

THE CITY OF WICHITA

OFFICE OF MAPD/DESIGN

DATE February 22, 1985

TO Forrest Nagley, Senior Planner

FROM Larry Henry, Program Development Engineer

SUBJECT Final Plats of Cottonwood
Grove and South Park 2nd
Addition

We have reviewed the prints of the final plat and the drainage plans of the subject plats. Following are comments on some specific items regarding drainage:

Cottonwood Grove Addition

Item L: The drainage plan shows that there will be surface drainage from the south end of Reserve C to Reserve A and from the southwest corner of Reserve E to Reserve A. It is desirable to include these drainage swales in a reserve; however, a 20' drainage easement is acceptable. On the final plat tracing, another 20' storm sewer easement between Reserve A and C at the northwest portion of Reserve A is required to cover the proposed storm sewer.

Item M: The off-site drainage easement on the property to the south is not required. However, the dollar amount for drainage improvements should be high enough to cover possible cost for condemning right-of-way for improvement downstream. This office has not received any information on quantities and cost estimates on drainage improvements to date.

South Park Addition

Item R: The applicant is to submit a restrictive covenant preventing all lots in Block 2 and 4, Lots 7 through 21, Block 3 and Lots 3 through 14, Block 5, from developing until drainage improvements are made on property to the west. The off-site drainage easement on the property to the south is not required. However, the dollar amount for storm drain improvements should be high enough to cover possible cost for condemning right-of-way for improvement downstream. This office has not received any information on quantities and cost estimates on storm drain improvements to date.

If you have any questions, please call.


Larry Henry
Program Development Engineer

LH:hgr

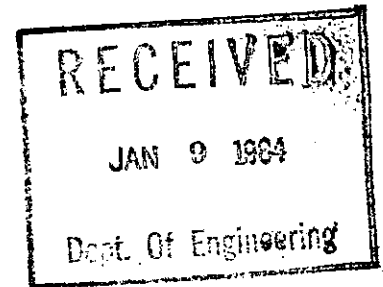
cc: Mid-Kansas Engineering Consultants

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



January 6, 1984

Bill G Yung Design
8225 E. 35th St. North
Wichita, Ks. 67226

Re: S/D 83-21 - Preliminary plat of Cottonwood Grove

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 5, 1984, 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. Prior to submitting a final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- B. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee extension of sanitary sewer to serve all three lots. Prior to preparing a final plat, the applicant's agent shall meet with City Engineering to discuss the proposed sewer layout and the possibility of the need for a lift station. Also prior to preparing the final plat, the applicant should determine whether public or private sewer lines are to be extended to each mobile home site. Private sewer lines cannot be laid in public utility easements.
- D. The applicant shall guarantee the extension of municipal water to serve each of the proposed lots. The nearest water line is more than 1/2 mile away.
- E. The applicant shall guarantee the paving of 44th Street South, including sidewalks on each side of this public collector street.
- F. The applicant is hereby advised that the platting of all the reserves and utility easements will require strict adherence to the preliminary site development plan. No mobile home can be placed over a platted utility easement or reserve. The applicant may wish to prepare the final

WICHITA - SEDGWICK COUNTY

Bill G. Yung Design - Page 2

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plat showing only those reserves which are needed for drainage purposes.

- G. For any reserves shown on the final plat, the plattor's text shall state the purposes of the reserves and who is to own and maintain them.
- H. A restrictive covenant which provides for the ownership of the drainage reserves and perpetual maintenance of the drainage facilities and lakes shall be submitted to the Planning Department for review. Such covenant shall provide authority for the appropriate governing body to maintain the drainage facilities and charge the costs to the owner(s) in the event the owner(s) fail to maintain the drainage facilities.
- I. The preliminary site development plan shall specify what percentage of the site is proposed for recreational purposes.
- J. The applicant shall be advised that no parking is allowed on the 24-foot-wide private streets. It is the park operator's responsibility to post the roadways where parking is prohibited and enforce the limitations.
- K. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department.
- L. The Mobile Home Code requires that whenever a mobile home park adjoins an arterial street, the building setback from the arterial street will be landscaped with coniferous and deciduous plant material. A 20-foot building setback from West Street is required by the Mobile Home Code. The applicant has chosen to plat a 35-foot setback from this street on Lot 1, Block 2. The 35-foot setback may be reduced to 20 feet if the applicant wishes, but the revised site development plan shall indicate a minimum 20-foot landscape buffer from West Street. A 10-foot landscape buffer must also be shown adjacent to the west line of Lot 2, Block 1, because of the proposed "C" zoned Lot 1, Block 1.
- M. It is recommended that the 20-foot utility easement between Lots 1 and 2 in Block 1 be located entirely on Lot 1. If left as shown on the preliminary plat, a fence (on Lot 1) and 10 feet of landscaping (on Lot 2) will cover most of the easement.
- N. Four copies of a revised site development plan shall be submitted with the final plat. The revised plan shall show the dimensions of the proposed mobile home spaces as well as the changes referenced in items I, L, M, Q, and T of this letter.

WICHITA -- SEDGWICK COUNTY

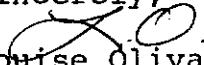
Bill G. Yung Design - Page 3

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- O. The applicant shall provide a copy of the Cities Service Oil Company easement to the Planning Department in order to determine if utilities and structures may be located adjacent to this easement without restriction of a building setback. Any relocation of the pipeline required by this development will be at no cost to the City or County.
- P. Any existing structures which encroach into platted public utility easements or drainage facilities shall be removed prior to the scheduling of this plat before the Board of City Commissioners.
- Q. The final plat shall indicate "complete access control" to 44th Street South. Section 26.04.120 (d) prohibits mobile homes from having direct access to a public street. This complete access control shall also be indicated on the revised site development plan.
- R. The final plat shall indicate the amount of existing right-of-way for West Street adjacent to this property and the amount of right-of-way being dedicated by this plat.
- S. The final plat shall include bearings and dimensions for the perimeters of the proposed reserves and utility easements.
- T. The location of proposed Reserves "H" and "I", on the preliminary plat do not agree with the site development plan. This discrepancy shall be corrected on the revised site development plan.
- U. As indicated on the preliminary plat, 44th Street South in this addition is not being platted to line up with existing street right-of-way to the east in South Park Addition. Staff has been advised that South Park Addition is undeveloped and under the ownership of the applicant. Approval of this preliminary plat shall be subject to the applicant vacating South Park Addition.
- V. 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.
- W. Requirements for a final plat (see pages 20-25, Part 4, Article 5, of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files. If you should have any questions concerning this matter, please call.

Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: Builders, Inc.
300 W. Douglas, #120
67202

Mike Lindebak, City
Engineer

THE CITY OF WICHITA

OFFICE OF Director of Public Works

DATE August 5, 1980

TO Staff Screening and Selection Committee

FROM R. W. Bruggeman, Director of Public Works

**SUBJECT Water Service for Phase I of
Cottonwood Grove Addition**

Mr. John Wynkoop, Director of Water and Water Pollution Control, has requested a meeting of the Staff Screening and Selection Committee to consider the selection of a consultant for the design of a water supply system for the Cottonwood Grove Addition.

Mr. Dean Sellers, Assistant City Engineer, will also present a request for the selection of a consultant for the design of sanitary sewers and pavement if such a request is forthcoming by the time of the meeting.

The meeting will be held at 4:00 P. M., Thursday, August 7, 1980, in the Department of Public Works Conference Room, eighth floor of City Hall.

Please advise if you or your representative will be present at this meeting.



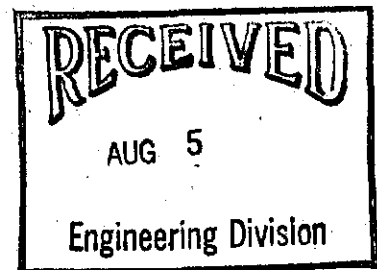
R. W. Bruggeman
Director of Public Works

RWB:gr

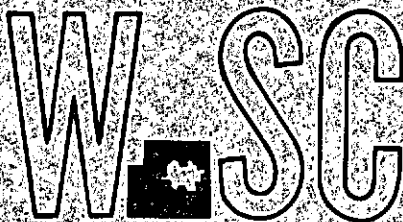
Staff Screening and Selection Committee

E. H. Denton, City Manager
Russell L. Brenner, Director of Administration
Robert A. Lakin, Director of Planning
John Dekker, Director of Law

cc: John Wynkoop, Director of Water and Water Pollution Control
Don Gislack, City Clerk
Dean Sellers, Assistant City Engineer
Paul Graves, Chief Engineer



WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL - TENTH FLOOR
452 NORTH 10TH STREET
WICHITA, KANSAS 67202
(316) 268-4561

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 80-30 - Preliminary plat of Cottonwood Grove Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 1, 1980, 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. Prior to submitting a final plat for review by the Subdivision Committee, the applicant shall obtain approval of a final drainage plan by both City Engineering and Flood Control.
- B. The applicant shall guarantee the extension of City water and sanitary sewer to serve all lots being platted.
- C. The applicant shall guarantee all drainage improvements required by this plat.
- D. The applicant shall guarantee the paving of all interior streets, including turnarounds at the north end of McComas and All Hallows and the south end of Kessler.
- E. At the time of submitting a final plat, the applicant shall submit a final sidewalk plan that is in accordance with the approved drainage plan.
- F. The Subdivision Committee has recommended the waiver of the 60-foot minimum lot frontage requirement of the Subdivision Regulations.
- G. A restrictive covenant and/or a Homeowners Association Agreement which provides for the ownership and maintenance of the floodways and open space shall be submitted to the Planning Department for review. Such covenant and/or agreement shall contain a provision which gives the appropriate governing body authority to maintain the floodways and open

- space and charge to the costs to the owner(s) in the event the owner(s) fail to maintain the floodway and open space.
- H. The final plat shall reference the fact that all building setbacks are per the approved Community Unit Plan (DP-102).
 - I. The applicant shall provide proof, by letter from the Cities Service Oil Company, that a dedication of street right-of-way over a portion of the pipeline easement is acceptable and that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement. Any relocation or lowering of the pipeline within the easement will not be at the expense of the City. The lake that is shown extending over the pipeline is specifically prohibited by the pipeline easement agreement.
 - J. The existing buildings on Lots 3 and 4, Block 1, that encroach into the street right-of-way shall be removed prior to recording the plat. When this structure is removed a letter so stating shall be submitted to the Planning Department.
 - K. The final plat shall either designate utility easements in the floodway and open space or shall reference the fact that the installation of utilities is permitted in the floodway and open space.
 - L. Prior to filing a final plat, the applicant shall meet with City Public Works and work out acceptable street names for all the proposed streets in this addition.
 - M. Additional easements as requested by K. G. and E., and shown on the engineer's "marked" copy of the preliminary plat shall be shown on the final plat.
 - N. The final plat shall indicate the east 20 feet of the 30-foot utility easement adjacent to the east line of the plat as a sanitary sewer easement. The west 10 feet of this 30-foot easement shall be labeled as utility easement.
 - 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).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

FLN:bh

cc: CH Properties, Inc., c/o Lauren D. Hogan, Amortibanc Inv.,
300 W. Douglas, 67202
Lawrence E. Wells, 254 Laura, Suite 205, 67211
Dean Sellers, Acting City Engineer
Paul Johnston, Flood Control

S/D NO. 80-30 Name Cottonwood Grove Addition
Date Application Rec'd. 4-18-80 Preliminary Approval _____
Scheduled S/D Meeting 5-1-80

DESCRIPTION

General Location East side of West Street, 1/3 mile north of 47th St. South

Owner C.B.A. Properties, Inc., c/o Lauren D. Hogan-Amortibanc Inv. Co., Inc.
Surveyor/Engineer Baughman Company
Address 330 Laura 67211 Phone 262-7271

- 1. Gross Acreage of Plat 80.65 acres
- 2. Number of Lots:
 - Residential 256
 - Commercial _____
 - Industrial _____
 - Other _____
 - Total Number of Lots 256
- 3. Minimum Lot Frontage 50 ft.
- 4. Minimum Lot Area 4,800 sq. ft.
- 5. Existing Zoning AA
- 6. Proposed Zoning AA DP-102
- 7. Lineal Feet of New Streets:
 - a. 66 R/W 2650 ft.
 - b. 50 R/W 1320 ft.
 - c. 64 R/W 8350 ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL _____ ft.
- 8. Sidewalk adjacent to all streets? yes no
- 9. Public Water Supply Yes (Yes-No), Name _____
- 10. Public Sanitary Sewers Yes (Yes-No), Name _____
- 11. Health Department Approval (where applicable) _____ (Yes-No)
- 12. City of Wichita X : Three-Mile Area _____

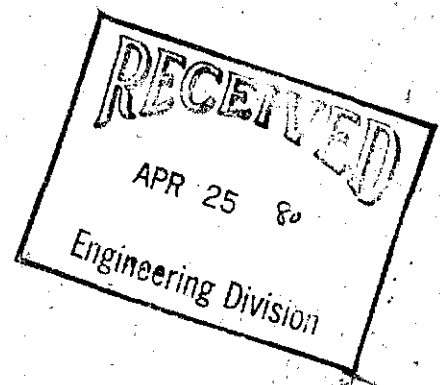
STAFF COMMENTS:

Note: This property has been recently annexed into the City of Wichita. An approved Residential Community Unit Plan exists for this property (DP-102).

- A. The representative from City Public Works should be prepared to comment on the status of the applicant's drainage concept plan.
- B. The applicant shall guarantee the extension of City water and sanitary sewer to serve all lots being platted.
- C. The applicant shall guarantee all drainage improvements required by this plat.
- D. The applicant shall guarantee the paving of all interior streets.
- E. The plattor has chosen to meet the sidewalk requirement for this plat by way of a network of private walks through the floodway and open space and by providing some public walks within street right-of-way. Section 3(A)(5) of the City sidewalk ordinance allows this alternative for property subject to an approved Community Unit Plan. The Subdivision and Utility Advisory Board members should come prepared to discuss and review the applicant's sidewalk plan.
- F. Article 7-204 (B) of the Subdivision Regulation states: "In no instance shall the minimum lot width be less than sixty feet." At numerous locations, the applicant is proposing lot frontages which do not meet this requirement of the Regulations. Article 2 of the "General Provisions" of the associated Community Unit Plan states that: "...open space will be provided for the residents of the development to compensate for reduced lot sizes." Approval of the lotting proposed

by this preliminary plat will require a waiver of the 60 foot minimum frontage requirement of the Subdivision Regulations.

- G. A restrictive covenant and/or a Homeowners Association Agreement which provides for the ownership and maintenance of the floodways and open space shall be submitted to the Planning Department for review. Such covenant and/or agreement shall contain a provision which gives the appropriate governing body authority to maintain the floodways and open space and charge the costs to the owner(s) in the event the owner(s) fail to maintain the floodways and open space.
- H. The final plat shall reference the fact that all building setbacks are per the approved Community Unit Plan (DP-102).
- I. The applicant shall provide proof, by letter from the Cities Service Oil Company that a dedication of street right-of-way over a portion of the pipeline easement is acceptable and that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement. Any relocation or lowering of the pipeline within the easement will not be at the expense of the City. The lake that is shown extending over the pipeline is specifically prohibited by the pipeline easement agreement.
- J. The applicant shall by separate instrument grant temporary turnarounds for Kessler, McComas and All Hallows north of Larson. Said turnarounds shall remain until these streets are extended from this plat. The final plat shall indicate these temporary turnarounds.
- K. The existing building on Lots 3 and 4, Block 1 that encroaches into the street right-of-way shall be removed prior to recording the plat. When this structure is removed a letter so stating shall be submitted to the Planning Department.
- L. The final plat shall either designate utility easements in the floodway ~~and~~ open space or shall reference the fact that the installation of utilities is permitted in the floodway and open space.
- M. Prior to filing a final plat, the applicant shall meet with City Public Works and work out acceptable street names for all the proposed streets in this addition.
- 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.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).



SUBDIVISION REPORT

S/D NO. 80-30 Name Cottonwood Grove Addition
Date Application Rec'd. April 18, 1980 Preliminary Approval 5-1-80
Scheduled S/D Meeting 6-26-80

DESCRIPTION

General Location East side of West Street between MacArthur Rd.
and 47th St. South

Owner CBA Properties, Inc., c/o Lauren D. Hogan, Amortibanc, Inv
Surveyor/Engineer Baughman Co., P.A.
Address 330 Laura, Wichita, Ks. 67211 Phone 262-7271

- | | | |
|--|-------------------------|---|
| 1. Gross Acreage of Plat | <u>80.65 acres</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | | a. <u>66</u> R/W <u>2650</u> ft. |
| Residential | <u>254</u> | b. <u>50</u> R/W <u>1320</u> ft. |
| Commercial | | c. <u>64</u> R/W <u>8350</u> ft. |
| Industrial | | d. _____ R/W _____ ft. |
| Other | | e. _____ R/W _____ ft. |
| Total Number of Lots | <u>254</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage | <u>50</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area | <u>4800 sq. ft.</u> | |
| 5. Existing Zoning | <u>"AA"</u> | |
| 6. Proposed Zoning | <u>"AA" with C.U.P.</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name _____ | | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name _____ | | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | | |
| 12. City of Wichita <u>X</u> _____: Three-Mile Area _____ | | |

STAFF COMMENTS:

- A. The representative from City Engineering should be prepared to comment on the status of the final drainage plan.
- B. The applicant shall guarantee the extension of City water and sanitary sewer to serve all lots being platted.
- C. The applicant shall guarantee all drainage improvements required by this plat.
- D. The applicant shall guarantee the paving of all interior streets, including turnarounds at the north end of McComas and All Hallows and the south end of Kessler.
- E. The Subdivision Committee has recommended the waiver of the 60-foot minimum lot frontage requirement of the Subdivision Regulations.
- F. A restrictive covenant and/or a Homeowners' Association agreement which provides for the ownership and maintenance of the floodways and reserves shall be submitted to the Planning Department for review. Such covenant and/or agreement shall contain a provision which gives the appropriate governing body authority to maintain the floodways and reserves and charge the costs to the owner(s) in the event the owner(s) fail to maintain the floodways and reserves.
- G. The applicant shall provide proof, by letter from the Cities Service Oil Company, that a dedication of street right-of-way over a portion of the pipeline easement is acceptable and that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement. Any relocation or lowering of the pipeline within the easement will not be at the expense of the City.

262-2649

- H. The existing building on Lots 3 and 4, Block 1 that encroaches into the street right-of-way shall be removed prior to recording the plat. When this structure is removed a letter so stating shall be submitted to the Planning Department.
- I. A sidewalk plan has been submitted for this plat as an alternative to providing sidewalks required by the sidewalk ordinance. The applicant shall guarantee the installation of these sidewalks.
- J. The final plat tracing shall indicate in the plat's text the purpose of reserves F through N. The plat's text now indicates the purposes for Reserves A thru E only. The applicant's representative shall be prepared to discuss the use of these reserves at the meeting. The plat's text shall also include the statement that the reserves are the responsibility of the owners of the lots within the subdivision until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the floodways, provided, however, that no enclosed building shall be constructed on or within the floodways, nor shall any fill, change of grade, creation of channels or other work be carried on without the permission of the Wichita-Valley Center Flood Control Office or their successors of office.
- K. ~~Recording of the~~ plat within 30 days after approval by the Board of City Commissioners.

S/D No. 83-21 Name Cottonwood Grove
Date Application Rec'd. 12-23-83 Preliminary Approval _____
Scheduled S/D Meeting 1-5-84

DESCRIPTION

General Location East side of West Street approximately 1/3 mile north of 47th St. South

Owner Builders Development, Inc.
Surveyor/Engineer Bill G. Yung Design
Address 8225 E. 35th North, Wichita Ks Zip Code 67226 Phone 683-5567

- | | | | |
|--|---|-------------------------------------|-------------------------------|
| 1. Gross Acreage of Plat | <u>80+</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | <u>-</u> | a. <u>66'</u> R/W <u>3,080</u> ft. | |
| Residential | <u>2</u> | b. _____ R/W _____ ft. | |
| Commercial | <u>1 (temporary for</u> | c. _____ R/W _____ ft. | |
| Industrial | <u>sales office</u> | d. _____ R/W _____ ft. | |
| Other | _____ | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>3</u> | TOTAL <u>3,080</u> ft. | |
| 3. Minimum Lot Frontage | <u>250 ft.</u> | 8. Sidewalk adjacent to all streets | <u>yes</u> <u>x</u> <u>no</u> |
| 4. Minimum Lot Area | <u>115,000 sq. ft.</u> | | |
| 5. Existing Zoning | <u>AA</u> | | |
| 6. Proposed Zoning | <u>G and C (Z-2553 & Z-2554)</u> | | |
| 9. Is public water available | <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | | |
| 10. Is sanitary sewer available | <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | | |
| 11. Has Health Dept. approval been obtained (where applicable) | _____ Yes _____ No | | |
| 12. City of Wichita | <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | | |

STAFF COMMENTS:

Note: The applicant's associated zone cases (Z-2553) and (Z-2554) requesting "AA" to "G" and "AA" to "C" have been approved subject to platting. Lot 1, Block 1 is proposed for commercial uses and the remainder of the plat is proposed for mobile home park development. This plat supersedes S/D 80-30 which was approved but never recorded.

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept for this property.
- B. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property.
- C. Since the applicant has chosen to plat public utility easements, it is necessary for the applicant to guarantee the extension of public sanitary sewer to serve each of the proposed mobile home spaces depicted on the site development plan. In order to avoid future vacation cases, the applicant may wish to delete the platting of the interior utility easements. If this is done, then only a guarantee to extend sanitary sewer to each of the three proposed lots will be required rather than to each individual mobile home space.
- D. The applicant shall guarantee the extension of municipal water to serve each of the proposed lots.
- E. The applicant shall guarantee the paving of 44th Street South, including sidewalks on each side of this public collector street.
- F. The applicant is proposing to plat a series of individual reserves for private streets, drainage, open space, utilities, landscaping, and recreational facilities. It is suggested that the individual reserves not be platted except where lakes are proposed, and the intended development of this mobile home park be controlled through enforcement of the site development plan required with all mobile home park plats. Should the owner of the property ever wish to alter his site development plan, and the reserves are platted, a replat of the property would be required as the vacation of a reserve by separate application would result in unplatted property.

(over)

- G. Should the applicant still choose to plat reserves, the final plat shall specify the purposes of the reserves and who is to own and maintain them.
- H. A restrictive covenant which provides for the ownership of the drainage reserves and perpetual maintenance of the drainage facilities and lakes shall be submitted to the Planning Department for review. Such covenant shall provide authority for the appropriate governing body to maintain the drainage facilities and charge the costs to the owner(s) in the event the owner(s) fail to maintain the drainage facilities.
- I. Section 26.04.120 (h) of the Mobile Home Code requires that at least 8 percent of the gross area of the mobile home park be useable for recreation space. The site development plan indicates 23 percent of the site as being floodway and open space. The applicant's agent shall be prepared to comment on how much of this open space is suitable for recreational purposes.
- J. The applicant shall be advised that if 24-foot wide private streets are to be provided for access, then Section 26.04.120 (d) of the Mobile Home Code prevents parking on the private streets. The applicant is further advised that it is the park operator's responsibility to post the roadways where parking is prohibited and enforce the limitations.
- K. It is noted that a 15-foot platted setback from 44th Street is proposed rather than the usual 20 feet. Planning staff supports this request since this will be the side yards of the mobile home spaces, not front yards.
- L. Section 26.04.120 (i) requires that whenever a mobile home park adjoins an arterial street, the building setback from the arterial street will be landscaped with coniferous and deciduous plant material. A 20-foot building setback from West Street is required by the Mobile Home Code. The applicant has chosen to plat a 35-foot setback from this street on Lot 1, Block 2. The 35-foot setback may be reduced to 20 feet if the applicant wishes, but the revised site development plan shall indicate a minimum 20-foot landscape buffer from West Street. A 10-foot landscape buffer must also be shown adjacent to the west line of Lot 2, Block 1, because of the proposed "C" zoned Lot 1, Block 1.
- M. It is recommended that the 20-foot utility easement between Lots 1 and 2 in Block 1 be located entirely on Lot 1. If left as shown on the preliminary plat, a fence (on Lot 1) and 10 feet of landscaping (on Lot 2) will cover most of the easement.
- N. Four copies of a revised site development plan shall be submitted with the final plat which dimensions the proposed mobile home spaces.
- O. The applicant shall provide a copy of the Cities Service Oil Company easement to the Planning Department in order to determine if utilities and structures may be located adjacent to this easement without restriction of a building setback.
- P. The existing structures (3) which encroach into either a public utility easement, Reserve B, or a drainage facility (Reserve L) shall be removed prior to the scheduling of this plat before the Board of City Commissioners.
- Q. The final plat shall indicate "complete access control" to 44th Street South. Section 26.04.120 (d) prohibits mobile homes from having direct access to a public street. This complete access control shall also be indicated on the revised site development plan.
- R. The final plat shall indicate the amount of existing right-of-way for West Street adjacent to this property and the amount of right-of-way being dedicated by this plat.
- S. The final plat shall include bearings and dimensions for the perimeters of the proposed reserves and utility easements.
- T. The location of proposed Reserves "H" and "I" on the preliminary plat do not agree with the site development plan. This discrepancy shall be corrected on the revised site development plan.

- U. As indicated on the preliminary plat, 44th Street South in this addition is not being platted to line up with existing street right-of-way to the east in South Park Addition. Staff has been advised that South Park Addition is undeveloped and under the ownership of the applicant. Approval of this preliminary plat shall be subject to the applicant vacating South Park Addition.
- V. The representative from the Fire Department should be prepared to comment on the suitability of the proposed turnarounds for several of the private streets.
- W. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department.
- X. 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.
- Y. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Final plat
SUBDIVISION REPORT

S/D No.: 83-21

Name: Cottonwood Grove

Preliminary Approved: 1-5-84
Scheduled S/D Meeting: 6-7-84

DESCRIPTION

General Location: East side of West Street, approx. 1/4 mile north of
47th Street South

Owner: Builders Development, Inc.

Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 80±
 2. Number of Lots:
 - Residential: 2
 - Office: 1
 - Commercial: -
 - Industrial: -
 - Total: 3
 3. Minimum Lot Area: 115,000 sq. ft.
 4. Existing Zoning: AA
 5. Proposed Zoning: G and C (Z-2553 and Z-2554)
-

STAFF COMMENTS:

- A. Although this final plat is only a portion of the approved preliminary, the street pattern is being established. Because 44th Street South, as proposed for platting in Cottonwood Grove, cannot meet the alignment of streets in South Park Addition, located to the east, South Park Addition is to be vacated. Approval of this Cottonwood Grove plat shall be subject to approval of the vacation of South Park (V-1262).
- B. If 50 feet already exists as dedicated right-of-way for West Street, the recording data shall be shown on the plat. If this right-of-way is not yet existing, it shall be dedicated by this plat.
- C. The applicant shall guarantee the paving of 44th Street South to collector street standards, including sidewalks on both sides.
- D. The applicant shall guarantee extension of sanitary sewer to serve all lots.
- E. The applicant shall guarantee extension of City water to serve all lots. If water is to be extended south in Meridian and west into Cottonwood Grove, street right-of-way may need to be dedicated by separate instrument.
- F. The City Engineer's representative shall be prepared to comment on the applicant's drainage plan and state what drainage improvements, if any, need to be guaranteed with this plat.
- G. If any improvements are guaranteed by petitions, a certificate confirming the petitions shall be submitted to the Planning Department for recording.
- H. The applicant's agent shall be prepared to state how the reserves are to be owned and maintained. A covenant shall be submitted to the Planning Department for recording which provides for the ownership and maintenance of the reserves and which gives authority for the appropriate governing body to maintain the reserves and charge the costs to the owner in the event the owner fails to properly maintain them.
- I. The applicant shall provide a copy of the Cities Service Oil Company easement to the Planning Department in order to determine if utilities

(Over)

and structures may be located adjacent to this easement without restrictions of a building setback. Any relocation of the pipeline required by this development will be at no cost to the City or County.

- J. Four copies of a revised preliminary site development plan shall be submitted to the Planning Department prior to this final plat being scheduled for City Commission review. The revisions shall include the following:
- 1) The percentage of open space shall be noted.
 - 2) A statement shall be added that no parking is allowed on either side of the 24-foot private drives and that the park manager will be responsible for enforcing this restriction.
 - 3) The landscape buffers required by the Mobile Home Code shall be shown. These are a 20-foot buffer adjacent to West Street on Lot 1, Block 2, and a 10-foot buffer on the west side of Lot 2, Block 1 adjacent to the commercial lot.
 - 4) Complete access control to 44th Street South except where private drives intersect.
 - 5) The 20-foot utility easement between the commercial lot and the mobile home park shall be revised in accordance with the final plat.
- K. On the final plat tracing, the platlor's text shall be revised to omit the platting of reserves "C", "D" and "E" as private streets. The following wording is suggested: "Reserves C, D, and E are platted for utilities, drainage and for access."
- L. The representative from the City Engineer's Office and representatives of the Utility Advisory Committee should be prepared to comment on the acceptability of the joint drainage and utility easements which are indicated on the final plat.
- M. Closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within 30 days after approval by the City Commission.