



S/D 94-20 SHERWOOD ACRES MOBILE HOME PARK - SECOND ADDITION

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NOTE: A zone change from "AA" to "G" zoning has been approved for this site subject to the area being platted by March 8, 1995.

STAFF COMMENTS:

- A. Although City sewer and water are adjacent to this site, in 47th Street South, City Engineering needs to indicate if guarantees are needed to extend such facilities into the site and any easement requirement for such an extension.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Traffic Engineering needs to indicate the acceptability of the access shown to this site from 47th Street South. If the indicated opening is acceptable, the face of the plat should delete the reference to "complete". The plattor's text shall also note the dedication of this access control.
- E. Based upon previous plats in this area, it would appear that this site would be dedicating ten (10) feet of additional right-of-way for 47th Street South. If such a dedication is occurring, the face of the plat shall indicate the dedication and the plattor's text shall note the dedication of street to and for the use of the public.
- F. The final plat shall state in the plattor's text the proposed uses of the Reserves (A&B), and who is to own and maintain the Reserves.
- G. On the final plat, the 20-foot building setback to 47th Street South shall be clearly labeled and dimensioned as a "20-foot building setback".
- H. Based on the zoning ordinance, a landscaped buffer must be provided in the area of the building setback to 47th Street South. Such a setback and landscaping would be too significant of an impact on the area shown as lot 55 on the Site Development Plan to allow that area to be used as a mobile home site. The site plan shall be revised so that a mobile home lot (site) is not encumbered by the setback. That is, lot 55 should be eliminated or the dimensions of the other lots (sites) altered such that lot 55 is not part of the setback and is of sufficient width to be used for a mobile home site.

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- I. The applicant is also advised that if the new mobile home shelter ordinance is adopted before the plat is approved by the City Council, such shelters will need to be included within the area of either or both Reserves now being shown, or an additional area will need to be created for such shelters. If placed within the Reserves now shown, the applicant will need to verify with the Office of Central Inspection that the required open space/recreation area requirements can still be met. As necessary, both the final plat and Site Development Plan will be amended to reflect this requirement.
- J. As presently shown on the Site Development Plan, access to Reserve A is being restricted to only the lots abutting this Reserve (Lots/Sites 1 thru 15). Since this open space and/or shelter area needs to be accessible to all occupants, the Site Development Plan shall be revised to show a means of access to this Reserve.
- K. The applicant shall submit with the final plat 18-copies of a revised Site Development Plan, addressing the above comments.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. 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.
- N. 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.
- O. 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.
- P. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- Q. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.



NOTE: A zone change from "AA" to "G" zoning has been approved for this site subject to the area being platted by March 8, 1995.

STAFF COMMENTS:

- A. Although City sewer and water are adjacent to this site, in 47th Street South, the applicant shall guarantee the extension of these facilities to the site and shall submit any needed off-site easements.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing, the plattor's text shall also note the dedication of the access control to 47th Street South.
- E. The final plat tracing shall state in the plattor's text who is to own and maintain the Reserves. (i.e., the owner of Lot 1, Block 1).
- F. The applicant is also advised that if the new mobile home shelter ordinance is adopted before the plat is approved by the City Council, such shelters will need to be included within the area of either or both Reserves now being shown, or an additional area will need to be created for such shelters. If placed within the Reserves now shown, the applicant will need to verify with the Office of Central Inspection that the required open space/recreation area requirements can still be met. As necessary, both the final plat and Site Development Plan will be amended to reflect this requirement.
- G. On the final plat tracing, the plattor's text shall be amended to clearly indicate that the 20-foot ingress/egress easement at the plat's west line, is for emergency purposes and shall be kept clear of any obstructions.
- H. On the final plat tracing, the following corrections shall be made:
  - The MAPC Chairman shall be shown as James D. Miner
  - Deputy City Clerk as Pat Burnett instead of Ray Trail
  - County Clerk as Susan E. Crockett-Spoon
- I. On the site development plan, the typo "pedestrian trail", at the north line of the site, shall be corrected and 5-revised copies submitted to Planning.
- J. The applicant is reminded that a platting binder is required with the final plat. This plat shall be subject to a review of such binder and any applicable conditions.
- 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 representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.
- 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.