

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7.

February 5, 1998

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 98-3 - COTTONWOOD GROVE 3RD ADDITION

OWNER/APPLICANT: Alan McClure, 3101 S. Broadway, Wichita, KS 67216

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, Attn: Mark Savoy,
924 N. Main, Wichita, KS 67216

LOCATION: North side of 44th St. South, East of West Street

SITE SIZE: 22.6 acres

NUMBER OF LOTS

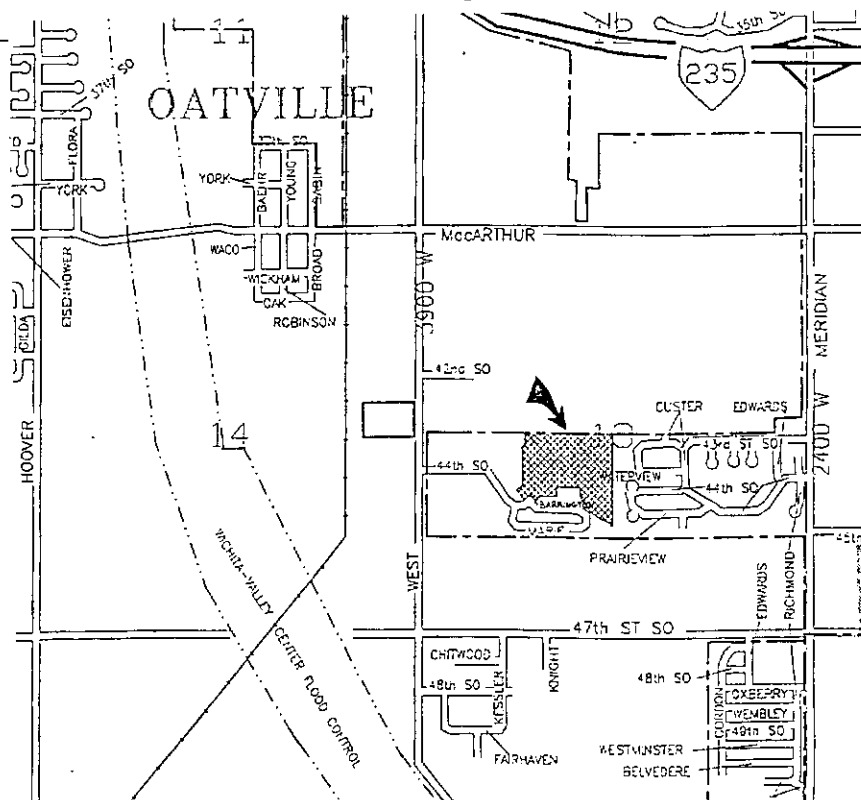
Residential:	17
Office:	
Commercial:	
Industrial:	
Total:	<u>17</u>

MINIMUM LOT AREA: 6,000 square feet

CURRENT ZONING: SF-6, Single-Family

PROPOSED ZONING: MH, Manufactured Housing

VICINITY MAP



Note: A zone change (Z-3243) to MH, Manufactured Housing along with a Protective Overlay has been approved by City Council on September 9, 1997 subject to platting. This plat will connect with the existing Cottonwood Grove mobile home park to the west and connect with the platted but undeveloped South Park 2nd Addition to the east.

STAFF COMMENTS:

- A. The applicant needs to guarantee the extension of City water and sanitary sewer to serve the lots being platted. City Engineering needs to the comment on the need for any additional guarantees for municipal services.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage concept.
- D. Complete access control shall be dedicated along 44th Street ^{South} ~~North~~ except at the location of the private street reserves. ?
- E. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- F. 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.
- G. 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

- O. 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.
- P. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- Q. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- U. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.
- V. The applicant is reminded that in accordance with the Protective Overlay, a landscape buffer is required along the north and east lines of the plat along with a landscaped street yard in accordance with the City Landscape Ordinance.

assessments.

- H. A covenant shall be submitted regarding Reserves A and D, platted for private drive purposes, which sets forth ownership and maintenance of the private drive, and future reversionary rights of the reserve to the lots benefiting from the reserve. The plat's text shall reference the platting of the reserve for private drive purposes and shall state which specific lots are to be accessed by the reserve.
- I. For the reserves being platted for private streets, improvements shall be guaranteed for construction of paving to a public street standard. The guarantee shall provide for sidewalks on at least one side of the private street. The applicant shall also guarantee the paving of 44th Street South to collector street standards, including sidewalks on both sides. Traffic Engineering shall comment on the required street standards.
- J. The final plat shall indicate temporary turnarounds for 44th Street South, at the terminus of the private streets on the east and west line of the plat, and adjoining Reserve C. A "T"-type turnaround may be provided as an alternative to the standard circular turnaround for the terminus of the private streets adjoining Reserve C. Dedication of the temporary easements by separate instrument shall be provided.
- K. Fire Department needs to comment on the acceptability of the private street access.
- L. The applicant shall submit a copy of the instrument which establishes the pipeline easement on the property, which verifies that the easement shown is sufficient and that utilities may be located adjacent to and within the easements.
- M. The applicant's agent shall determine any setback requirements for the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- N. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. **11.**

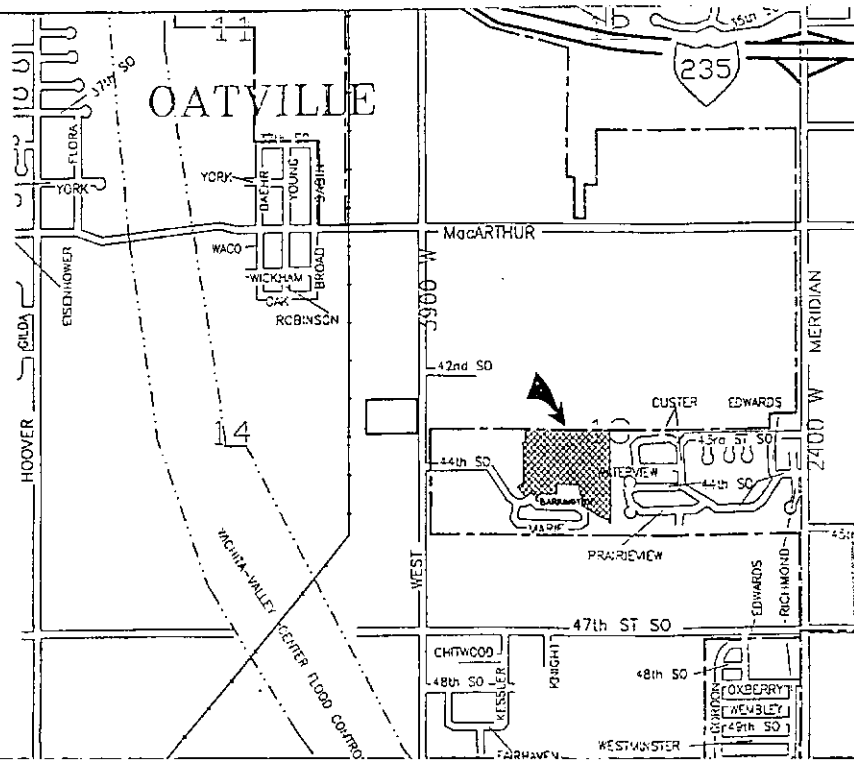
May 7, 1998

STAFF REPORT

(Final Plat, Preliminary Plat Approved 2/5/98)

- CASE NUMBER:** S/D 98-3 - COTTONWOOD GROVE 3RD ADDITION
- OWNER/APPLICANT:** Alan McClure, 3101 S. Broadway, Wichita, KS 67216
- SURVEYOR/ENGINEER:** Savoy, Ruggles & Bohm, Attn: Mark Savoy,
924 N. Main, Wichita, KS 67216
- LOCATION:** North side of 44th St. South, East of West Street
- SITE SIZE:** 22.6 acres
- NUMBER OF LOTS**
- | | |
|--------------|-----------|
| Residential: | 17 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | <u>17</u> |
- MINIMUM LOT AREA:** 6,000 square feet
- CURRENT ZONING:** SF-6, Single-Family
- PROPOSED ZONING:** MH, Manufactured Housing

VICINITY MAP



Note: A zone change (Z-3243) to MH, Manufactured Housing along with a Protective Overlay has been approved by City Council on September 9, 1997 subject to platting. This plat will connect with the existing Cottonwood Grove mobile home park to the west and connect with the platted but undeveloped South Park 2nd Addition to the east.

STAFF COMMENTS:

- A. The applicant needs to guarantee the extension of City water and sanitary sewer to serve the lots being platted. City Engineering needs to comment on the need for any additional guarantees for municipal services. City Engineering requests a sanitary sewer layout to determine location of easements.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. Complete access control shall be dedicated along 44th Street South except at the location of the private street reserves and except along the single-family lots.

The final plat indicates the requested access controls.

- E. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- F. 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.

- G. 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.
- H. A covenant shall be submitted regarding Reserves A and D, platted for private drive purposes, which sets forth ownership and maintenance of the private drive, and future reversionary rights of the reserve to the lots benefiting from the reserve. The plat's text shall reference the platting of the reserve for private drive purposes and shall state which specific lots are to be accessed by the reserve.
- I. For the reserves being platted for private streets, improvements shall be guaranteed for construction of paving to a public street standard. The guarantee shall provide for sidewalks on at least one side of the private street. The applicant shall also guarantee the paving of 44th Street South to collector street standards, including sidewalks on both sides. **Traffic Engineering** shall comment on the required street standards.
- J. The final plat shall indicate temporary turnarounds at the terminus of the private streets at the east and west line of the plat, and adjoining Reserve C. A "T"-type turnaround may be provided as an alternative to the standard circular turnaround for the terminus of the private streets adjoining Reserve C. Dedication of the temporary easements by separate instrument shall be provided.
- K. **Fire Department** needs to comment on the acceptability of the private street access. **The applicant shall meet with Fire Department to resolve concerns about the need for circular turnarounds.**
- L. The applicant shall submit a copy of the instrument which establishes the pipeline easement on the property, which verifies that the easement shown is sufficient and that utilities may be located adjacent to and within the easements.
- M. The applicant's agent shall determine any setback requirements for the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.

- N. The MAPC Chair should read, "Richard E. Lopez" on the final plat tracing.
- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- P. 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.
- Q. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
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- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- V. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.
- W. The applicant is reminded that in accordance with the Protective Overlay, a landscape buffer is required along the north and east lines of the plat along with a landscaped street yard in accordance with the City Landscape Ordinance.

BOUNDARY CLOSURE: COTTONWOOD GROVE 3RD ADDITON

North: 22645.422 East: 22638.926
 Line Course: S 00-25-44 E Length: 1134.82
 North: 21510.633 East: 22647.420
 Line Course: S 89-29-19 W Length: 19.65
 North: 21510.458 East: 22627.771
 Line Course: N 00-30-41 W Length: 35.56
 North: 21546.017 East: 22627.454
 Curve Length: 321.41 Radius: 352.40
 Delta: 52-15-28 Tangent: 172.86
 Chord: 310.39 Course: N 61-07-44 W
 Course In: N 02-44-32 E Course Out: S 55-00-00 W
 RP North: 21898.013 East: 22644.313
 End North: 21695.886 East: 22355.643
 Line Course: N 35-00-00 W Length: 156.00
 North: 21823.673 East: 22266.165
 Curve Length: 70.86 Radius: 116.00
 Delta: 35-00-00 Tangent: 36.57
 Chord: 69.76 Course: N 17-30-00 W
 Course In: N 55-00-00 E Course Out: N 90-00-00 W
 RP North: 21890.208 East: 22361.186
 End North: 21890.205 East: 22245.188
 Line Course: N 00-00-00 E Length: 84.98
 North: 21975.185 East: 22245.188
 Line Course: N 90-00-00 W Length: 372.06
 North: 21975.185 East: 21873.128
 Line Course: S 00-00-00 W Length: 154.13
 North: 21821.055 East: 21873.128
 Line Course: N 90-00-00 W Length: 244.50
 North: 21821.055 East: 21628.628
 Line Course: N 45-00-00 W Length: 50.99
 North: 21857.110 East: 21592.572
 Line Course: S 45-00-00 W Length: 100.00
 North: 21786.399 East: 21521.862
 Line Course: N 45-00-00 W Length: 66.00
 North: 21833.068 East: 21475.192
 Line Course: S 45-00-00 W Length: 27.05
 North: 21813.941 East: 21456.065
 Line Course: N 45-21-00 W Length: 87.64
 North: 21875.532 East: 21393.717
 Line Course: N 44-39-00 E Length: 117.19
 North: 21958.903 East: 21476.075
 Line Course: N 00-21-00 W Length: 524.45
 North: 22483.343 East: 21472.871
 Line Course: N 89-39-00 E Length: 15.00
 North: 22483.435 East: 21487.871
 Line Course: N 00-21-00 W Length: 162.30
 North: 22645.732 East: 21486.880
 Line Course: S 89-59-04 E Length: 1152.05
 North: 22645.419 East: 22638.930

Perimeter: 4896.66 Area: 981,972 sq.ft. 22.54 acres

Mapcheck Closure - (Uses listed courses and chords)
 Error Closure: 0.005 Course: S 54-21-41 E
 Error North: -0.0028 East: 0.0040
 Precision 1: 1,002,834.54