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PROFESSIONAL ASSOCIATION
1440 EAST ENGLISH
WICHITA, KANSAS
ZIP CODE / 67211

MEMO

TO: Chris Breitenstein
Drainage Design Engineer
455 N. Main
7th Floor - City Hall
Wichita, Kansas 67202

PROJECT NO. 30-80195-1213

PROJECT: River Oaks Addition

COPIES TO:

ATTN:

DATE: August 20, 1980

Paul Johnston

Louise Olivarez

Mike Lindebak

RWL - File

FROM: Kristen Hart

REFERENCE: River Oaks Drainage Plan and supportive calculations

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Enclosed is the drainage plan and supportive calculations for River Oaks Addition.

We would appreciate your review and comments as soon as possible as our submitting the Final Plat is contingent on your approval of this Drainage Plan.

Note that River Oaks is actually a revision of the previously approved Bo-mar Drainage Plan.

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Project River Oaks Addition

Item Detention Flood Routing

Inflow Hydrographs for Storm Sewers

Item	Units	Contributing Area 200-241	300-330	400-440	Pond Area
Drainage Area	Acre	10.9	15.4	13.3	8.6
Time of Conc. (SS)	hours	0.71	0.89	0.80	0.63①
Unit Peak Disch.	cfs/ac-in	0.45	0.40	0.42	0.47
Precipitation (T-40)	inches	5.9	5.9	5.9	5.9
SCS Curve No.*	—	85	82	84	92
Runoff	inches	4.2	3.9	4.1	5.0
Peak Flow Rate	cfs	20.6	24.0	22.9	20.0
Volume of Runoff	Ac-ft	3.8	5.0	4.5	3.6
Travel Time	hours	0.14	0.08	0.08	0.0
Time of Peak	hours	0.85	0.97	0.88	0.63

*SCS Curve No.

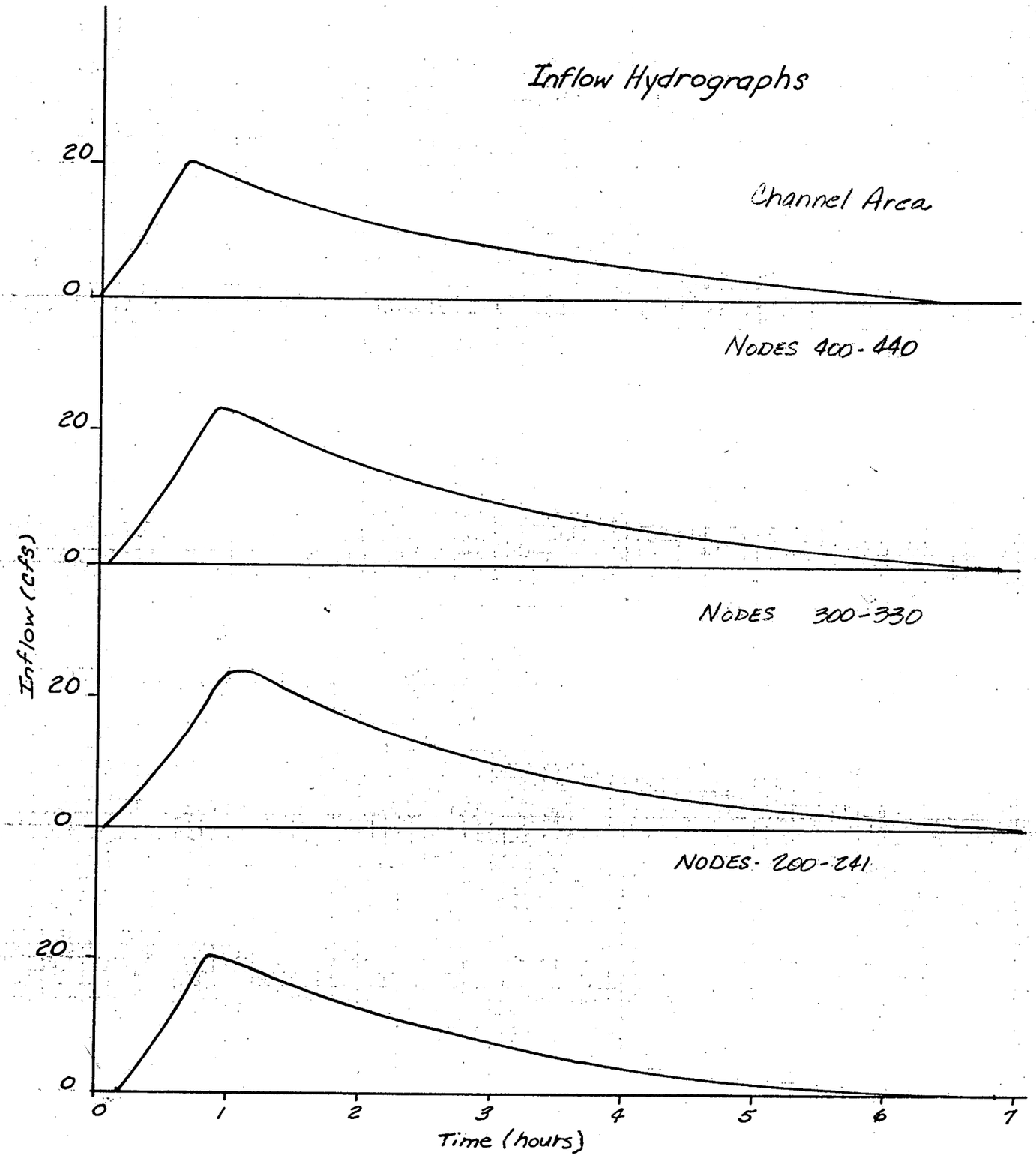
200-241	300-330	400-440	Pond
90% B - 85	60% B - 85	85% B - 85	49% H_2O - 100
5% A - 77	40% A - 77	15% A - 77	51% B - 85
5% C - 90			

$$\text{Runoff} = \frac{(P-0.2I)^2}{(P+0.8I)}$$

$$I = 1000/CN - 10$$

① $T_{c(POND)} = \left(\frac{11.9(0.36)^3}{1.85}\right)^{0.385} = 0.63\,hr$

Travel Time
L/V (assume Vel of channel 3.5 ft/sec)


Inflow Hydrographs
Channel Area
Nodes 400-440
Nodes 300-330
Nodes 200-241
Inflow (cfs)
20
0
0
1
2
3
4
5
6
7
Time (hours)

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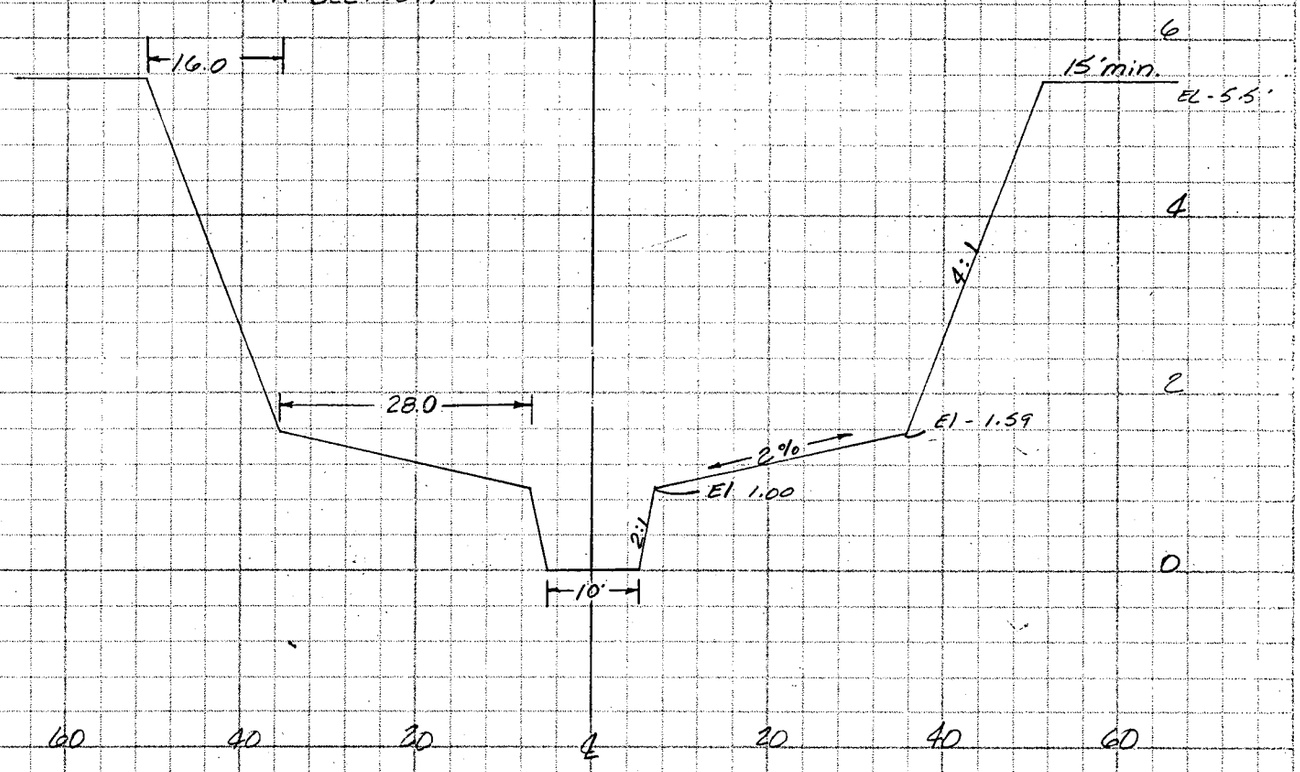
Project River Oaks Addition

Item Detention System

Detention System

X-Section



Channel Bottom Slope 0.1%
DSFL - 69.06 City datum
Length - 1800'
USFL - 70.86 City datum

HW depth - 4.2'

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Project River Oaks Addition

Item Storage-Capacity

Elev.	Area, (ft^2)	Area$_2$ (ft^2)	Length (ft)	Storage (ac-ft)	($\Delta T = 0.2$ hr) $\frac{2S}{\Delta T}$	30" RCP Outlet Capacity	$\frac{2S}{\Delta T} + O$
69.06	0	0	0	0			
69.56	5.5	0	500	0.03	3.63	1.14	5
70.06	12.0	0	1000	0.14	16.94	4.37	21
70.65	36.9	0	1590	0.67	81.07	11.0	92
71.00	62.07	1.44	1800	1.30	157.3	15.0	172
71.86	128.1	12.0	"	2.89	349.7	25.0	375
72.45	176.8	36.9	"	4.42	534.8	32.0	567
73.0	224.7	76.9	"	6.23	753.8	36.0	790
73.5	270.4	115.4	"	7.97	964.4	39.0	1003
74.0	318.0	155.8	"	9.79	1184.6	44.0	1229

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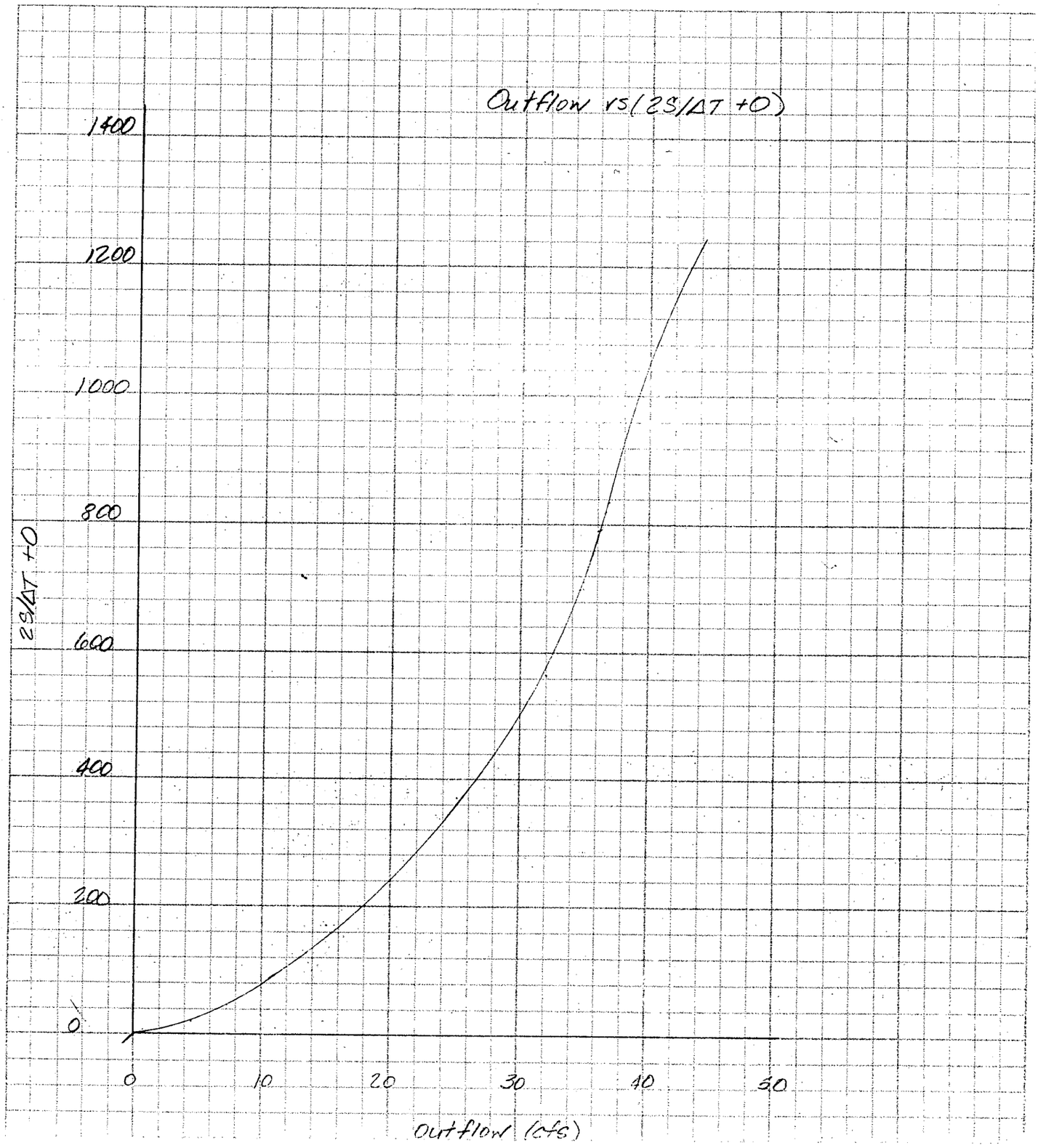
Project River Oaks Addition

Item Outflow vs. $2S/\Delta T + O$



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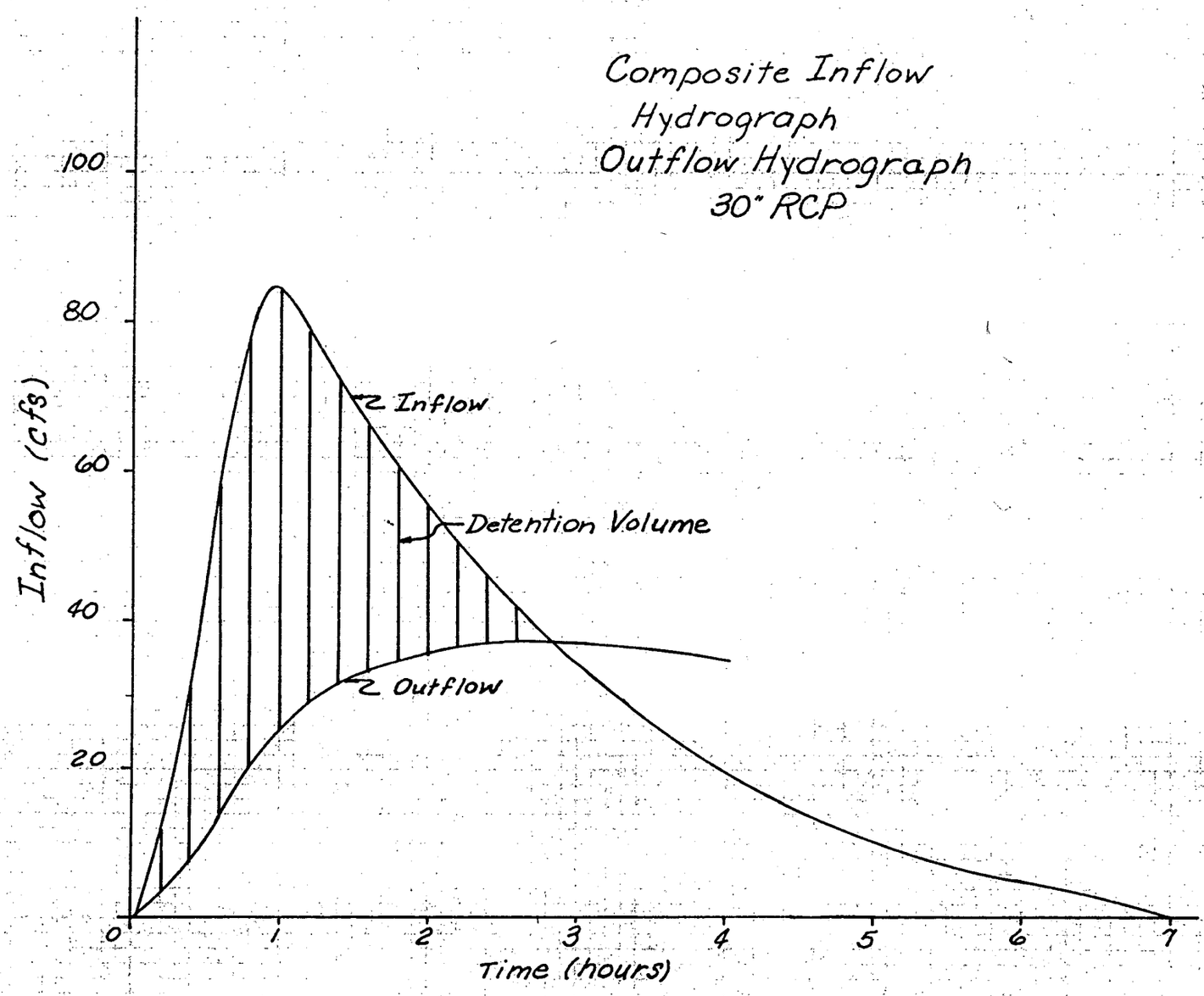
Project River Oaks Addition

Item Flood Routing

Time (hours)	Inflow I_i	I_j	$\frac{2S}{\Delta T} - O$	$\frac{2S}{\Delta T} + O$	Outflow (cfs)
0.0	0	12.5	0	—	0
0.2	12.5	31.5	6.5	12.5	3.0
0.4	31.5	60.0	35.5	50.5	7.5
0.6	60.0	79.5	100.0	127.0	13.5
0.8	79.5	85.0	199.5	239.5	20.0
1.0	85.0	79.5	316.0	364.0	24.0
1.2	79.5	72.0	421.9	480.5	29.3
1.4	72.0	66.0	509.8	573.4	31.8
1.6	66.0	61.5	580.8	647.8	33.5
1.8	61.5	55.5	638.7	708.3	34.8
2.0	55.5	51.5	684.7	755.7	35.5
2.2	51.5	46.0	718.7	791.7	36.5
2.4	46.0	42.0	742.0	816.2	36.8
2.6	42.0	38.0	756.6	830.6	37.0
2.8	38.0	34.5	762.4	836.6	37.1
3.0	34.5	31.5	760.4	834.9	37.1
3.2	31.5	28.0	752.9	826.1	36.9
3.4	28.0	25.0	739.0	812.4	36.7
3.6	25.0	22.0	719.0	792.0	36.5
3.8	22.0	19.5	694.4	766.0	35.8
4.0	19.5	17.5	665.5	735.9	35.2
4.2	17.5	15.5	633.5	702.5	34.5
4.4	15.5	13.5	599.1	666.5	33.7
4.6	13.5	12.0		628.1	33.0
4.8	12.0	10.5			


Composite Inflow
Hydrograph
Outflow Hydrograph
30" RCP
Inflow (cfs)
100
80
60
40
20
0
1
2
3
4
5
6
7
Time (hours)
Inflow
Detention Volume
Outflow

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Project River Oaks Addition

Item Structure thru levee

PEAK FLOW TO STRUCTURE

Flow from Storm Sewer System - 2yr
(including 100 yr from detention system)

$Q = 12.8$ cfs
$Tc = 169.5$ min

Flow from back of lots

D.A. = 2.0 acres
COR = 0.5
Length = 1100'
Fall = (74.4 + 1.5) - 68.4 = 7.5
Slope (%) = 7.5/11. = 0.68 %

$$TOC = \frac{1.8\,(1.1 - 0.5)\,(1100^{0.5})}{(0.68)^{0.33}} = 40.6$$

$i_{100} = 5.36$

$Q_{100} = (0.5)(2.0)(5.36) = 5.36$

Excess overland flow

D.A. = 6.7 acres
COR = 0.5
Length = 1135
Fall = (75.87 + 1.5) - 68.4 = 9.0
Slope % = 9.0/11.35 = 0.79 %

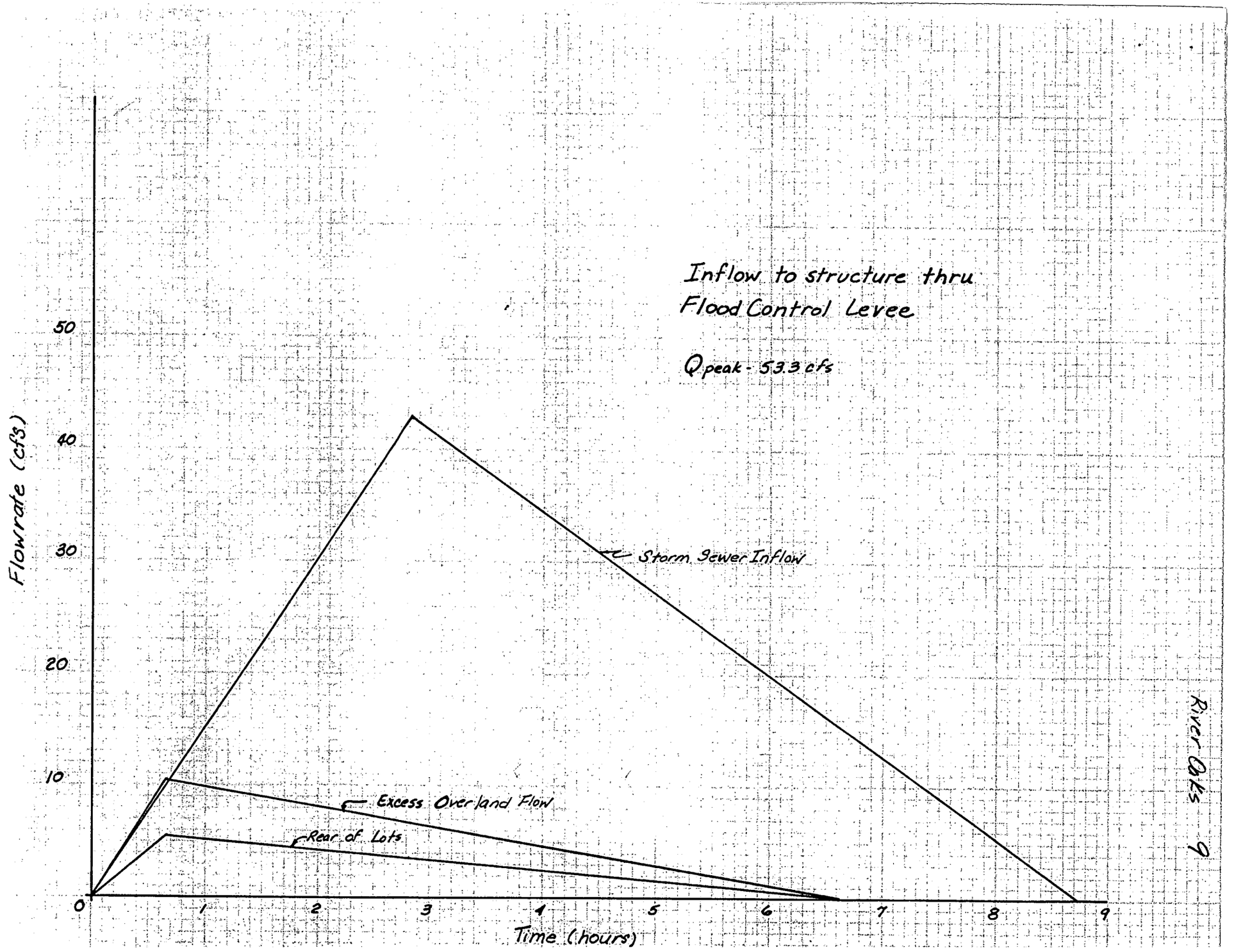
$$TOC = \frac{1.8\,(1.1 - 0.5)\,(1135)^{0.5}}{(0.79)^{0.33}} = 39.4 \text{ min}$$

$i_{100} = 5.5$ in/hr $\quad i_2 = 2.3$ in/hr

$Q_{100} = 18.4$ cfs $\quad Q_2 = 7.8$ cfs

Excess Q = 18.4 - 7.8 = 10.6 cfs

Q_{Total} (see hydrographs) = 53.3 cfs


Inflow to structure thru
Flood Control Levee
Qpeak - 53.3 cfs
Flowrate (cfs)
50
40
30
20
10
0
Storm Sewer Inflow
Excess Overland Flow
Rear of Lots
1
2
3
4
5
6
7
8
9
Time (hours)
River Oaks 9

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Project River Oaks Addition

Item Structure thru Levee

SIZING STRUCTURE

$USHW = DSHW + h_{e+o} + h_s + h_g$

USE - 68.4
DS E - 68.0

$A_{pipe} = \pi D^2/4$
$\pi(3.5)^2/4 = 9.62$

→ Use 42" x 60' RCP

$DSHW = DS E + D$
$= 68.00 + 3.5$
$= 71.5$

$h_{e+o} = 1.15V^2/2g$ $V = Q/A = 53.3/9.62 = 5.54$ ft/sec

$= (1.15)(5.54)^2/64.4 = 0.54$ ft

$h_s = SL$

$S = \left[\frac{Q_{pipe} \cdot n}{1.486 AR^{2/3}}\right] = \left[\frac{(53.3)(0.015)}{(1.486)(9.62)(3.5/4)^{2/3}}\right]^2 = 0.004$

$h_s = (0.004)(60')$
$h_s = 0.22$

$h_g = 0.13'$ (from Armco Manual)

$USHW = 71.5 + 0.54 + 0.22 + 0.13$

$USHW = \underline{72.39}$ DWS

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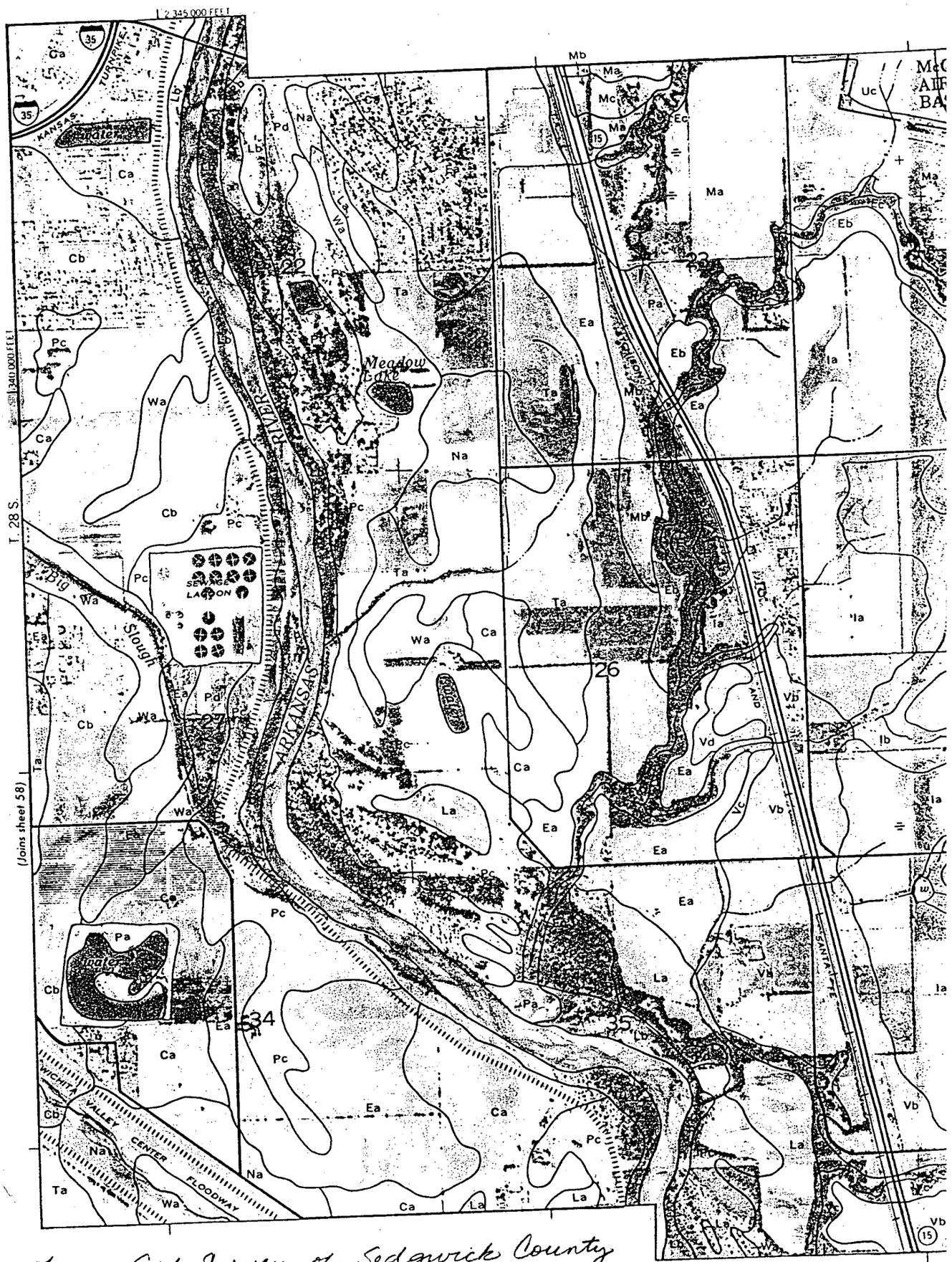
Project River Oaks

Item Materials List

15"	18"	24"	30"	36"	42"
60	55	200	170	0	240
65	60	170	30		200
65	60	180	150		60
60	230	200	150		120
60	263	75	60		54
260	65	65	50		674
60	733	415	610		
60		1305			
690					

No. of Inlets - 31
No. of Manholes - 1
No. of Outlets - 4

15" RCP - 690 LF
18" RCP - 733 LF
24" RCP - 1305 LF
30" RCP - 610 LF
42" RCP - 674 LF



Pc - A
Ca - B
Cb - B
Wa - C

From Soil Survey of Sedgwick County
U.S. Dept. of Agriculture

URBAN HYDROLOGY AND HYDRAULICS
RIVER OAKS ADDITION 8-1-80
PROJ. NO. 80195-1213 KJH
NOTES 161-99

* * * HYDROLOGY * * *

POINT	TO POINT	C	TRIBUTARY AREA (AC)	SLOPE (%)	LEN (FT)	TC(0) (MIN)	I(0) (IN/HR)	Q(0) (CFS)	TC (MIN)	I (IN/HR)	Q (CFS)	SUM Q (CFS)	SUM A (AC)	SIZE	VELOCITY (FT/SEC)	LENGTH (FT)	TT (MIN)	TT + TC (MIN)
161	160	.50	1.90	.55	530	30.4	2.86	2.7	30.4	2.86	2.7	2.7	1.9	18"	1.54	55	.6	31.0
160	150	.50	1.30	.56	520	29.9	2.89	1.9	31.0	2.81	1.8	4.5	3.2	24"	1.45	200	2.3	33.3
152	151	.50	1.50	.56	480	28.7	2.99	2.2	28.7	2.99	2.2	2.2	1.5	18"	1.27	60	.8	29.5
151	150	.50	1.20	.60	450	27.2	3.12	1.9	29.5	2.93	1.8	4.0	2.7	24"	1.27	170	2.2	31.7
150	140	.50	.10	1.00	180	15.0	4.06	.2	33.3	2.66	.1	8.5	6.0	30"	1.74	170	1.6	34.9
141	140	.50	.60	.78	230	17.8	3.80	1.1	17.8	3.80	1.1	1.1	.6	15"	.93	60	1.1	18.9
145	140	0.	0.	0.	0	168.0	.77	37.1	168.0	.77	37.1	37.1	0.	30"	7.56	30	.1	168.1
140	130	.50	.10	1.80	100	15.0	4.06	.2	168.1	.77	.0	39.9	6.7	42"	4.15	240	1.0	169.0
133	130	.50	.60	1.00	200	15.3	4.03	1.2	15.3	4.03	1.2	1.2	.6	15"	.99	65	1.1	16.4
132	131	.50	1.30	.63	430	26.2	3.21	2.1	26.2	3.21	2.1	2.1	1.3	15"	1.70	65	.6	26.8
131	130	.50	1.70	.57	470	28.2	3.03	2.6	28.2	3.03	2.6	4.6	3.0	24"	1.46	180	2.1	30.2
130	120	.50	.20	1.19	160	15.0	4.06	.4	169.0	.76	.1	41.4	10.5	42"	4.31	200	.8	169.8
120	110	.50	1.60	.53	620	33.2	2.67	2.1	169.8	.76	.6	42.1	12.1	42"	4.37	60	.2	170.0
111	110	.50	.30	1.05	200	15.0	4.06	.6	15.0	4.06	.6	.6	.3	15"	.50	60	2.0	17.0
110	100	.50	1.30	.54	610	32.7	2.70	1.8	170.0	.76	.5	42.7	13.7	42"	4.43	120	.5	170.5
100	99	0.	0.	0.	0	0.	0.	0.	170.5	.76	0.	42.7	13.7	42"	4.43	54	.2	170.7

URBAN HYDROLOGY AND HYDRAULICS
RIVER OAKS ADDITION 8-1-80
PROJ. NO. 80195-1213 KJH
NODES 161-99

* * * HYDRAULICS * * *

POINT	HYD-SLOPE (FT/FT)	FRICTION (FT)	BEND (FT)	TRANSITION (FT)	MANHOLE (FT)	DEFLECTION (FT)	JUNCTION (FT)	TOTAL (FT)	HYD-GL ELEVATION	DESIRED ELEVATION	DIFF. (FT)
161	.00067	.0367	0.	0.	0.	0.	0.	.0367	74.18	73.36	-.82
160	.00040	.0087	0.	.0008	0.	.0050	.0331	.1285	74.14	73.36	-.78
152	.00046	.0273	0.	0.	0.	0.	0.	.0273	74.14	73.37	-.77
151	.00031	.0531	0.	.0000	0.	.0125	.0304	.0960	74.12	73.37	-.75
150	.00043	.0734	0.	.0014	0.	0.	.0657	.1406	74.02	74.00	-.02
141	.00031	.0187	0.	0.	0.	0.	0.	.0187	73.90	74.00	.10
145	.00618	.2454	0.	0.	0.	0.	0.	.2454	74.12	74.00	-.12
140	.00157	.3778	0.	.1239	0.	.4435	-.5351	.4101	73.88	74.00	.12
133	.00035	.0228	0.	0.	0.	0.	0.	.0228	73.49	73.80	.31
132	.00104	.0677	0.	0.	0.	0.	0.	.0677	73.68	73.17	-.51
131	.00041	.0738	0.	.0024	0.	.0152	.0483	.1397	73.61	73.17	-.44
130	.00170	.3394	0.	.0021	0.	0.	.0484	.3898	73.47	73.80	.33
120	.00175	.1048	0.	.0009	0.	.0168	.0257	.1481	73.08	73.60	.52
111	.00009	.0053	0.	0.	0.	0.	0.	.0053	72.94	73.60	.66
110	.00180	.2158	0.	.0009	0.	.0244	.0258	.2669	72.93	73.60	.67
100	.00180	.0971	0.	0.	.0153	.1527	.0090	.2741	72.66	74.08	1.42
99	0.	0.	0.	0.	0.	0.	0.	0.	72.39	72.39	0.

URBAN HYDROLOGY AND HYDRAULICS
RIVER OAKS ADDITION 7-29-80
PROJ. NO. 80196-1213 KJH
NODES 200-241

* * * HYDROLOGY * * *

TRIBUTARY AREA									HYDROLOGY SUMMATION					CONDUIT DATA				
POINT	TO POINT	C	AREA (AC)	SLOPE (%)	LEN (FT)	TC(0) (MIN)	I(0) (IN/HR)	Q(0) (CFS)	TC (MIN)	I (IN/HR)	Q (CFS)	SUM Q (CFS)	SUM A (AC)	SIZE	VELOCITY (FT/SEC)	LENGTH (FT)	TT (MIN)	TT + TC (MIN)
241	240	.50	2.50	.49	710	36.4	2.49	3.1	36.4	2.49	3.1	3.1	2.5	18"	1.76	60	.6	37.0
240	230	.50	1.90	.51	590	32.9	2.69	2.6	37.0	2.46	2.3	5.4	4.4	18"	3.08	230	1.2	38.2
230	220	.50	1.10	.57	510	29.4	2.93	1.6	38.2	2.39	1.3	6.8	5.5	24"	2.15	200	1.5	39.8
220	210	.50	1.90	.48	710	36.8	2.47	2.3	39.8	2.32	2.2	9.0	7.4	24"	2.85	75	.4	40.2
211	210	.50	1.60	.60	520	29.3	2.94	2.4	29.3	2.94	2.4	2.4	1.6	15"	1.92	60	.5	29.8
210	200	.50	2.50	.51	670	35.0	2.56	3.2	40.2	2.30	2.9	13.7	11.5	30"	2.79	150	.9	41.1

URBAN HYDROLOGY AND HYDRAULICS
RIVER OAKS ADDITION 7-29-80
PROJ. NO. 80195-1213 KJH
NODES 200-241

* * * HYDRAULICS * * *

POINT	HYD-SLOPE (FT/FT)	FRICTION (FT)	BEND (FT)	TRANSITION (FT)	MANHOLE (FT)	DEFLECTION (FT)	JUNCTION (FT)	TOTAL (FT)	HYD-GL ELEVATION	DESIRED ELEVATION	DIFF. (FT)
241	.00087	.0525	0.	0.	0.	0.	0.	.0525	72.92	73.20	.28
240	.00268	.6168	0.	.0099	0.	.0193	.2075	.8535	72.87	73.20	.33
230	.00089	.1794	0.	.0151	0.	.0736	-.0191	.2479	72.01	73.83	1.82
220	.00157	.1177	0.	.0055	0.	.0124	.1155	.2510	71.76	73.00	1.24
211	.00133	.0796	0.	0.	0.	0.	0.	.0796	71.59	73.00	1.41
210	.00112	.1675	0.	.0011	0.	.0039	.0702	.2427	71.51	73.00	1.49
200	0.	0.	0.	0.	0.	0.	0.	0.	71.25	71.25	0.

NODES 330 300 RIVER OAKS

* * * HYDROLOGY * * *

TRIBUTARY AREA									HYDROLOGY SUMMATION					CONDUIT DATA				
POINT	TO POINT	C	AREA (AC)	SLOPE (%)	LEN (FT)	TC(0) (MIN)	I(0) (IN/HR)	Q(0) (CFS)	TC (MIN)	I (IN/HR)	Q (CFS)	SUM Q (CFS)	SUM A (AC)	SIZE	VELOCITY (FT/SEC)	LENGTH (FT)	TT (MIN)	TT + TC (MIN)
330	320	.50	4.00	.46	1300	50.4	1.94	3.9	50.4	1.94	3.9	3.9	4.0	18"	2.19	863	2.0	52.4
320	310	.50	2.90	.54	720	35.6	2.53	3.7	52.4	1.88	2.7	6.6	6.9	24"	2.10	65	.5	52.9
311	310	.50	5.50	.50	1060	44.2	2.14	5.9	44.2	2.14	5.9	5.9	5.5	18"	3.33	65	.3	44.6
310	300	.50	3.00	.50	880	40.4	2.30	3.4	52.9	1.86	2.8	14.6	15.4	30"	2.96	150	.8	53.7

NODES 330 300 RIVER OAKS

* * * HYDRAULICS * * *

POINT	HYD-SLOPE (FT/FT)	FRICTION (FT)	BEND (FT)	TRANSITION (FT)	MANHOLE (FT)	DEFLECTION (FT)	JUNCTION (FT)	TOTAL (FT)	HYD-GL ELEVATION	DESIRED ELEVATION	DIFF. (FT)
330	.00136	.3573	0.	0.	0.	0.	0.	.3573	72.81	73.63	1.02
320	.00085	.0553	0.	.0012	0.	.0183	.0736	.1480	72.46	73.00	.54
311	.00314	.2041	0.	0.	0.	0.	0.	.2041	72.52	73.00	.48
310	.00126	.1868	0.	.0068	0.	.0092	.1004	.3051	72.32	73.00	.68
300	0.	0.	0.	0.	0.	0.	0.	0.	72.01	72.01	0.

NODES 432-400 RIVER OAKS

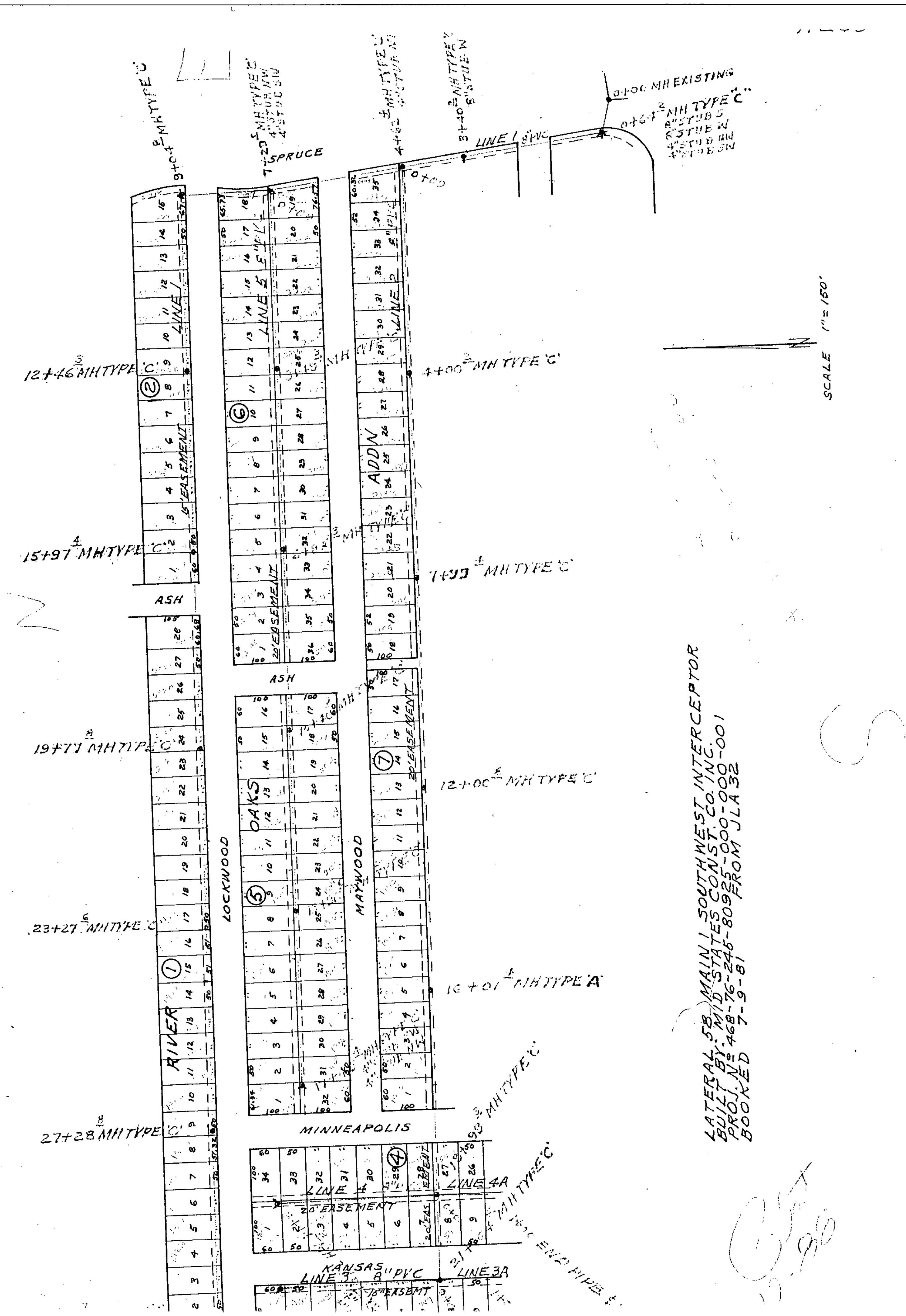
* * * HYDROLOGY * * *

TRIBUTARY AREA									HYDROLOGY SUMMATION					CONDUIT DATA				
POINT	TO POINT	C	AREA (AC)	SLOPE (%)	LEN (FT)	TC(0) (MIN)	I(0) (IN/HR)	Q(0) (CFS)	TC (MIN)	I (IN/HR)	Q (CFS)	SUM Q (CFS)	SUM A (AC)	SIZE	VELOCITY (FT/SEC)	LENGTH (FT)	TT (MIN)	TT + TC (MIN)
432	430	.50	2.40	.53	1000	42.2	2.22	2.7	42.2	2.22	2.7	2.7	2.4	15"	2.17	260	2.0	44.2
440	430	.50	1.80	1.15	400	20.6	3.59	3.2	20.6	3.59	3.2	3.2	1.8	15"	2.63	60	.4	21.0
431	430	.50	1.50	.51	590	32.9	2.69	2.0	32.9	2.69	2.0	2.0	1.5	15"	1.64	60	.6	33.5
430	420	.50	3.00	.49	1100	45.4	2.10	3.1	44.2	2.14	3.1	9.3	8.7	24"	2.96	415	2.3	46.5
420	410	.50	2.80	.86	700	30.1	2.88	4.0	46.5	2.06	2.9	12.2	11.5	30"	2.48	60	.4	46.9
410	400	.50	1.80	.68	500	27.5	3.09	2.8	46.9	2.04	1.8	14.0	13.3	30"	2.86	50	.3	47.2

NODES 432-400 RIVER OAKS

* * * HYDRAULICS * * *

POINT	HYD-SLOPE (FT/FT)	FRICTION (FT)	BEND (FT)	TRANSITION (FT)	MANHOLE (FT)	DEFLECTION (FT)	JUNCTION (FT)	TOTAL (FT)	HYD-GL ELEVATION	DESIRED ELEVATION	DIFF. (FT)
440	.00250	.1497	0.	0.	0.	0.	0.	.1497	72.82	73.68	.86
432	.00170	.4419	0.	0.	0.	0.	0.	.4419	73.12	74.53	1.41
430	.00169	.7007	0.	.0029	0.	.0144	.2814	.9993	72.67	73.68	1.01
420	.00088	.0529	0.	.0081	0.	.0573	.0273	.1455	71.67	73.00	1.33
410	.00117	.0694	0.	.0031	0.	0.	.0674	.1289	71.53	73.00	1.47
400	0.	0.	0.	0.	0.	0.	0.	0.	71.40	71.40	0.



LATERAL 58 MAIN 1 SOUTHWEST INTERCEPTOR
BUILT BY: MID STATES CONST. CO. INC.
PROJ. NO 468-76-246-80925-000-000-001
BOOKED 7-9-81 FROM JLA 32
SCALE 1"=150'
0+00 MH EXISTING
LINE 1 8"PVC
SPRUCE
ASH
LOCKWOOD
MAYWOOD
MINNEAPOLIS
KANSAS
RIVER
OAKS
ADDN
LINE 4
LINE 4A
LINE 3 8"PVC
LINE 3A
20' EASEMENT
12+46 MH TYPE 'C'
15+97 MH TYPE 'C'
19+77 MH TYPE 'C'
23+27 MH TYPE 'C'
27+28 MH TYPE 'C'
4+00 MH TYPE 'C'
7+93 MH TYPE 'C'
12+00 MH TYPE 'C'
16+01 MH TYPE 'A'

WICHITA — SEDGWICK COUNTY

W-SC

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

June 4, 1987

Reiss & Goodness Engineers
2160 W. 21st Street
Wichita, KS 67203

Re: Preliminary Plat S/D 87-47 - RIVER OAKS MOBILE HOME PARK

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 4, 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. 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 Lot 1, Block 1, River Oaks Mobile Home Park, 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.

B. 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.

C. 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.

D. Since street rights-of-way and easements are proposed for vacation by this replat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.

E. This replat proposes the vacation of a drainage dedication that was accomplished by the River Oaks Addition. All of this vacated right-of-way, shown as Reserve A, is being included within the perimeter of this replat. The vacation of the entire right-of-way, by the replat, is acceptable provided the plattor acquires all reversionary rights to the drainage dedication. If all reversionary rights cannot be obtained, separate vacation cases will be required and the perimeter of the plat will need to be adjusted accordingly.

F. It is noted from the preliminary plat that Reserve B is proposed to be platted for a swimming pool and also for utilities. In order to avoid the conflict between a blanket utility easement and plans to construct a permanent building improvement (swimming pool and storm shelter), the final plat shall define the location of utility easements within Reserve B rather than platting a blanket utility easement.

G. On the final plat, a dimension shall be provided from the east line of the existing 40-foot sewer easement and the east line of the plat.

H. On the final plat, the "L-shaped" easement existing in the center of the proposed lot shall be labeled. Also, bearings or angles shall be provided for the easements perimeter.

I. The preliminary site development plan, submitted with the preliminary plat, is approved subject to dimensions being provided from the east line of mobile home spaces 48 through 52, Block F, and the east line of the existing 40-foot sewer easement. The preliminary site development plan correctly accounts for required recreational area, and the width of private park drives relative to parking restrictions. Prior to, or at the time of submitting this plat for scheduling before the City Council, the applicant shall submit five (5) copies of a revised preliminary site development plan which indicates the needed dimensioning on spaces 48 through 52, Block F.

J. 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.

K. The applicant has advised that it is his intention to eventually replat all of the original River Oaks Mobile Home Subdivision into a mobile home park. This replat accomplishes the replatting of the southern portion of the original River Oaks plat. The northern portion of the original plat will be replatted after special assessments for public streets and utilities have been paid off. With the applicant's long range plan in mind, of replatting all of the original mobile home subdivision into a mobile home park, staff does not object to the temporary dead-ending of public streets at the north line of this plat. These dead-end public streets lead into the private park drives of the mobile home park, and will themselves, be replatted as private park drives after their existing special assessments have been retired.

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. 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.

N. 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: Colonial Mobile Home Park, 3232 S. Clifton, Lot 117, Wichita, KS 67216
Stacey Maat, 1913 E. Maywood, Wichita, KS 67216
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM #____

NOVEMBER 5, 1987

STAFF REPORT
(Final Plat; Preliminary Approved 6/4/87)

CASE NUMBER: S/D 87-47 - RIVER OAKS MOBILE HOME PARK

OWNER/APPLICANT: Colonial Mobile Home Park

SURVEYOR/ENGINEER: Reiss & Goodness Engineers

LOCATION: In an area west of Spruce and south of Maywood.

SITE SIZE: 38.3 Acres

NUMBER OF LOTS:

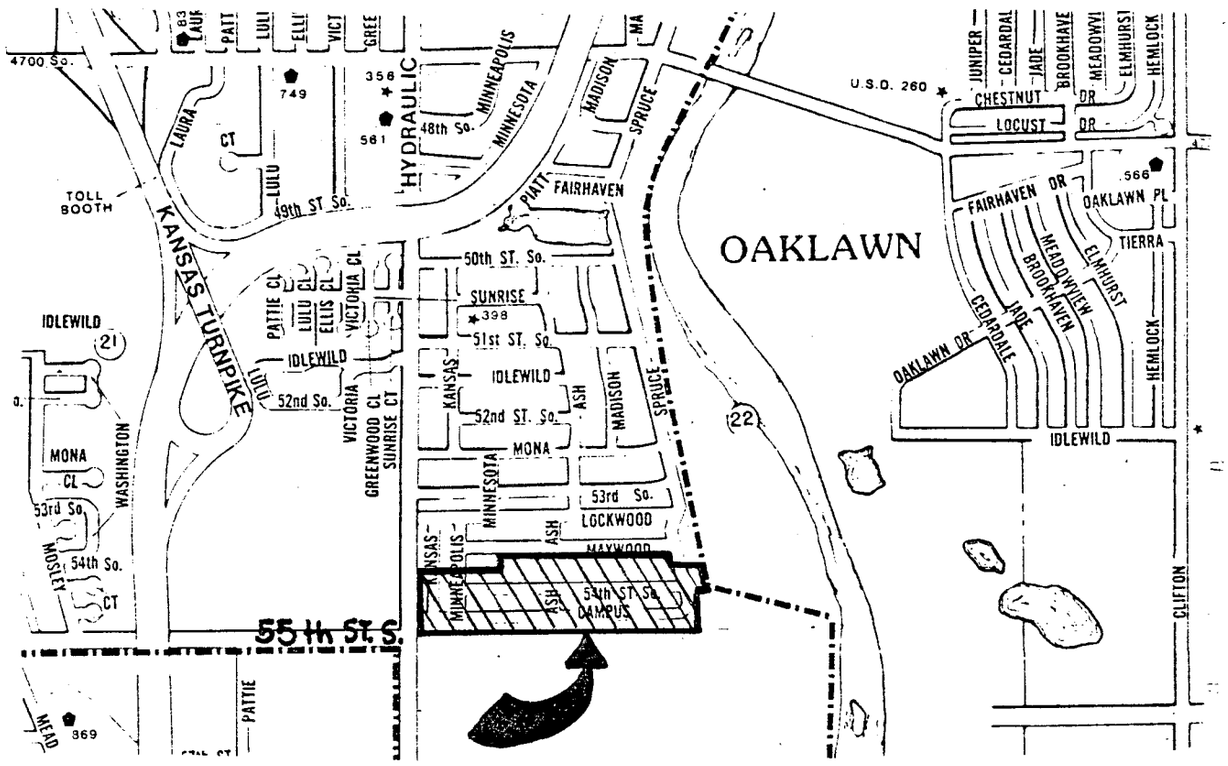
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 38.3 Acres

CURRENT ZONING: "G"

PROPOSED ZONING: "G"

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat constitutes a replat of part of River Oaks Addition. The River Oaks plat was recorded in 1980 and was platted for development of a Mobile Home Subdivision. This replat proposes to vacate the individual platted lots and thereby provide for development of a Mobile Home Park.

A. 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 Lot 1, Block 1, River Oaks Mobile Home Park, 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.

B. For Reserve A, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain Reserve A 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.

C. This replat proposes the vacation of a drainage dedication that was accomplished by the River Oaks Addition. All of this vacated right-of-way, shown as Reserve A, is being included within the perimeter of this replat. The vacation of the entire right-of-way, by the replat, is acceptable provided all property owners adjacent to the drainage dedication sign the plat.

D. A revised preliminary site development plan has been submitted which indicates all necessary changes.

E. The applicant has advised that it is his intention to eventually replat all of the original River Oaks Mobile Home Subdivision into a mobile home park. This replat accomplishes the replatting of the southern portion of the original River Oaks plat. The northern portion of the original plat will be replatted after special assessments for public streets and utilities have been paid off. With the applicant's long range plan in mind, of replatting all of the original mobile home subdivision into a mobile home park, staff does not object to the temporary dead-ending of public streets at the north line of this plat. These dead-end public streets lead into the private park drives of the mobile home park, and will themselves, be replatted as private park drives after their existing special assessments have been retired.

F. 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.

G. 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.

H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

I. Recording of the plat within 30 days after approval by the City Council.

J. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

WICHITA — SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

November 5, 1987

Reiss & Goodness Engineers
2160 w. 21st Street
Wichita, KS 67203

Re: Final Plat S/D 87-47 - RIVER OAKS MOBILE HOME PARK

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 5, 1987, 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 construction of manholes to properly terminate the two sanitary sewer laterals that presently stub into this property.

B. 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 Lot 1, Block 1, River Oaks Mobile Home Park, 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. For Reserve A, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain Reserve A 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.

D. This replat proposes the vacation of a drainage dedication that was accomplished by the River Oaks Addition. All of this vacated right-of-way, shown as Reserve A, is being included within the perimeter of this replat. The vacation of the entire right-of-way, by the replat, is acceptable provided all property owners adjacent to the drainage dedication sign the plat.

E. The applicant has advised that it is his intention to eventually replat all of the original River Oaks Mobile Home Subdivision into a mobile home park. This replat accomplishes the replatting of the southern portion of the original River Oaks plat. The northern portion of the original plat will be replatted after special assessments for public streets and utilities have been paid off. With the applicant's long range plan in mind, of replatting all of the original mobile home subdivision into a mobile home park, staff does not object to the temporary dead-ending of public streets at the north line of this plat. These dead-end public streets lead into the private park drives of the mobile home park, and will themselves, be replatted as private park drives after their existing special assessments have been retired.

F. 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.

G. 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.

H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

I. 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, November 12, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Colonial Mobile Home Park, 3232 S. Clifton, Lot 117,
Wichita, KS 67216
✓Mike Lindebak, City Engineer

STORMWATER POLLUTION PREVENTION PLAN

FOR IMPROVEMENT OF RIVER OAKS MOBILE HOME PARK

SITE DESCRIPTION

Project Name and Location:	River Oaks Mobile Home Park East of Hydraulic at 55th Street South, Wichita, Kansas	Owner Name and Address:	Larry Womack

Description:

This project will consist of improving 102 mobile home lots in the River Oaks Mobile Home Park.

Soil Disturbing activities will include: installing a stabilized construction entrance, perimeter, and other erosion and sediment controls: site grading; excavation for storm sewer, sanitary sewer, water mains, public utilities, construction of curb and gutter and street paving; and preparation for final planting and seeding.

The final coefficient of runoff for the site will be c = 0.49.

Site Area: The site covers approximately 30.8 acres, all of which will be disturbed by construction activities.

Sequence of Major Activities

The order of activities for each lot as it is improved will be as follows:

1. Install stabilized construction entrance.
2. Construct earth dike around spill control area and install sediment controls.
3. Clear and grade site.
4. Pile topsoil.
5. Stabilize denuded areas and stockpiles within 14 days of last construction activity in that area.
6. Remove storm sewer to be abandoned.
7. Install utilities, water main, sanitary sewer, storm sewer, and curb and gutter.
8. Complete grading.
9. Complete final paving.
10. Place mobile homes in lots.
11. Install permanent seeding and plantings.
12. Remove accumulated sediment.
13. When all construction activity is complete and the site is stabilized, remove sediment controls and reseed and areas disturbed by their removal.

Name of Receiving Waters: The entire site will drain through storm sewers into a grass lined ditch and thence into the Arkansas River. The River is approximately 500 feet from the site.

CONTROLS

Erosion and Sediment Controls

Stabilization Practices

Temporary stabilization - Top soil stock piles and disturbed portions of the site where construction activity temporarily ceases for at least 28 days will be stabilized with temporary seed and mulch no later than 21 days from the last construction activity in that area. The temporary seed shall be Rye or other approved seed mix. Prior to seeding, fertilizer shall be applied to each area being stabilized. After seeding, each area shall be mulched with straw.

Permanent Stabilization - Disturbed portions of the site where construction activities permanently cease shall be stabilized with permanent seed no later than 14 days after the last construction activity. The permanent seed shall be tall fescue or other approved seed mix. Prior to seeding, fertilizer shall be applied to each area being stabilized. After seeding, each area shall be mulched with straw.

CONTROLS (Continued)

Structural Practices

Sediment controls will be constructed at all drive entrances and the sixteen affected storm sewer inlets.

A gravel sedimentation barrier with wire screen will be placed across the face of the seven affected inlets and earth dikes will be constructed across all drive entrances where drainage to street may occur. Grass lined ditches will prevent water from exiting the site along the rest of the perimeter.

An earth dike will be constructed around the spill control area to be constructed on each site (see site map for typical).

Storm Water Management

Storm water drainage will be provided by curb and gutter, storm sewer and grass lined drainage ditches for the developed areas. The areas that are not developed will be graded at a minimum of 1/4":1' and have permanent seeding or plantings. When construction is complete, the entire site will drain to grass lined ditches.

OTHER CONTROLS

Waste Disposal:

Waste Materials

All waste materials will be collected and stored in a metal dumpster rented from a licensed solid waste management company. The dumpster will meet all City and State solid waste management regulations. All trash and construction debris from the site will be deposited in the dumpster. The dumpster will be emptied a minimum of twice per week or more often if necessary, and the trash will be hauled to a licensed solid waste collection site. No construction waste will be buried onsite. All personnel will be instructed regarding the correct procedure for waste disposal. The Contractor's superintendent will be responsible for seeing that these procedures are followed.

Hazardous Waste

All hazardous waste materials will be disposed of in the manner specified by local or State regulations or by the manufacturer. Site personnel will be instructed in these practices and the Contractor's superinten-dent will be responsible for seeing that these procedures are followed.

Sanitary Waste

All sanitary waste will be collected from the portable units a minimum of once per week by a licensed sanitary waste management contractor, as required by local regulation.

Off-site Vehicle Tracking:

A stabilized construction entrance will be provided to help reduce vehicle tracking of sediments. The paved street adjacent to the site entrance will be cleaned as necessary to remove any excess mud, dirt, or rock tracked from the site.

TIMING OF CONTROLS/MEASURES

As indicated in the Sequence of Major Activities, the earth dike, stabilized construction entrance and sediment controls will be constructed prior to clearing or grading of any other portions of the site. Areas where construction activity temporarily ceases for more than 28 days will be stabilized with a temporary seed and mulch within 21 days of the last disturbance. Once construction activity ceases permanently in an area, that area will be stabilized with permanent seed and mulch. After the entire site is stabilized, the accumulated sediment will be removed from the sediment controls and the earth dike will be removed.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS

The storm water pollution prevention plan reflects State requirements for storm water management and erosion and sediment control. There are no applicable local requirements for sediment and erosion site plans (or permits), or storm water management site plans (or permits).

MAINTENANCE/INSPECTION PROCEDURES

Erosion and Sediment Control Inspection and Maintenance Practices

These are the inspection and maintenance practices that will be used to maintain erosion and sediment controls.

- All control measures will be inspected at least once each week and following any storm event of 0.5 inches or greater.
- All measures will be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours of report.
- Built up sediment will be removed from silt fence when it has reached one-third the height of the fence.
- Silt fence will be inspected for depth of sediment, tears, fabric attachment to fence posts, and fence post placement in the ground.
- The earth dike around the spill control area will be inspected and any breaches promptly repaired.
- Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
- The grass lined ditches will be regraded and reseeded as necessary to maintiain positive drainage.
- A maintenance inspection report will be made after each inspection. A copy of the report form to be completed by the inspector is attached.
- The Contractor will be responsible for inspections, maintenance and repair activities, and filling out the inspection and maintenance report.
- Personnel selected for inspection and maintenance responsibilities will receive training in all of the inspection and maintenance practices necessary for keeping the erosion and sediment controls used onsite in good working order.

MAINTENANCE/INSPECTION PROCEDURES (Continued)

Non-Storm Water Discharges

It is expected that the following non-storm water discharges will occur from the site during the construction period:

- Water from water line flushings.
- Pavement wash waters (where no spills or leaks of toxic or hazardous materials have occurred).
- Uncontaminated groundwater (from de-watering excavation).

INVENTORY FOR POLLUTION PREVENTION PLAN

The materials or substances listed below are expected to be present onsite during construction:

- Concrete
- Detergents
- Paints (enamel and latex)
- Metal Studs
- Concrete
- Tar
- Fertilizers
- Petroleum Based Products
- Cleaning Solvents
- Wood
- Masonry Block
- Roofing Shingles
- Other Common Non-hazardous building materials

SPILL PREVENTION

Material Management Practices

The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances to storm water runoff.

Good Housekeeping:

The following good housekeeping practices will be followed onsite during the construction project:

- An effort will be made to store only enough product required to do the job.
- All materials stored onsite will be stored in a neat, orderly manner in their appropriate containers and, if possible, under a roof or other enclosure.
- Products will be kept in their original containers with the original manufacturer's label.
- Substances will not be mixed with one another unless recommended by the manufacturer.
- Whenever possible, all of a product will be used up before disposing of the container.
- Manufacturer's recommendations for proper use and disposal will be followed.
- The site superintendent will inspect daily to ensure proper use and disposal of materials onsite.

Hazardous Products:

These practices are used to reduce the risks associated with hazardous materials:

- Products will be kept in original containers unless they are not resealable
- Original labels and material safety data will be retained; they contain important product information
- If surplus product must be disposed of, manufacturers' or local and State recommended methods for proper disposal will be followed.

SPILL PREVENTION (Continued)

Product Specific Practices

The following product specific practices will be followed onsite:

Petroleum Products:
All onsite vehicles will be monitored for leaks and receive regular preventative maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any asphalt substances used onsite will be applied according to the manufacturer's recommendation.

Fertilizers:
Fertilizers used will be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer will be worked into the soil to limit exposure to storm water. Storage will be in a covered shed. The contents of any partially used bags of fertilizer will be trasferred to a sealable plastic bin to avoid spills.

Paints:
All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm sewer system but will be properly disposed of according to the manufacturer's instructions or State and local regulations.

Concrete Trucks:
Concrete trucks will not be allowed to wash out or discharge surplus concrete or drum wash water on the site.

Spill Control Practices

In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will be followed for spill prevention and cleanup:

- Manufacturers' recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
- Materials and equipment necessary for spill cleanup will be kept in the material storage area onsite. Equipment and materials will include but not be limited to brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust, and plastic and metal trash containers specifically for this purpose.
- All spills will be cleaned up immediatley after discovery.
- The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
- Spills of toxic or hazardous material will be reported to the appropriate State or local government agency, regardless of the size.
- The spill prevention plan will be adjusted to include measures to prevent this type of spill from reoccurring and how to clean up the spill if there is another one. A description of the spill, what caused it, and the cleanup measures will also be included.
- The Contractor's superintendent will be the spill prevention and cleanup coordinator. He will designate at least three other site personnel who will receive spill prevention and cleanup training. These individuals will each become responsible for a particular phase of prevention and cleanup. The names of responsible spill personnel will be posted in the material storage area and in the office trailer onsite.

POLLUTION PREVENTION PLAN CERTIFICATION

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information is, to the best of my knowledge and belief, true accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

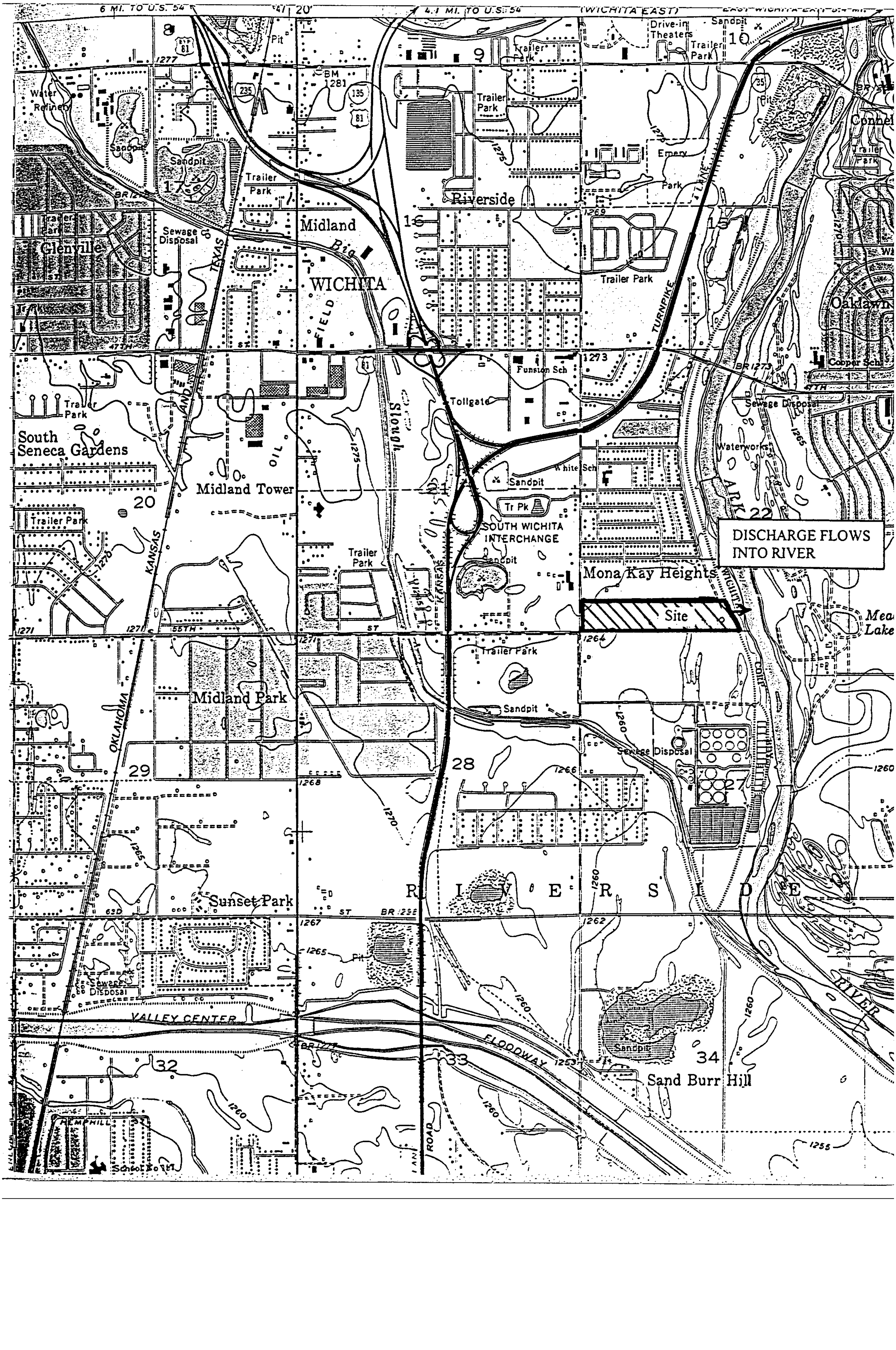
Signed: _____.
Thomas C. Ruggles, P.E.
President
Savoy, Ruggles, and Bohm P.A.

Date: _____.

CONTRACTOR'S CERTIFICATION

I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification.

Signature	For	Responsible for
_____. Contractor's Representative Date: _____.		



6 MI. TO U.S. 54
4.1 MI. TO U.S. 54
(WICHITA EAST)
Drive-in Theaters
Sandpit
Trailer Park
Water
Refinery
Sandpit
Trailer Park
BM 1281
Riverside
Emery Park
Glenville
Sewage Disposal
Midland
WICHITA
Trailer Park
TURNPIKE
Oaklawn
Funston Sch
Tollgate
Cooper Sch
Sewage Disposal
Waterworks
South Seneca Gardens
Midland Tower
White Sch
Sandpit
Tr Pk
SOUTH WICHITA INTERCHANGE
DISCHARGE FLOWS INTO RIVER
Trailer Park
Mona Kay Heights
Site
Trailer Park
Midland Park
Sandpit
Sewage Disposal
RIVERSIDE
Sunset Park
VALLEY CENTER
FLOODWAY
Sandpit
Sand Burr Hill
KANSAS
OKLAHOMA
TEXAS
RIVER

Preliminary Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 87-47 Name: RIVER OAKS MOBILE HOME PARK

Preliminary Approved:
Scheduled S/D Meeting: 6/4/87

DESCRIPTION

General Location: In an area west of Spruce and south of Maywood.
Owner: Colonial Mobile Home Park, 3232 S. Clifton, Lot 117, Wichita, KS 67216
Surveyor/Engineer: Reiss & Goodness Engineers, 2160 W. 21st Street, Wichita, KS 67203

1. Gross Acreage of Plat: 38.3
2. Number of Lots:
   - Residential: 1
   - Office:
   - Commercial:
   - Industrial:
   - Total: 1
3. Minimum Lot Area: 38.3 Acres
4. Existing Zoning: "G"
5. Proposed Zoning: "G"

STAFF COMMENTS:

NOTE: This plat constitutes a replat of part of River Oaks Addition. The River Oaks plat was recorded in 1980 and was platted for development of a Mobile Home Subdivision. This replat proposes to vacate the individual platted lots and thereby provide for development of a Mobile Home Park.

A. The applicant shall guarantee any drainage improvements required by the platting of this property.

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

C. 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 Lot 1, Block 1, River Oaks Mobile Home Park, 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.

D. 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.

E. 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.

F. Since street rights-of-way and easements are proposed for vacation by this replat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.

G. This replat proposes the vacation of a drainage dedication that was accomplished by the River Oaks Addition. All of this vacated right-of-way, shown as Reserve A, is being included within the perimeter of this replat. The vacation of the entire right-of-way, by the replat, is acceptable provided the plattor owns all the property adjacent to the drainage dedication. The applicant or his agent shall be prepared to advise who is the owner of the platted lots to the north of the north line of this replat (Lots 1 through 35, Block 7, River Oaks Addition).

H. It is noted from the preliminary plat that Reserve B is proposed to be platted for a swimming pool and also for utilities. In order to avoid the conflict between a blanket utility easement and plans to construct a permanent building improvement (swimming pool and storm shelter), the final plat shall define the location of utility easements within Reserve B rather than platting a blanket utility easement.

I. On the final plat, a dimension shall be provided from the east line of the existing 40-foot sewer easement and the east line of the plat.

J. On the final plat, the "L-shaped" easement existing in the center of the proposed lot shall be labeled. Also, bearings or angles shall be provided for the easements perimeter.

K. The preliminary site development plan, submitted with the preliminary plat, is approved subject to dimensions being provided from the east line of mobile home spaces 48 through 52, Block F, and the east line of the existing 40-foot sewer easement. The preliminary site development plan correctly accounts for required recreational area, and the width of private park drives relative to parking restrictions. Prior to, or at the time of submitting this plat for scheduling before the City Council, the applicant shall submit five (5) copies of a revised preliminary site development plan which indicates the needed dimensioning on spaces 48 through 52, Block F.

L. 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.

M. The applicant has advised that it is his intention to eventually replat all of the original River Oaks Mobile Home Subdivision into a mobile home park. This replat accomplishes the replatting of the southern portion of the original River Oaks plat. The northern portion of the original plat will be replatted after special assessments for public streets and utilities have been paid off. With the applicant's long range plan in mind, of replatting all of the original mobile home subdivision into a mobile home park, staff does not object to the temporary dead-ending of public streets at the north line of this plat. These dead-end public streets lead into the private park drives of the mobile home park, and will themselves, be replatted as private park drives after their existing special assessments have been retired.

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. 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.

P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Q. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.