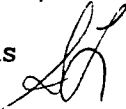
CITY OF WICHITA  
CITY COUNCIL MEETING

January 15, 1991

Agenda Report No. \_\_\_\_\_

**TO:** Mayor and City Council Members

**SUBJECT:** Agreement to Respread Assessments - James Place Addition (44th Street South, East of West Street)

**INITIATED BY:** Department of Public Works 

**AGENDA ACTION:** Consent Agenda

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**Recommendation:** Approve the agreement.

**Background:** On March 19, 1985, the City Council approve Sanitary Sewer and Water Projects that serve James Place Addition.

**Analysis:** The purpose of the agreement is to respread special assessments to reflect recent platting activity.

**Financial Considerations:** The total project costs will not increase.

**Recommendation/Action:** Approve the agreement and authorize the Mayor to sign.

BM:gnz

THE CITY OF WICHITA  
OFFICE OF LAW DEPARTMENT


DATE: December 26, 1990

TO: Vicky Huang, Subdivision Engineer

FROM: Douglas J. Moshier, Senior Assistant City Attorney

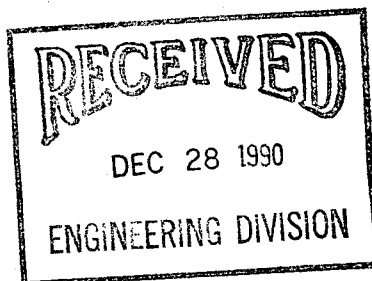
SUBJECT: Agreement for Respread  
Assessments

The attached Agreement for respreading assessments in James Place  
is approved as to form.

  
Douglas J. Moshier  
Senior Assistant City Attorney

DJM:cdh

Attachment



AGREEMENT  
BY AND BETWEEN

THE CITY OF WICHITA, KANSAS,

Party of the First Part

And

DOUBLE J. FARMS, INC., AND LINDA LEE  
Party of the Second Part

WHEREAS, Party of the First Part has constructed certain municipal improvements in the area of 44th St. South and east of West Street, within the City Limits of the City of Wichita; and

WHEREAS, Parties of the Second Part are the landowners of all or part of the improvement district; and

WHEREAS, portion of the improvement district of said improvements has been platted; and

WHEREAS, Parties of the Second Part desires that a reassessment be made to reflect the changes in platting; and

WHEREAS, The Party of the First Part and Parties of the Second Part are both desirous of accomplishing such a reassessment.

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, the parties agree as follows:

1. A tract of land in the N $\frac{1}{2}$  of the SW $\frac{1}{4}$  of Sec. 13, Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

Beginning at the S.E. Corner of the N $\frac{1}{2}$  of said SW $\frac{1}{4}$ ; thence N 00°30'41" W (assumed) along the east line of said SW $\frac{1}{4}$  for 187.58 feet; thence S 89°29'19" W, for 20 feet; thence N 00°30'41" W, for 35.06 feet; thence northwest along a curve to the right for 321.42 feet, said curve having a central angle of 52°15'28" and a radius of 352.40 feet; thence N 35°00'00" W, for 156 feet; thence northwest along a curve to the right of 70.86 feet, said curve having a central angle of 35°00'00" and a radius of 116 feet; thence N 00°00'00" E, for 84.98 feet to the south line of 44th Street South; thence N 90°00'00" W, along said south line of 372.06 feet; thence S 00°00'00" W, for 154.13 feet; thence N 90°00'00" W, for 244.50 feet; thence N 45°00'00" W, for 50.99 feet; thence S 45°00'00" W, for 100.00 feet; thence N 45°00'00" W, for 66 feet; thence S 45°00'00" W, for 27.05 feet; thence N 45°21'00" W, for 87.64 feet; thence S 44°39'00" W, for 435.55 feet; thence S 00°00'00" W, for 242.62 feet to the south line of the N $\frac{1}{2}$  of said SW $\frac{1}{4}$ ; thence S 90°00'00" E, for 1561.81 feet to the point of beginning.

was part of the improvement district for the following City projects:

Lateral 210, S.W.I.  
Project No. 468-76-245-81446-000-000-001

Water Line  
Project No. 448-76-245-88025-000-000-001

Said property was platted as James Place Addition.

2. The Parties agree to make a reassessment for said project in the following manner:

Lots 1 through 19, Block 1; Lots 1 through 8, Lots 10 through 18, and Lots 20 through 25, Block 2; Lots 1 through 4 and Lots 6 through 8, Block 3; and Lot 1, Block 4, James Place Addition shall each pay 1/50 of the total cost apportioned to the property described above.

3. The Parties of the Second Part are the owners of the property described in Section One above and said Parties of the Second Part hereby waives the notice and hearing requirements of K.S.A. 12-6a12(b) with respect to the reassessment herein described.

4. The Parties of the Second Part further waives their right to appeal the special assessments for the above mentioned projects (including this described reassessment) and agree that no suit to set aside said assessment shall be brought by them nor shall they in any other way bring an action to question the validity of the proceedings taken by the Party of the First Part in levying the special assessments therefore.

5. The Parties of the Second Part further agree that they will idemnify the party of the First Part against any and all costs, expenses, claims and judgments for which the Party of the First Part is held responsible or which are entered against the Party of the First Part arising out of or as a result of the reassessment herein described.

IN WITNESS WHEREOF, the Parties hereto have executed this agreement the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_.

THE CITY OF WICHITA, KANSAS

BY: \_\_\_\_\_  
Mayor  
Party of the First Part

Approved as to form:

Thomas R. Orwell  
Director of Law

Attest:

\_\_\_\_\_  
City Clerk

DOUBLE J. FARMS, INC.

BY: James W. Ratzlaff  
James W. Ratzlaff,  
President

STATE OF KANSAS )  
                          ) SS:  
SEDGWICK COUNTY )

BE IT REMEMBERED, that on this 20<sup>th</sup> day of December, 1990, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came James W. Ratzlaff, personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Sandra J. Avello  
Notary Public SANDRA J. AVELLO

My Appointment Expires:

SANDRA J. AVELLO  
NOTARY PUBLIC  
STATE OF KANSAS  
MY APPT. EXP. 08-23-92

*Linda Lee*  
LINDA LEE

STATE OF KANSAS )  
                          )    SS  
SEDGWICK COUNTY )

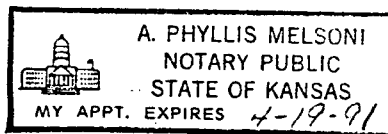
BE IT REMEMBERED, that on this 19 day of December, 1990, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Linda Lee, personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

*A. Phyllis Melsoni*  
Notary Public / A. PHYLLIS MELSONI

My Appointment Expires:

4-19-91



PRE DEVELOPMENT

8-25-89

1<sup>ST</sup> PHASE JAMES PLACE

James Place

10020 w

$$Q_{100} = CIA$$

C 0.22 (Design Policy Manual)

I 5.69 (Design Policy Manual)

A 18.14

$$Q_{100} = 0.22 \times 5.69 \times 18.14 = 22.70 \text{ CFS}$$

POST - DEVELOPMENT

$$Q_{100} = 33.6 \text{ cfs}$$

Area 1 5.61

2 2.81

3 3.16

4 1.85

5 1.43

6 1.16

7 3.17

8 2.81

9 2.81

10 3.60

11 2.91

12 2.29

33.6 CFS

STORAGE 10.9 CFS

$$10.9 \text{ CFS} \times 60 \times 135 = 8829 \text{ CF}$$

$$10.9 \text{ CFS} \times 60 \times 60 \times 5 = 196,200 \text{ CF}$$

AREA	OVERLAND										GUTTER					INLET NO			
	Design Pol. Manual					Manual 2					Manual 2 Chart 2						overland Tc + t	R = CIA	A = Q/V
	C	S	L	n	Tc	I	A <sub>acc</sub>	T <sub>c</sub>	T <sub>1</sub> /T <sub>2</sub>	T <sub>a</sub>	S	n	V	t	Tc				
1 (100)	0.73	.004	620	0.5	82	3.10	2.48									5.61	2.34	1	
1 (2)	0.55	"	620	0.5	82	1.33	2.48	9.65	0	6.27	0.0032	0.06	1.77	6.7	89	1.81	1.02	1	
2 (100)	0.73	"	280	0.5	51	4.09	0.94									2.81	1.61	1	
2 (2)	0.55	"	280	0.5	51	1.92	0.94	9.65	0	8.94	"	"	1.40	3.3	54	0.99	0.71	1	
3 (100)	0.73	"	265	0.5	37	4.86	0.89									3.16	1.81	5	
3 (2)	0.55	"	265	0.5	37	2.35	0.89	9.65	0	6.27	"	"	1.40	3.2	40	1.15	0.82	5	
4 (100)	0.73	"	170	0.5	34	5.07	0.50									1.85	1.06	6	
4 (2)	0.55	"	170	0.5	34	2.48	0.50	9.65		6.27	"	"	1.40	2.0	36	0.68	0.49	6	
5 (100)	0.73	"	150	0.5	33	5.14	0.38									1.43	0.82	6	
5 (2)	0.55	"	150	0.5	33	2.52	0.38	9.65		6.27	"	"	1.40	1.8	35	0.53	0.38	6	
6 (100)	0.73	"	195	0.5	38	4.79	0.32									1.16	0.82	5	
6 (2)	0.55	"	195	0.5	38	2.32	0.32	9.65	0	6.27	"	"	1.40	2.3	40	0.41	0.15	5	
7 (100)	0.73	"	265	0.5	46	4.33	0.96									3.17	1.81	4	
7 (2)	0.55	"	265	0.5	46	2.05	0.96	9.65	0	6.27	"	"	1.40	3.1	49	1.08	0.80	4	
8 (100)	0.73	"	280	0.5	51	4.09	0.94									2.81	1.61	3	
8 (2)	0.55	"	280	0.5	51	1.92	0.94	9.65	0	6.27	"	"	1.40	3.3	54	0.99	0.71	3	
9 (100)	0.73	"	280	0.5	51	4.09	0.94									2.81	1.61	2	
9 (2)	0.55	"	280	0.5	51	1.92	0.94	9.65	0	6.27	"	"	1.40	3.3	54	0.99	0.71	2	
10 (100)	0.73	"	500	0.5	72	3.36	1.47									3.60	2.06	2	
10 (2)	0.55	"	500	0.5	72	1.47	1.47	9.65	0	6.27	"	"	1.40	6.0	78	1.19	0.85	2	
11 (100)	0.73	"	350	0.5	55	3.92	1.02									2.91	1.67	3	
11 (2)	0.55	"	350	0.5	55	1.81	1.02	9.65	0	6.27	"	"	1.40	4.2	59	1.02	0.73	3	
12 (100)	0.73	"	165	0.5	37	4.86	0.60									2.29	1.63	4	
12 (2)	0.55	"	165	0.5	37	2.35	0.60	9.65	0	6.27	"	"	1.40	1.96	39	0.78	0.56	4	
13 (100)	0.80	.003	240	0.6	57	3.84	0.25									0.77	0.56		
13 (2)	0.68	"	240	0.6	57	1.76	0.25	9.65	0	6.27	"	"	1.40	3.9	65	0.30	0.21		
14 (100)	0.73	.0035	190	0.5	44	4.43	0.51									1.65	0.66		
14 (2)	0.55	"	190	0.5	44	2.11	0.51	9.65	0	6.27	"	"	1.40	2.3	46	0.59	0.42		

STORM SEWER

LINE	Q <sub>100</sub>	S	n	D	V	d/D	V <sub>0.2</sub> V	V <sub>0.2</sub>	V <sub>0.8</sub>
A	8.42	0.003	0.013	21	3.57	0.2	0.56	2.00	3.82
B	14.83	"	"	27	4.12	"	"	2.30	4.41
C	11.18	"	"	24	3.82	"	"	2.14	4.09
D	5.46	"	"	21	3.57	"	"	2.00	3.82
E	26.01	"	"	30	4.60	"	"	2.58	4.92
F	29.29	"	"	33	4.82	"	"	2.69	5.16
G	33.61	"	"	36"	5.10	"	"	2.86	5.46

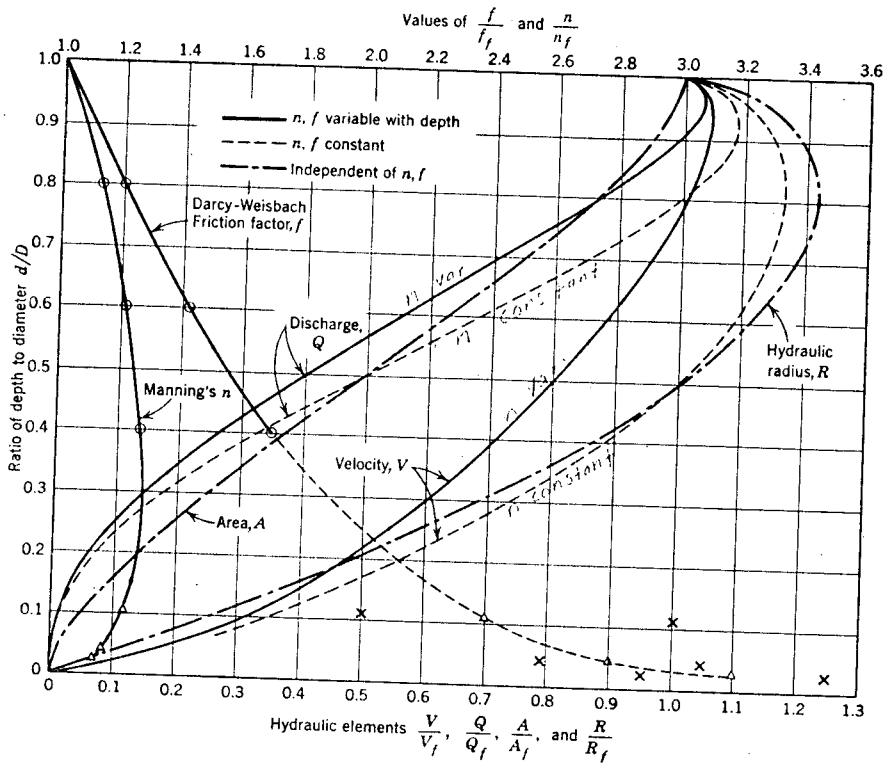


FIGURE 24.—Hydraulic-elements graph for circular sewers.

*et al.* (22). Graphs for sewers of other than circular cross section may be developed by the same general method.

Most of the hydraulic-elements graphs in common use have been prepared on the assumption that the Manning  $n$  does not change with the depth of flow for the particular conduit shape. Nonetheless, many experimenters have observed a variation of  $n$  with depth of flow. The experiments of Wilcox (23) and of Yarnell and Woodward (24) show that the value of  $n$  for a pipe flowing partly full is greater than for the full pipe; and the average  $n$  values for 824 experiments are as indicated by the curve through the points marked by circles in Figure 24. A similar curve for the Darcy-Weisbach fraction factor  $f$  also is shown in the same figure.

The relation between the two friction coefficients is

$$\frac{n}{n_f} = \left(\frac{R}{R_f}\right)^{1/6} \left(\frac{f}{f_f}\right)^{1/2} \dots\dots\dots 21$$

which is similar to Equation 19.

The points in Figure 24 marked by triangles and x's were estimated from the measurements made by Johnson (25) in large Louisville, Ky., sewers flowing partly full. Since individual values of  $f/f_f$  in the experiments of Wilcox and of Yarnell and Woodward varied widely from the average for a particular value of  $d/D$ , the reliability of the averages used in Figure 24 may be questioned. Tests by Schmidt (26) on a large

PRE-DEVELOPMENT

8-25-89

North Side James Place

Proj. 10020W

$$Q = CIA$$

$$C = 0.2$$

$$\left. \begin{array}{l} T_c \quad 1291 - 1285 = 6' \\ \text{Max. length } 4800' \end{array} \right\} 65 \text{ min.}$$

$$100 \text{ yr. } I = 3.3$$

$$I = 3.3$$

$$A = 185 \text{ ac.}$$

$$Q = 0.2 \times 3.3 \times 185 = 122 \text{ cfs}$$

South Side James Place

$$Q = CIA$$

$$C = 0.2$$

$$\left. \begin{array}{l} T_c \quad 93.7 - 89.2 = 4.5 \\ \text{Max length } 1500' \end{array} \right\} 23 \text{ min}$$

$$100 \text{ yr } I = 5.9$$

$$I = 5.9$$

$$A = 54 \text{ ac.}$$

$$Q = 0.2 \times 5.9 \times 54 = 64 \text{ cfs}$$

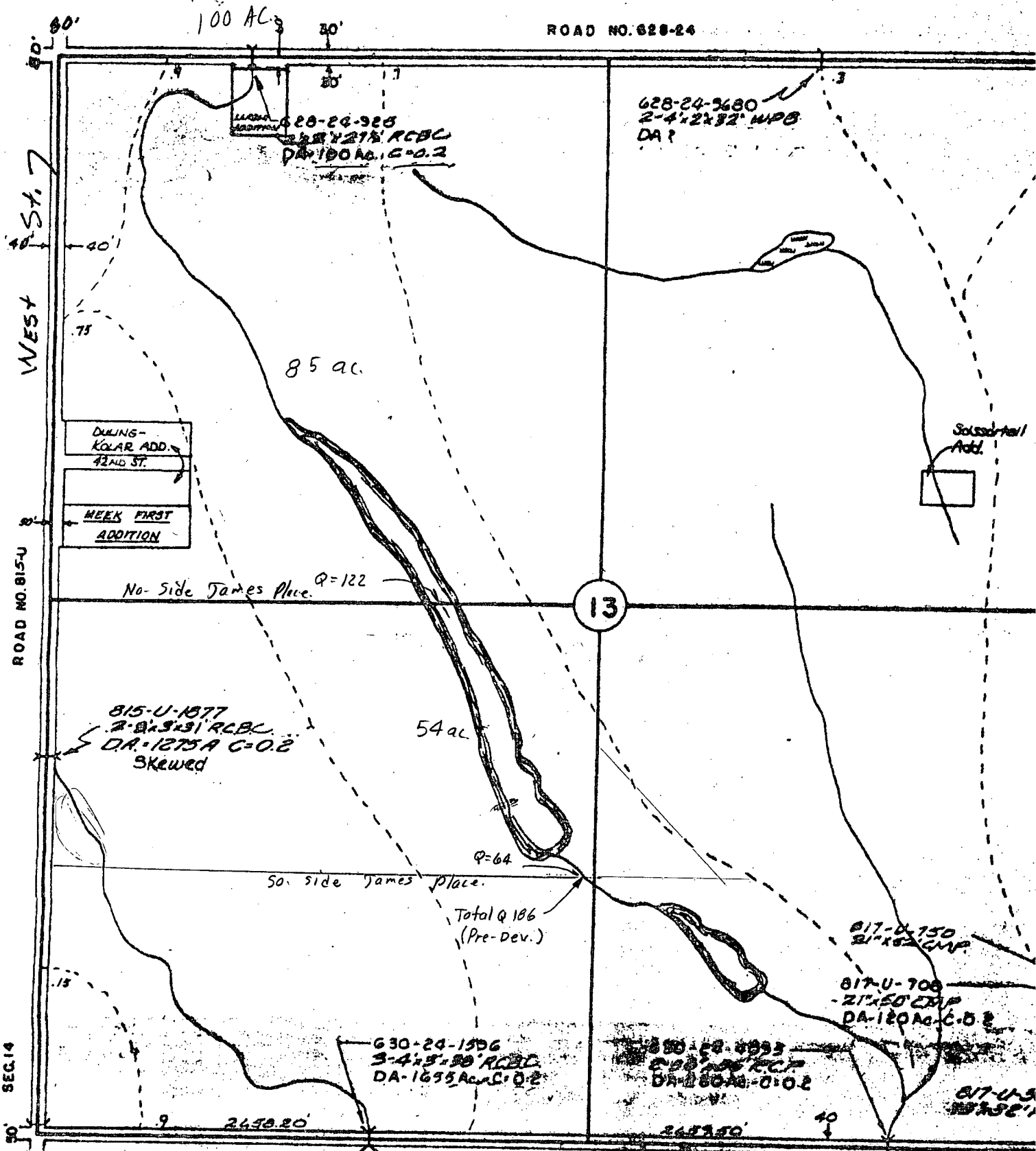
# SECTION 13

TOWNSHIP 28

RANGE 1W

COUNTY SEDGWICK

STATE K



SEC. 24  
63% size  
Scale 1" = 400'

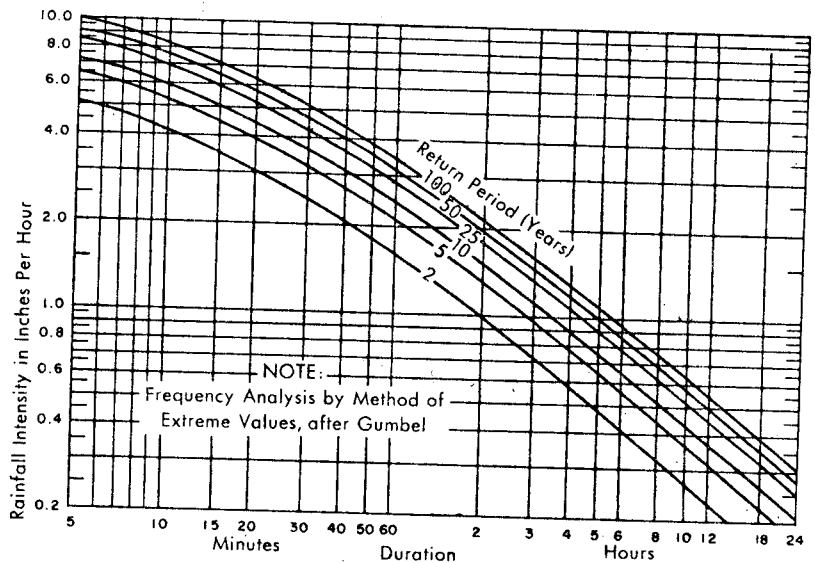


Fig. 4-5. Rainfall intensity for various durations and return periods.

Another chart, Fig. 4-4, applying only to conditions east of the Rocky Mountains shows the relationship between intensity of storms and their frequency of recurrence.

**RUNOFF: THE RATIONAL METHOD**

Total or peak rainfall can be converted into estimated storm runoff or design discharge by the rational method or formula.

For storm sewers, most engineering offices in the United States use the rational method of design which has been in use since 1889. This method, recommended by the Federal Highway Administration for roadside channels draining less than about 200 acres, uses the equation:

$$Q = CiA \dots \dots \dots \text{Equation (1)}$$

where  $Q$  = peak rate of runoff, in cfs

$C$  = weighted runoff coefficient, expressing the ratio of rate of runoff to rate of rainfall (Table 4-4)

$i$  = average intensity of rainfall, in inches per hour (for the selected frequency and for duration equal to the time of concentration)

$A$  = drainage area, in acres, tributary to the point under design

This formula although not dimensionally correct, gives numerically correct results, since 1 cfs runoff equals 1.008 in. per hour per acre.

Table 4-4 Values of Relative Imperviousness<sup>1</sup>

Type of Surface	Factor C
For all watertight roof surfaces.....	.75 to .95
For asphalt runway pavements.....	.80 to .95
For concrete runway pavements.....	.70 to .90
For gravel or macadam pavements.....	.35 to .70
*For impervious soils (heavy).....	.40 to .65
*For impervious soils, with turf.....	.30 to .55
*For slightly pervious soils.....	.15 to .40
*For slightly pervious soils, with turf.....	.10 to .30
*For moderately pervious soils.....	.05 to .20
*For moderately pervious soils, with turf.....	.00 to .10

\*For slopes from 1% to 2%

**WATERSHED CHARACTERISTICS**

Some of the watershed characteristics that influence the amount and rate of runoff are:

1. Area and shape
2. Steepness and length of slopes
3. Kind and extent of vegetation or cultivation
4. Condition of surface—dry, saturated, frozen—pervious or impervious soil
5. Number, arrangement and condition of drainage channels on the watershed

The changes of land use during the lifetime of a drainage structure should be considered in evaluating runoff characteristics. Where the drainage area is composed of several types of ground cover, the runoff should be weighted according to the area of each type of cover present.

**TIME OF CONCENTRATION**

An important factor is the time required for runoff from the remotest part of a drainage area to reach the point under design. This is known as the time of concentration. It is used in the rational design method but must be clearly understood to avoid misapplication of the method and its proposed refinements.<sup>1</sup>

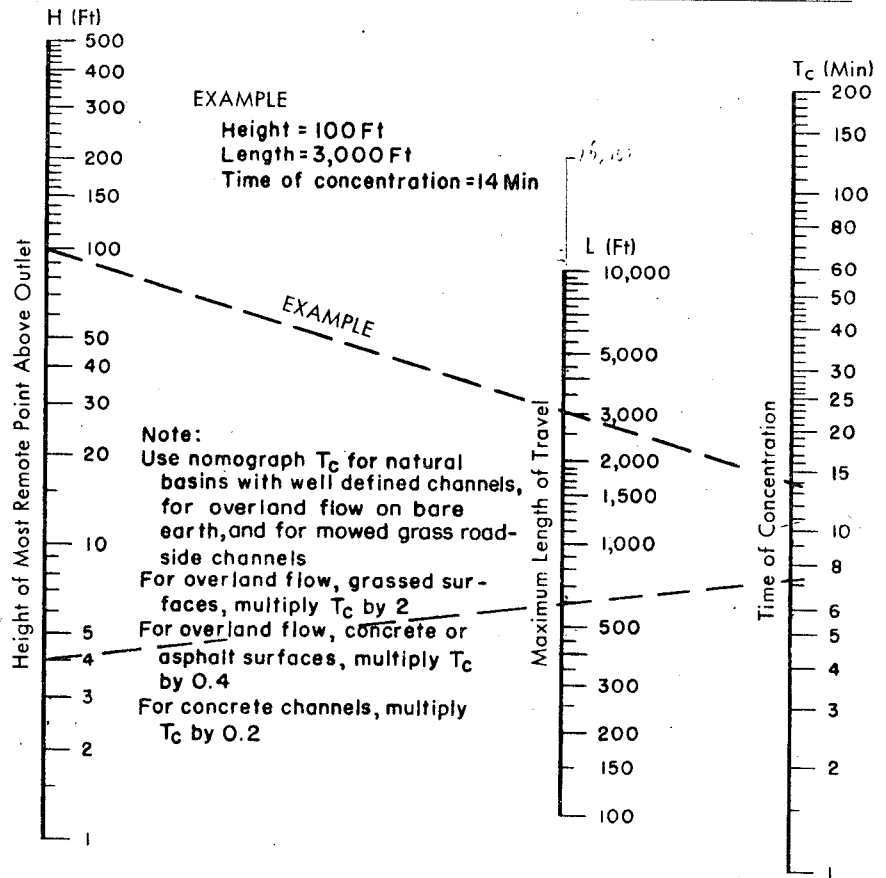
A minimum time of 5 minutes is recommended by the Federal Highway Administration. See Fig. 4-6.

**DRAINAGE AREA**

The drainage area can be measured on a topographic map or determined in the field by estimation, pacing, aerial photos, or a survey comparable in accuracy to a stadia-compass traverse.

*Example*

Find the discharge for a 10-year frequency rainfall at the outlet of a grassed roadside channel 400 ft from the crest of a hill with the contributing area 238 ft wide, consisting of 12 ft of concrete pavement, 26 ft of gravel shoul-



Based on study by P. Z. Kirpich,  
 Civil Engineering, Vol. 10, No. 6, June 1940, p. 362

Fig. 4-6. Time of concentration of rainfall on small drainage basins.

der, channel, and 200 ft backslope of grassed pasture—giving a weighted  $C = 0.35$ . The channel grade is 0.5 per cent; and the outer edge of the contributing area is 4 ft above the channel. Location is near Washington, D.C.

The distance from the channel to the ridge of the area is 210 ft and that of the channel is 400 ft making  $L = 610$  ft. The height of the most remote point above the outlet =  $4 \text{ ft} + (0.005 \times 400) = 6 \text{ ft}$ . From Fig. 4-6, the time of concentration,  $T_c = 6.5$  min.

The rainfall intensity for a 6.5-minute duration and 10-year return period is 6.9 in. per hr. (Fig. 4-5).

$$\begin{aligned} \text{The drainage area} &= 238 \times 400 = 95,200 \text{ sq ft or} \\ &\frac{95,200}{43,560} = 2.2 \text{ acres} \end{aligned}$$

$$\text{Then } Q = 0.35 \times 6.9 \times 2.2 = 5.3 \text{ cfs.}$$

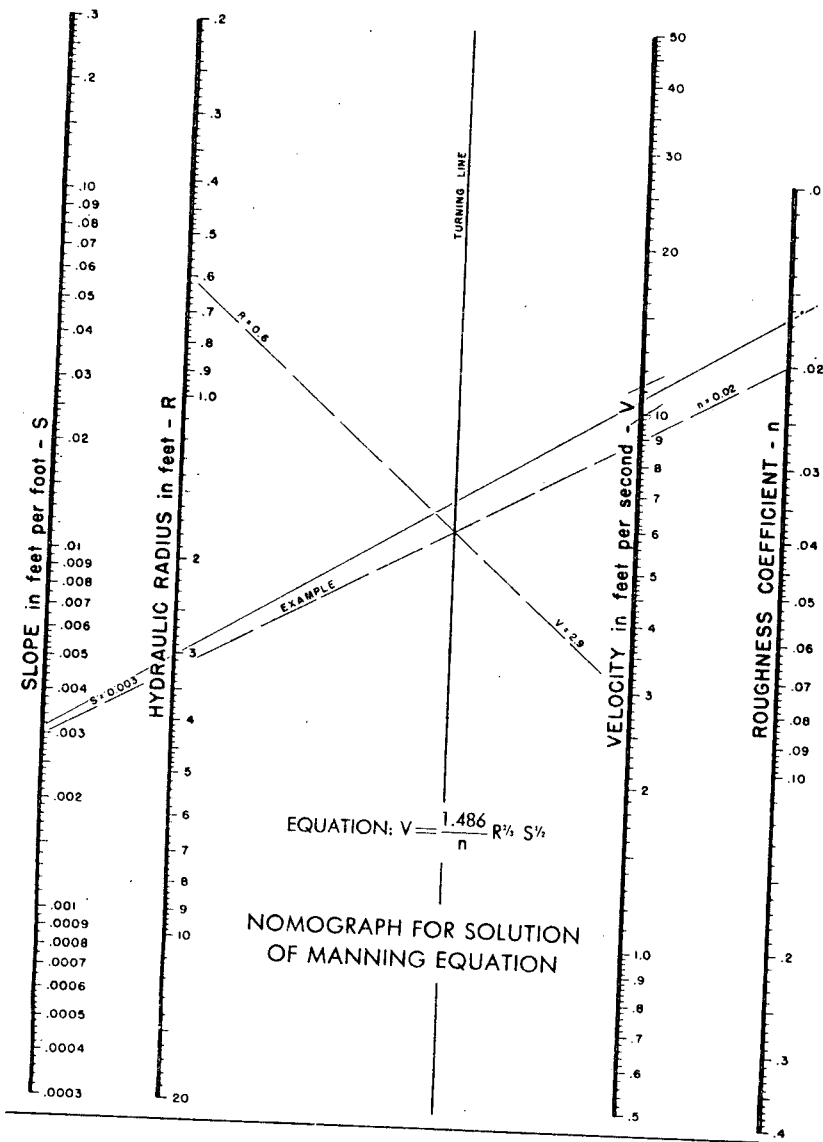
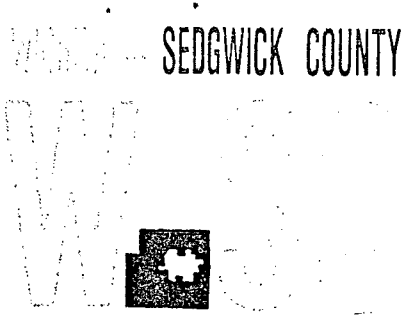


Fig. 4-8. Nomograph for solution of Manning's equation, (4)



SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

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

September 14, 1989

Macon Company, Engineers & Surveyors  
1710 N. Main  
Newton, Kansas 67114

Re: S/D 89-41 - JAMES PLACE ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 14, 1989, 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 September 8, 1989.

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 for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the second half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus  
Associate Planner

RTB:svm

cc: Double J. Farms, 4444 S. West Street, Wichita, KS 67217  
Jim Weber, County Engineer  
Mike Lindebak, City Engineer

# SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

September 8, 1989

Macon Company, Engineers & Surveyors  
1710 N. Main  
Newton, Kansas 67114

Re: S/D 89-41 - JAMES PLACE ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 7, 1989, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant is advised that any area within the boundary of the preliminary plat that will not be platted by December 23, 1989 will require a platting time extension for Z-2817 to maintain mobile home zoning.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of the proposed interior streets to the 29' standard; and 44th Street South to a collector standard.
- F. The applicant shall guarantee the construction of sidewalks on both sides of 44th Street South (a designated collector).
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- H. 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.
- I. The final plat tracing shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- J. The final plat shall indicate street names that are appropriate to the area. As agreed to by the applicant and the City Fire Department, the final plat tracing shall indicate the street name "Marie Circle" instead of Elizabethan Circle.
- K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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.
- L. 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.
- M. On the final plat tracing, 44th Street South shall be drawn with dashed lines at the plat's perimeter. Solid lines imply a private street.
- N. On the final plat tracing the following conditions shall be indicated for building setbacks:
- On Lot 1, Block 4, a 20-foot building setback shall be indicated to 44th Street South.
  - Lots 2 and 3, Block 2 shall also show 20-foot building setbacks to 44th Street South.
  - The 15-foot sideyard building setbacks on Lot 1, Block One, Lot 1, Block Two and Lot 1, Block Three shall be more clearly labeled.
- O. On the final plat tracing a legend shall be provided, placed beneath the north arrow, indicating irons that have been set and/or found.

- P. So that proper turnarounds may be provided for the site to the west of this plat and 15-foot side yard for corner lots, the applicant shall submit a revised preliminary site development plan for Cottonwood Grove Second Addition; prior to or at the time of submitting a final plat tracing.
- Q. The applicant may, however, include the area platted as Cottonwood Grove 2nd Addition as part of the final plat so as to resolve any possible future difficulties with the platted reserves involved with the streets and turnarounds noted in the above comment.
- R. On the final plat tracing, angles or bearings shall be indicated for all side lot lines which are not at right angles to adjacent street lines. Section 5-402(F).
- S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- T. Recording of the plat within 30 days after approval by the City Council.
- 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. 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.
- W. 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.
- X. This plat shall not be scheduled for City Council review until a drainage plan is approved for this plat by City Engineering.

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.

S/D 89-41 James Place Addition  
Page 4

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 7, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

*Tim Bickhaus*

R. Timothy Bickhaus  
Associate Planner

*D.L.*

RTB:svm

cc: Double J. Farms, 4444 S. West Street, Wichita, KS 67217  
Jim Weber, County Engineer  
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

September 7, 1989

STAFF REPORT  
(Final Plat; Preliminary Plat Approved 6/29/89)

CASE NUMBER: S/D 89-41 - JAMES PLACE ADDITION

OWNER/APPLICANT: Double J. Farms, 4444 S. West St., Wichita, KS 67217

SURVEYOR/ENGINEER: Macon Company, Engineers & Surveyors

LOCATION: An area east of West Street and north of 47th Street South.

SITE SIZE: 16.8 Acres

NUMBER OF LOTS

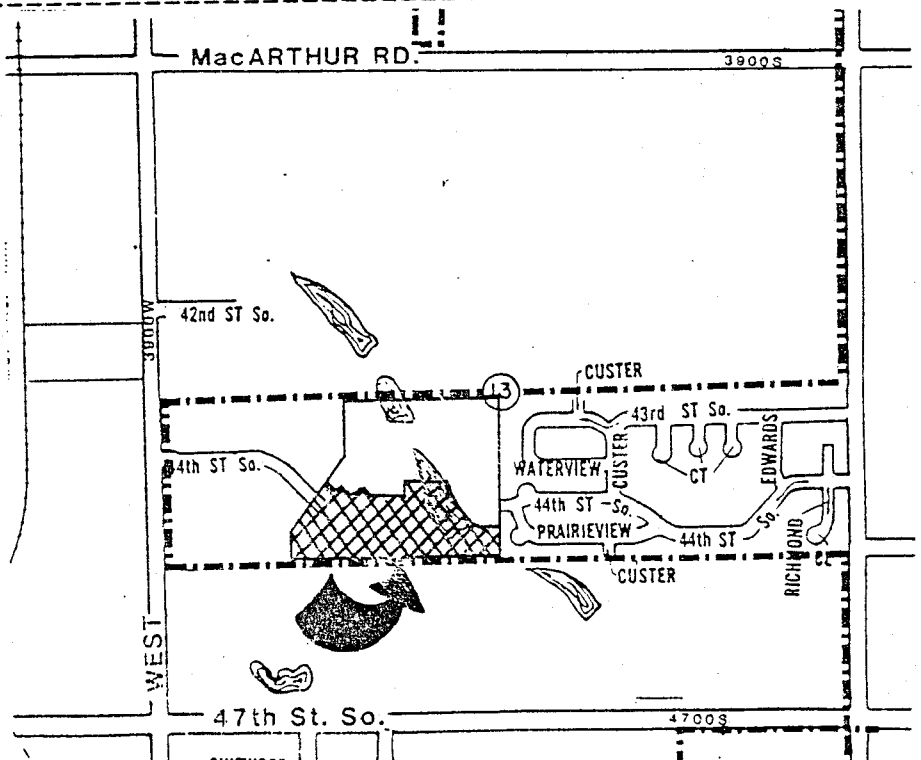
Residential:	53
Office:	
Commercial:	
Industrial:	
Total:	53

MINIMUM LOT AREA: 6,890 sq. ft.

CURRENT ZONING: "AA" - One Family Dwelling

PROPOSED ZONING: "G" - Mobile Home (Z-2817)

VICINITY MAP:



STAFF COMMENTS:

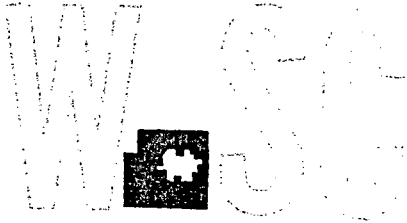
NOTE: This plat is associated with a zone change request from "AA" to "G" (Z-2817). This plat is the first portion of an overall preliminary plat approved June 29, 1989. On September 27, 1988, this site was granted a one-year platting time extension for Z-2817 to December 23, 1989.

- A. The applicant is advised that any area within the boundary of the preliminary plat that will not be platted by December 23, 1989 will require a platting time extension for Z-2817 to maintain mobile home zoning.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of the proposed interior streets to the 29' standard; and 44th Street South to a collector standard.
- F. The applicant shall guarantee the construction of sidewalks on both sides of 44th Street South (a designated collector).
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. 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.
- I. The final plat tracing shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- J. The final plat shall indicate street names that are appropriate to the area. The Fire Department needs to indicate if Elizabethan is too similar to the existing north-south street of Elizabeth.

- K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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.
- L. 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.
- M. On the final plat tracing, 44th Street South shall be drawn with dashed lines at the plat's perimeter. Solid lines imply a private street.
- N. On the final plat tracing the following conditions shall be indicated for building setbacks:
- On Lot 1, Block 4, a 20-foot building setback shall be indicated to 44th Street South.
  - Lots 2 and 3, Block 2 shall also show 20-foot building setbacks to 44th Street South.
  - The 15-foot sideyard building setbacks on Lot 1, Block One, Lot 1, Block Two and Lot 1, Block Three shall be more clearly labeled.
- O. On the final plat tracing a legend shall be provided, placed beneath the north arrow, indicating irons that have been set and/or found.
- P. So that proper turnarounds may be provided for the site to the west of this plat and 15-foot side yard for corner lots, the applicant shall submit a revised preliminary site development plan for Cottonwood Grove Second Addition; prior to or at the time of submitting a final plat.
- Q. The applicant may, however, include the area platted as Cottonwood Grove 2nd Addition as part of the final plat so as to resolve any possible future difficulties with the platted reserves involved with the streets and turnarounds noted in the above comment.
- R. On the final plat tracing, angles or bearings shall be indicated for all side lot lines which are not at right angles to adjacent street lines. Section 5-402(F).
- S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

- T. Recording of the plat within 30 days after approval by the City Council.
- 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. 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.
- W. 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.
- X. 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

August 25, 1989

Macon Company, Engineers & Surveyors  
1710 N. Main  
Newton, Kansas 67114

Re: S/D 89-41 - JAMES PLACE ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 24, 1989, the above captioned plat was considered. The action of the Committee was to defer consideration of this plat.

Sincerely,

R. Timothy Bickhaus  
Associate Planner

RTB:svm

cc: Double J. Farms, 4444 S. West Street, Wichita, KS 67217  
Jim Weber, County Engineer  
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

August 24, 1989

STAFF REPORT

(Final Plat; Preliminary Plat Approved 6/29/89)

CASE NUMBER:

S/D 89-41 - JAMES PLACE ADDITION

OWNER/APPLICANT:

Double J. Farms, 4444 S. West St., Wichita, KS  
67217

SURVEYOR/ENGINEER:

Macon Company, Engineers & Surveyors

LOCATION:

An area east of West Street and north of 47th  
Street South.

SITE SIZE:

16.8 Acres

NUMBER OF LOTS

Residential:

53

Office:

Commercial:

Industrial:

Total:

53

MINIMUM LOT AREA:

6,890 sq. ft.

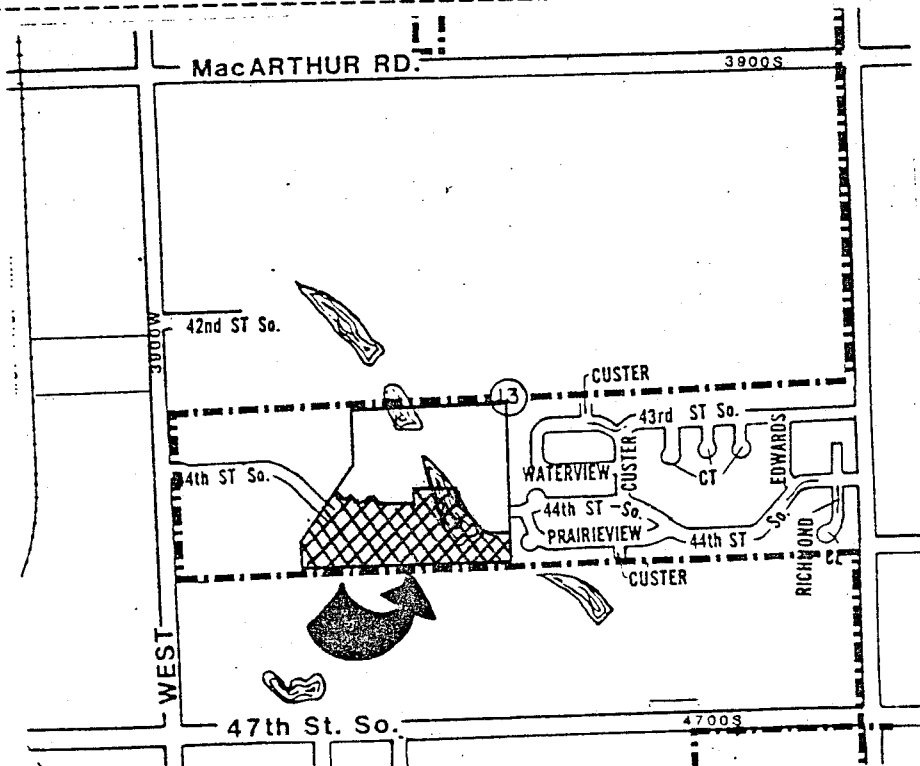
CURRENT ZONING:

"AA" - One Family Dwelling

PROPOSED ZONING:

"G" - Mobile Home (Z-2817)

VICINITY MAP:



STAFF COMMENTS:

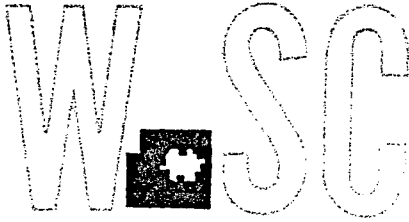
NOTE: This plat is associated with a zone change request from "AA" to "G" (Z-2817). This plat is the first portion of an overall preliminary plat approved June 29, 1989. On September 27, 1988, this site was granted a one-year platting time extension for Z-2817 to December 23, 1989.

- A. The applicant is advised that any area within the boundary of the preliminary plat that will not be platted by December 23, 1989 will require a platting time extension for Z-2817 to maintain mobile home zoning.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of the proposed interior streets to the 29' standard; and 44th Street South to a collector standard.
- F. The applicant shall guarantee the construction of sidewalks on both sides of 44th Street South (a designated collector).
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. 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.
- I. The final plat tracing shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- J. The final plat shall indicate street names that are appropriate to the area. The Fire Department needs to indicate if Elizabethan is too similar to the existing north-south street of Elizabeth.

- K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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.
- L. 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.
- M. On the final plat tracing, 44th Street South shall be drawn with dashed lines at the plat's perimeter. Solid lines imply a private street.
- N. On the final plat tracing the following conditions shall be indicated for building setbacks:
- On Lot 1, Block 4, a 20-foot building setback shall be indicated to 44th Street South.
  - Lots 2 and 3, Block 2 shall also show 20-foot building setbacks to 44th Street South.
  - The 15-foot sideyard building setbacks on Lot 1, Block One, Lot 1, Block Two and Lot 1, Block Three shall be more clearly labeled.
- O. On the final plat tracing a legend shall be provided, placed beneath the north arrow, indicating irons that have been set and/or found.
- P. So that proper turnarounds may be provided for the site to the west of this plat and 15-foot side yard for corner lots, the applicant shall submit a revised preliminary site development plan for Cottonwood Grove Second Addition; prior to or at the time of submitting a final plat.
- Q. The applicant may, however, include the area platted as Cottonwood Grove 2nd Addition as part of the final plat so as to resolve any possible future difficulties with the platted reserves involved with the streets and turnarounds noted in the above comment.
- R. On the final plat tracing, angles or bearings shall be indicated for all side lot lines which are not at right angles to adjacent street lines. Section 5-402(F).
- S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

- T. Recording of the plat within 30 days after approval by the City Council.
- 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. 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.
- W. 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.
- X. 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) 268-4581

August 11, 1989

Macon Company, Engineers & Surveyors  
1710 N. Main  
Newton, Kansas 67114

Re: S/D 89-41 - JAMES PLACE ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 10, 1989, the above captioned plat was considered. The action of the Committee was to defer consideration of this plat two weeks.

Sincerely,

R. Timothy Bickhaus  
Associate Planner

RTB:svm

cc: Double J. Farms, 4444 S. West Street, Wichita, KS 67217  
Jim Weber, County Engineer  
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

August 10, 1989

STAFF REPORT

(Final Plat; Preliminary Plat Approved 6/29/89)

CASE NUMBER: S/D 89-41 - JAMES PLACE ADDITION

OWNER/APPLICANT: Double J. Farms, 4444 S. West St., Wichita, KS. 67217

SURVEYOR/ENGINEER: Macon Company, Engineers & Surveyors

LOCATION: An area east of West Street and north of 47th Street South.

SITE SIZE: 16.8 Acres

NUMBER OF LOTS

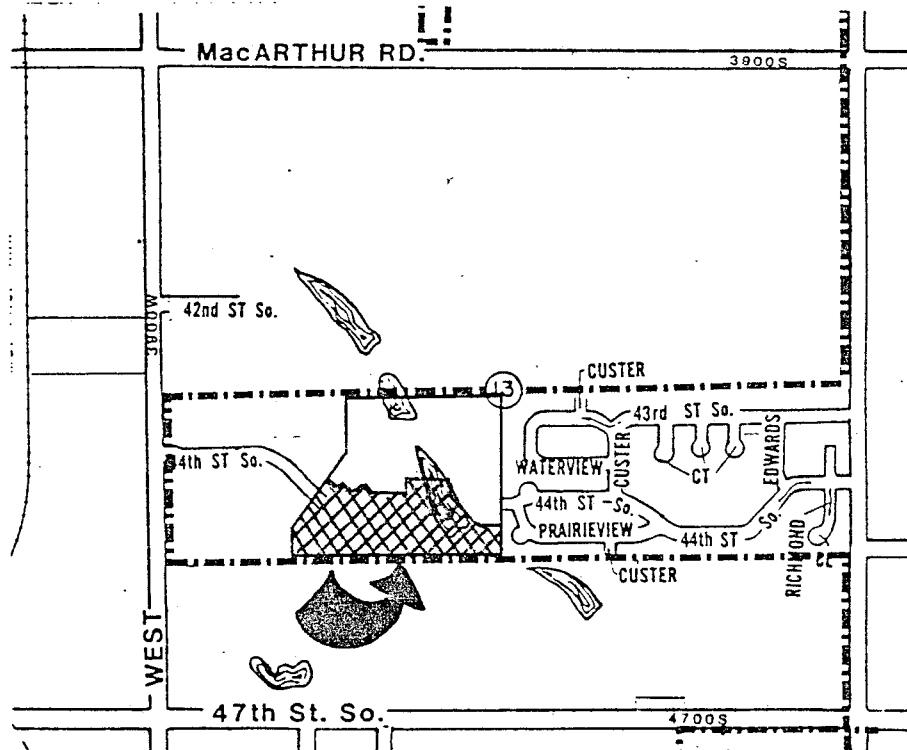
Residential:	53
Office:	
Commercial:	
Industrial:	
Total:	53

MINIMUM LOT AREA: 6,890 sq. ft.

CURRENT ZONING: "AA" - One Family Dwelling

PROPOSED ZONING: "G" - Mobile Home (Z-2817)

VICINITY MAP:



STAFF COMMENTS:

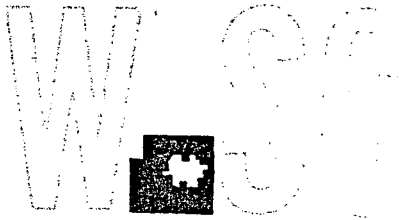
NOTE: This plat is associated with a zone change request from "AA" to "G" (Z-2817). This plat is the first portion of an overall preliminary plat approved June 29, 1989. On September 27, 1988, this site was granted a one-year platting time extension for Z-2817 to December 23, 1989.

- A. The applicant is advised that any area within the boundary of the preliminary plat that will not be platted by December 23, 1989 will require a platting time extension for Z-2817 to maintain mobile home zoning.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of the proposed interior streets to the 29' standard; and 44th Street South to a collector standard.
- F. The applicant shall guarantee the construction of sidewalks on both sides of 44th Street South (a designated collector).
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. 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.
- I. The final plat tracing shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- J. The final plat shall indicate street names that are appropriate to the area. The Fire Department needs to indicate if Elizabethan is too similar to the existing north-south street of Elizabeth.

- K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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.
- L. 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.
- M. On the final plat tracing, 44th Street South shall be drawn with dashed lines at the plat's perimeter. Solid lines imply a private street.
- N. On the final plat tracing the following conditions shall be indicated for building setbacks:
- On Lot 1, Block 4, a 20-foot building setback shall be indicated to 44th Street South.
  - Lots 2 and 3, Block 2 shall also show 20-foot building setbacks to 44th Street South.
  - The 15-foot sideyard building setbacks on Lot 1, Block One, Lot 1, Block Two and Lot 1, Block Three shall be more clearly labeled.
- O. On the final plat tracing a legend shall be provided, placed beneath the north arrow, indicating irons that have been set and/or found.
- P. So that proper turnarounds may be provided for the site to the west of this plat and 15-foot side yard for corner lots, the applicant shall submit a revised preliminary site development plan for Cottonwood Grove Second Addition; prior to or at the time of submitting a final plat.
- Q. The applicant may, however, include the area platted as Cottonwood Grove 2nd Addition as part of the final plat so as to resolve any possible future difficulties with the platted reserves involved with the streets and turnarounds noted in the above comment.
- R. On the final plat tracing, angles or bearings shall be indicated for all side lot lines which are not at right angles to adjacent street lines. Section 5-402(F).
- S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

- T. Recording of the plat within 30 days after approval by the City Council.
- 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. 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.
- W. 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.
- X. 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

July 3, 1989

Macon Company, Engineers & Surveyors  
1710 N. Main  
Newton, Kansas 67114

Re: S/D 89-41 - JAMES PLACE ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 29, 1989, 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. It is our understanding that the applicant desires to final this preliminary plat "out" in portions. The applicant is advised that any area within the boundary of this preliminary plat that will not be platted by December 23, 1989 will require a platting time extension for Z-2817 to maintain mobile home zoning.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of the proposed interior streets to the 29' standard; and 44th Street South to a collector standard.
- F. The applicant shall guarantee the construction of sidewalks on both sides of 44th Street South (a designated collector).
- G. The applicant shall guarantee the construction of a temporary cul-de-sac for the eastern most portion of 44th Street South. The final plat shall designate an area on or off site as a temporary turn around.

- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. On the final plat, complete access control shall be indicated to 44rd Street South across the north line of Lots 1 thru 8, Block 8. This dedication of access control shall also be referenced in the plattor's text.
- J. 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.
- K. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves. As provided, Reserve A and B are for drainage, open space, ponds, and landscaping. To this list, the final plat shall include the use of utilities confined to easements.
- L. The final plat shall indicate street names that are appropriate to the area. It is advised that the applicant meet with the representative of the Fire Department in selecting suitable names.
- M. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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.
- N. 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.
- O. The 15-foot "Drainage-Utility Easements" shown on the preliminary plat shall be designated as "Street, Drainage, and Utility Easements" on the final plat.
- P. Where 32-foot right-of-way is adjacent to reserves, the 15-foot "street, drainage, and utility easements" shall be indicated within the reserves. Utility easements, serving Lots 8, 9, 10, and 11 Block 3, should likewise be indicated within Reserve B.

- Q. The 15-foot "street, drainage, and utility easements need not be platted adjacent to 44th Street South.
- R. The north-south easement that terminates in Lot 13, Block 4 shall be "closed" on the final plat.
- S. The cul-de-sac in Block 4, shall be widened to a 40-foot radius on the final plat. Building setbacks and easements may remain constant with relation to this increase.
- T. On the final plat the streets adjacent to Reserve A shall be terminated by a cul-de-sac rather than the "T" or "Y" type turn around indicated on the preliminary plat.
- U. The final plat shall indicate on the face of the plat, the platting of, 20-foot front yard building setbacks for all lots being platted.
- V. So that proper turn arounds may be provided for the site to the west of this plat and 15-foot side yard for corner lots, the applicant shall submit a revised preliminary site development plan for Cottonwood Grove Second Addition; prior to or at the time of submitting a final plat.
- W. The applicant may, however, include the area platted as Cottonwood Grove 2nd Addition as part of the final plat so as to resolve any possible future difficulties with the platted reserves involved with the streets and turn arounds noted in the above comment.
- X. Recording information associated with the 54-inch sanitary sewer main easement along the east line of this plat shall be shown on the final.
- Y. The east/west 20-foot utility easement in Block 2 will "stub" into Lot 13 on the final plat.
- Z. The applicant shall submit a copy of the instrument which establishes the Cities Service Oil Company Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- AA. For the pipeline easement on this property, the final plat shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
- BB. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

- CC. 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.
- DD. On the final plat tracing, angles or bearings shall be indicated for all side lot lines which are not at right angles with or radial to adjacent street lines. Section 5-402(F).
- EE. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- FF. The final plat shall indicate the utility easements requested by K.G. & E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- GG. The final plat shall not indicate a "name" for reserve A or B.
- HH. 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. This plan shall also be submitted to County Engineering for review.
- II. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- JJ. Recording of the plat within 30 days after approval by the City Council.
- KK. 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.
- LL. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- MM. 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.
- NN. 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.

S/D 89-41 James Place Addition  
Page 5

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,

*Tim Bickhaus* J.L.  
R. Timothy Bickhaus  
Associate Planner

RTB:svm

Enclosure

cc: Double J. Farms, 4444 S. West Street, Wichita, KS 67217  
Jim Weber, County Engineer  
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6  
June 29, 1989

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 89-41 - JAMES PLACE ADDITION

OWNER/APPLICANT: Double J. Farms, 4444 S. West St., Wichita, KS 67217

SURVEYOR/ENGINEER: Macon Company, Engineers & Surveyors

LOCATION: An area east of West Street and north of 47th Street South.

SITE SIZE: 40.7 acres

NUMBER OF LOTS

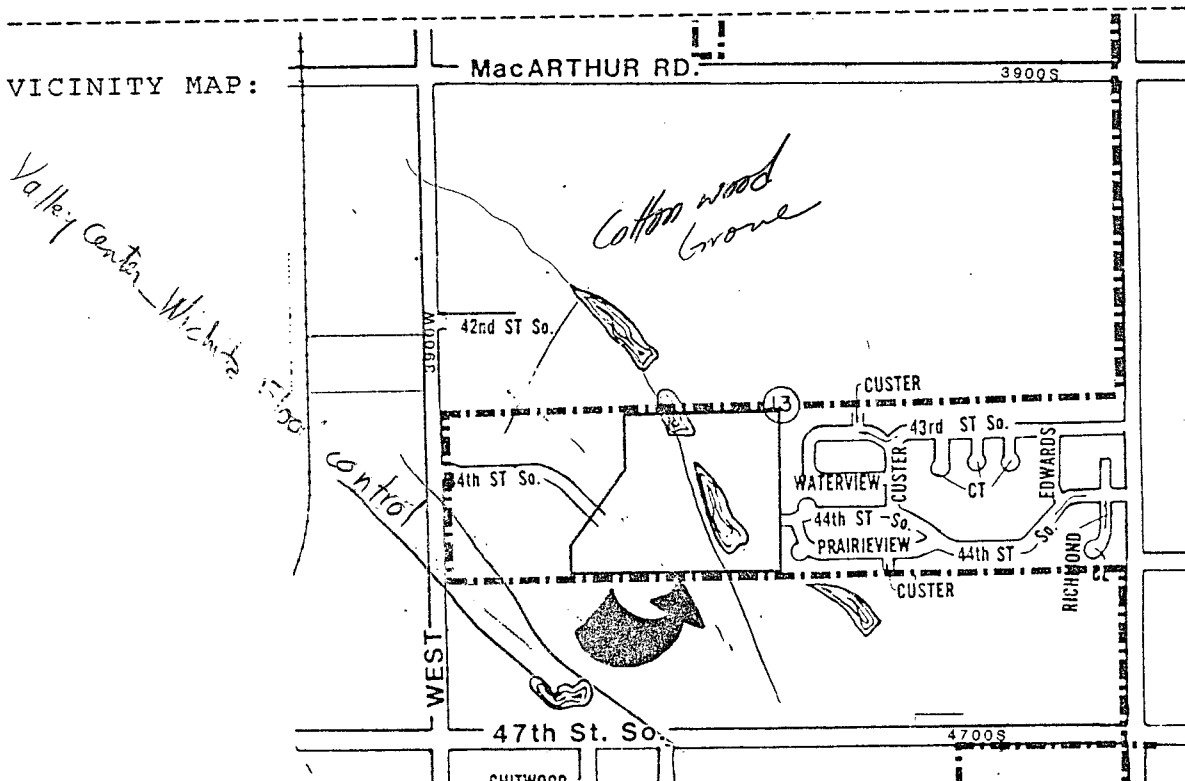
Residential:	126
Office:	
Commercial:	
Industrial:	
Total:	126

MINIMUM LOT AREA: 6,890 sq. ft.

CURRENT ZONING: "AA" - One Family Dwelling

PROPOSED ZONING: "G" - Mobile Home (Z-2817)

VICINITY MAP:



STAFF COMMENTS:

NOTE: THIS plat is associated with a zone change request from "AA" to "G" (Z-2817). It is the third plat in succession (Cottonwood Grove and Cottonwood Grove 2nd) to plat for mobile and manufactured homes. However, the previous two plats were for mobile home parks, whereas this plat is for the development of a manufactured home subdivision. On September 27, 1988, this site was granted a one-year platting time extension for Z-2817 to December 23, 1989.

- A. It is our understanding that the applicant desires to final this preliminary plat "out" in portions. The applicant is advised that any area within the boundary of this preliminary plat that will not be platted by December 23, 1989 will require a platting time extension for Z-2817 to maintain mobile home zoning.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of the proposed interior streets to the 29' standard; and 44th Street South to a collector standard.
- F. The applicant shall guarantee the construction of sidewalks on both sides of 44th Street South (a designated collector).
- G. The applicant shall guarantee the construction of a temporary cul-de-sac for the eastern most portion of 44th Street South. The final plat shall designate an area on or off site as a temporary turn around.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. 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.

- J. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves. As provided, Reserve A and B are for drainage, open space, ponds, and landscaping. To this list, the final plat shall include the use of utilities confined to easements.
- K. The final plat shall indicate street names that are appropriate to the area. It is advised that the applicant meet with the representative of the Fire Department in selecting suitable names.
- L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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.
- M. 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.
- N. The 15-foot "Drainage-Utility Easements" shown on the preliminary plat shall be designated as "Street, Drainage, and Utility Easements" on the final plat.
- O. Where 32-foot right-of-way is adjacent to reserves, the 15-foot "street, drainage, and utility easements" shall be indicated within the reserves. Utility easements, serving Lots 8, 9, 10, and 11 Block 3, should likewise be indicated within Reserve B.
- P. The 15-foot "street, drainage, and utility easements need not be platted adjacent to 44th Street South.
- Q. The north-south easement that terminates in Lot 13, Block 4 shall be "closed" on the final plat.
- R. The cul-de-sac in Block 4, shall be widened to a 35-foot radius on the final plat. Building setbacks and easements may remain constant with relation to this increase.
- S. The final plat shall indicate on the face of the plat, the platting of, 20-foot front yard building setbacks for all lots being platted.
- T. So that proper turn arounds may be provided for the site to the west of this plat and 15-foot side yard for corner lots, the applicant shall submit a revised preliminary site development plan for Cottonwood Grove Second Addition; prior to or at the time of submitting a final plat.

- U. The applicant may, however, include the area platted as Cottonwood Grove 2nd Addition as part of the final plat so as to resolve any possible future difficulties with the platted reserves involved with the streets and turn arounds noted in the above comment.
- V. Recording information associated with the 54-inch sanitary sewer main easement along the east line of this plat shall be shown on the final.
- W. Th east/west 20-foot utility easement in Block 2 will "stub" into Lot 13 on the final plat.
- X. The applicant shall submit a copy of the instrument which establishes the Cities Service Oil Company Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- Y. For the pipeline easement on this property, the final plat shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
- Z. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- AA. 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.
- BB. On the final plat tracing, angles or bearings shall be indicated for all side lot lines which are not at right angles with or radial to adjacent street lines. Section 5-402(F).
- CC. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- DD. The final plat shall not indicate a "name" for reserve A or B.
- EE. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- FF. Recording of the plat within 30 days after approval by the City Council.
- GG. 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.

- HH. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- II. 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.
- JJ. 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.
- KK. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- LL. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.