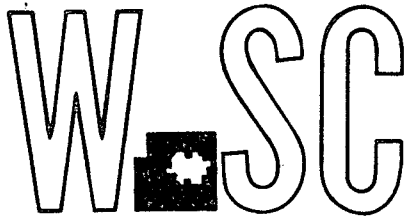
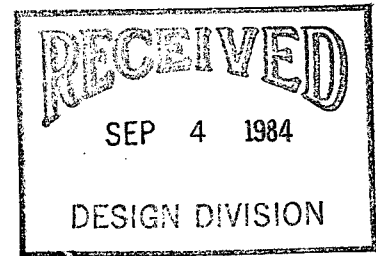


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



August 31, 1984

Mid-Kansas Engineering Consultants, P.A.
260 N. Rock Rd., #130
Wichita, Ks. 67206

Re: S/D 83-110 - Final plat of Chelsea Square Third Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 30, 1984, 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 paving of the proposed private streets to the public street standard.
- B. The applicant shall guarantee the abandonment of the public sanitary sewer line on Lot 1, Block 2, which is not going to be covered by a utility easement. The sewer shall be abandoned far enough to clear all existing structural encroachments.
- C. Most of the property has already been included in benefit districts for sewer and water. If additional petitions are proposed, the property owner will need to sign the appropriate documents allowing for additional assessments.
- D. The applicant's drainage plan proposes the submission of a covenant which defines and protects the space needed for drainage of this site. The covenant shall be drafted and submitted for Planning staff, and the Law Department's review and approval. The final plat tracing shall indicate storm sewer easements for the storm sewers proposed by the applicant's drainage plan. The applicant shall guarantee installation of the required storm sewers.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.

- F. The applicant shall submit the usual avigational easement and restrictive noise covenant for this property.
- G. In accordance with the C.U.P., if the dwelling units are to be owner-occupied, a homeowners' association agreement providing for ownership and maintenance of the non-public common areas, parking areas, community facilities, etc., shall be submitted with the plat.
- H. As discussed at the preliminary plat review, the final plat shall indicate a 20-foot building setback from all property boundaries except for a portion of the north line where a 10-foot setback was requested and approved.
- I. Given the nature of this "affordable housing" project, it is recommended that the City Commission waive the requirement for sidewalks.
- J. The applicant shall make satisfactory arrangements with the Water Department for providing water service to this development. Additional easements may be required to be shown on the final plat tracing.
- K. The applicant shall submit restrictive covenants which call out restrictions for lot-owner use of the street, drainage, and utility easements adjacent to the streets. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- L. Given this revised plat's lack of direct access to Broadmoor, the applicant shall obtain by separate instrument the necessary access easement from the property owners to the east in order to connect this plat to a public street. The applicant shall provide proof from a title company as to what persons must sign the required off-site access easement. If access to Broadmoor already exists to this property such proof from a title company shall be provided.
- M. Since the interior streets within this plat are now proposed to be private, the elimination of the "10-foot street, drainage and utility easement" is suggested. If the uses of these proposed easements are still required, the boundary of proposed Reserve A should be expanded by 20 feet. If for some reason, the 10-foot easements are still desired, they should be relabeled as "10-foot drainage, utility, and private street easements." Appropriate reference to the granting of these easements shall be made in the plat's text.
- N. Closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Mid-Kansas Engineering Consultants, P.A.
August 31, 1984
Page 3

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, September 6, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:bh

cc: Sheffield Company and Landmark Communities, c/o Elton Parsons, 3500
North Rock Rd., 67226

Bill G. Yung Design, 8225 E. 35th North, 67226
X Mike Lindebak, City Engineer

July 5, 1984

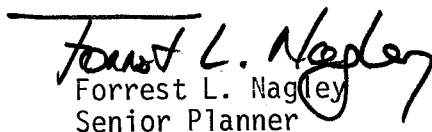
METROPOLITAN AREA PLANNING DEPARTMENT

TO Mike Lindebak, City Engineer

FROM Forrest L. Nagley, Senior Planner

SUBJECT Forwarding of a copy of the proposed drainage covenant associated with the platting of Chelsea Square Third Addition. (Affordable Housing Project)

Attached is the proposed drainage covenant required by the drainage plan for the above-referenced plat. Please review the covenant relative to the requirements of drainage plan and let me know if it is satisfactory.


Forrest L. Nagley
Senior Planner

FLN:bh

cc: Mid-Kansas Engineering Consultants, P.A., Attention: Kenneth Bengtson, 240 N. Rock Rd., Suite 130, 67206



DRAINAGE COVENANT

STATE OF KANSAS, SEDGWICK COUNTY, ss:

KNOW ALL MEN BY THESE PRESENTS: That

WHEREAS, Sheffield Company, hereinafter referred to as Sheffield, is the owner of the following described real property, to wit:

Lot 1, Block 1, and Lot 1, Block 2, Chelsea Square Third Addition, Wichita, Sedgwick County, Kansas,

and

WHEREAS, the above-described real property constitutes all of the "expandable land" referred to in Article Eleven of the Revised Declaration of Chelsea Square, a Condominium Development, dated _____, 1982, and recorded _____, 1982, on Film _____, Page _____, in the office of the Register of Deeds of Sedgwick County, Kansas, and

WHEREAS, it is the intent of Sheffield to include all of the above-described real property under the terms and provisions of Chelsea Square, a Condominium Development, and to build thereon sixty (60) additional buildings housing two (2) condominium units per building, and

WHEREAS, all of the above-described real property, upon its inclusion within the condominium development, will constitute "common area" as defined in the above referred to Declaration, and

WHEREAS, the City of Wichita, as a condition precedent to its approval of the plat of the above-described real property has made certain requirements relative to non-interference with surface water drainage patterns across the common areas of such real property;

NOW THEREFORE, in consideration of the premises, Sheffield covenants with the City of Wichita as follows:

1. That Sheffield will cause no improvements to be erected upon the newly created common areas of Chelsea Square, a Condominium Development, other than the condominium units and buildings hereinbefore referred to, such development to be in general accord with the proposed plan of development attached hereto as Exhibit "A".
2. That the newly created common areas of Chelsea Square, a Condominium Development, will be utilized for surface water drainage and that the contour

and grade of such common areas will not be altered so as to interfere with surface water drainage without first obtaining the prior written approval of the City of Wichita.

3. That the covenants herein established shall be binding upon Sheffield, its successors and assigns.

Dated this _____ day of _____, 1984.

Sheffield Company, a Joint Venture

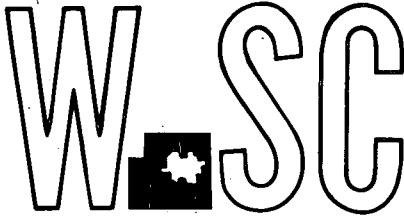
By: _____

The foregoing instrument was acknowledged before me this _____ day of _____, 1984, by _____, for and on behalf of and as the act and deed of said corporation.

Notary Public

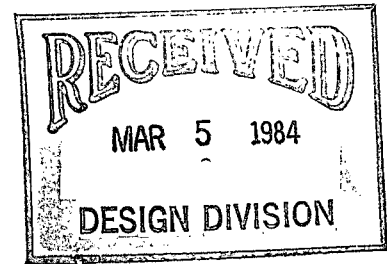
My appointment expires:

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



March 2, 1984

Mid-Kansas Engineering Consultants, P.A.
240 N. Rock Rd., #130
Wichita, Ks. 67206

Re: S/D 83-110 - Final plat of Chelsea Square Third Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission March 1, 1984, 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 paving of the proposed interior public streets.
- B. The street just west of Broadmoor shall be labeled 20th Street North.
- C. The applicant shall guarantee the abandonment of the public sanitary sewer line on Lot 1, Block 2 which is not going to be covered by a utility easement. The sewer shall be abandoned far enough to clear all existing structural encroachments.
- D. Most of the property has already been included in benefit districts for sewer and water. If additional petitions are proposed, the property owner will need to sign the appropriate documents allowing for additional assessments.
- E. The applicant's drainage plan proposes the submission of a covenant which defines and protects the space needed for drainage of this site. The covenant shall be drafted and submitted for Planning staff and the Law Department's review and approval. The final plat tracing shall indicate storm sewer easements for the storm sewers proposed by the applicant's drainage plan. The applicant shall guarantee installation of the required storm sewers.

- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
- G. As numerous utility easements are being vacated by this replat, reference shall be made in the engineer's text that the vacations are per K.S.A. 12-512(b).
- H. The applicant shall submit the usual avigational easement and restrictive noise covenant for this property.
- I. In accordance with the C.U.P., if the dwelling units are to be owner occupied, a homeowners' association agreement providing for ownership and maintenance of the non-public common areas, parking areas, community facilities, etc. shall be submitted with the plat.
- J. It is noted that this final plat shows much more right-of-way for the entrance road west of Broadmoor than was shown on the preliminary plat. If any landscaping of this public right-of-way is proposed, a minor street privilege permit will be required. The maintenance of this landscaping should be specified in the homeowners' association agreement.
- K. The associated Community Unit Plan DP-62 specifies that this property will be developed with private streets. Prior to this plat being forwarded to the City Commission for review and approval, the applicant shall request an administrative adjustment to the C.U.P.
- L. As discussed at the preliminary plat review, the final plat shall indicate a 20-foot building setback from all property boundaries except for a portion of the north line where a 10-foot setback was requested and approved.
- M. The 20-foot easement along the west line of the property shall be labeled on the final plat tracing.
- N. A copy of the Chelsea Square condominium declaration referenced in the engineer's certificate shall be submitted to the Planning Department for review.
- O. Given the nature of this "affordable housing" project, it is recommended that the City Commission waive the requirement for sidewalks.
- P. The applicant shall make satisfactory arrangements with the Water Department for providing water service to this development. Additional easements may be required to be shown on the final plat tracing.
- Q. The final plat shall indicate the 10-foot utility easement requested by S.W. Bell at the southeasterly corner of the plat.
- R. Recording of the plat within 30 days after approval by

Mid-Ks. Eng. Consultants, P.A.
Page 3 - March 2, 1984

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 March 8, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

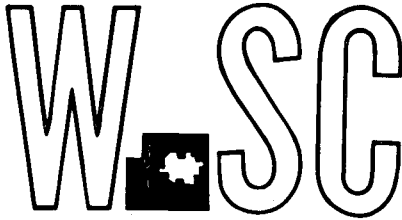


Forrest L. Nagley
Junior Planner

FLN:bh

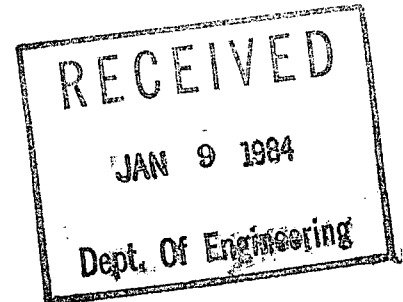
cc: Sheffield Co., c/o Elton Parsons, 3500 N. Rock Rd., 67226
X Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



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

Re: S/D 83-110 Preliminary plat of Chelsea Square Third Addition

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:

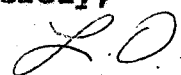
- A. Prior to submitting a final plat, the applicant shall submit to City Engineering a more detailed drainage plan. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. Most of this property has already been included in benefit districts for sewer and water. If additional petitions are proposed, the property owner will need to sign the appropriate documents allowing for additional assessments.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall guarantee the abandonment of the public sanitary sewer line on Lot 1, Block 2, which is not going to be covered by a utility easement. The sewer shall be abandoned far enough to clear all existing structural encroachments.
- F. As numerous utility easements are being vacated by this replat, reference shall be made in the engineer's text on the final plat that the vacations are per K.S.A. 12-512(b).
- G. On the final plat, radii at the corners of the proposed street, drainage and utility easements should be shown which match adjacent street rights-of-way.

Bill G. Yung Design
1-6-84
Page 2

- H. Since a reserve is proposed as part of this replat, the final plat shall specify the purpose of the reserve and who is to own and maintain it. A covenant and/or Homeowners Association Agreement which provides for the ownership and maintenance of the reserve shall be submitted to the Planning Department for review. Such covenant and/or agreement shall contain a provision which gives the City the authority to maintain or pave the Reserve and charge the costs to the owner(s) in the event the owner(s) fail to maintain the Reserve.
- I. On the final plat, the proposed street rights-of-way and utility easements shall be dimensioned and shall include angles or bearings.
- J. Given the nature of the "affordable housing" project, it is recommended that the City Commission waive the requirement for sidewalks.
- K. The applicant shall be advised that the Chelsea Station Community Unit Plan (DP-62) specifies that this parcel will be developed with private streets. Prior to filing a final plat, the applicant shall meet with the Planning Department staff regarding an adjustment to the provisions of the Community Unit Plan.
- L. The final plat shall indicate the 10-foot building setback as requested along a portion of the north line and shall indicate a full 20-foot setback from the plat's other perimeters.
- M. The applicant shall submit an avigational easement and restrictive noise covenant acknowledging the existence of aircraft noise and assuring that adequate construction methods will be utilized to reduce the noise level within habitable structures.
- 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).

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

cc: Sheffield Company & Landmark
Communities, 3500 N. Rock Rd.,
#100, 67226
X Mike Lindebak, City Engineer

S/D No.: 83-110

Name: Chelsea Square Third Addition

Preliminary Approved: 1-5-84

Scheduled S/D Meeting: 8-30-84

DESCRIPTION

General Location: West side of Broadmoor in an area south of 21st St. North.

Owner: Sheffield Company

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

1. Gross Acreage of Plat:
 2. Number of Lots:
 - Residential: 2
 - Office:
 - Commercial:
 - Industrial:
 - Total: 2
 3. Minimum Lot Area:
 4. Existing Zoning: R-5 w/DP-62
 5. Proposed Zoning: R-5 w/DP-62
-

STAFF COMMENTS:

NOTE: This is a revised final plat for a final plat approved on March 1, 1984. Major changes include private streets instead of public streets and lack of direct access or frontage to a public street.

- A. The applicant shall guarantee the paving of the proposed private streets to the public street standard.
- B. The applicant shall guarantee the abandonment of the public sanitary sewer line on Lot 1, Block 2, which is not going to be covered by a utility easement. The sewer shall be abandoned far enough to clear all existing structural encroachments.
- C. Most of the property has already been included in benefit districts for sewer and water. If additional petitions are proposed, the property owner will need to sign the appropriate documents allowing for additional assessments.
- D. The applicant's drainage plan proposes the submission of a covenant which defines and protects the space needed for drainage of this site. The covenant shall be draft and submitted for Planning staff, and the Law Department's review and approval. The final plat tracing shall indicate storm sewer easements for the storm sewers proposed by the applicant's drainage plan. The applicant shall guarantee installation of the required storm sewers.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
- F. The applicant shall submit the usual avigational easement and restrictive noise covenant for this property.
- G. In accordance with the C.U.P., if the dwelling units are to be owner-occupied, a homeowners' association agreement providing for ownership and maintenance of the non-public common areas, parking areas, community facilities, etc., shall be submitted with the plat.
- H. As discussed at the preliminary plat review, the final plat shall indicate a 20-foot building setback from all property boundaries except for a portion of the north line where a 10-foot setback was requested and approved.
- I. Given the nature of this "affordable housing" project, it is recommended that the City Commission waive the requirement for sidewalks.

- J. The applicant shall make satisfactory arrangements with the Water Department for providing water service to this development. Additional easements may be required to be shown on the final plat tracing.
- K. The applicant shall submit restrictive covenants which call out restrictions for lot-owner use of the street, drainage, and utility easements adjacent to the streets. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- L. The applicants, or their agent, shall be prepared to discuss proposed access to this lot and why that portion of the lot which provided access to Broadmoor has been deleted from this revised final plat. Given this revised plat's lack of direct access to Broadmoor, the applicant shall obtain by separate instrument the necessary access easement from the property owners to the east in order to connect this plat to a public street. The applicant shall provide proof from a title company as to what persons must sign the required off-site access easement.
- M. Since the interior streets within this plat are now proposed to be private, the elimination of the "10-foot street, drainage and utility easement" is suggested. If the uses of these proposed easements are still required, the boundary of proposed Reserve A should be expanded by 20 feet. If for some reason, the 10-foot easements are still desired, they should be relabeled as "10-foot drainage, utility, and private street easements." Appropriate reference to the granting of these easements shall be made in the plat's text.
- N. The representatives of the various utility companies should be prepared to comment on the need for off-site utility easements in order to extend utilities to this plat.
- O. Closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D No. 83-110 Name Chelsea Square Third Addition
Date Application Rec'd. 11-28-83 Preliminary Approval 1-5-84
Scheduled S/D Meeting 3-1-84

DESCRIPTION

General Location West side of Broadmoor in an area south of 21st St. North

Owner Sheffield Company
Surveyor/Engineer Mid-Kansas Engineering Consultants, P.A.
Address 240 N. Rock Rd., #130, Wichita Zip Code 67206 Phone 682-6561

- | | | | |
|--|----------------------------------|------------------------------------|------------------------------|
| 1. Gross Acreage of Plat | <u>13.3</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. <u>21'</u> R/W <u>1,912</u> ft. | |
| Residential | <u>2</u> | b. <u>24'</u> R/W <u>1,464</u> ft. | |
| Commercial | | c. _____ R/W _____ ft. | |
| Industrial | | d. _____ R/W _____ ft. | |
| Other | | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>2</u> | TOTAL | <u>3,376</u> ft. |
| 3. Minimum Lot Frontage | | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | | streets | <u>yes</u> <u>X</u> no |
| 5. Existing Zoning | <u>R-5 (w/DP-62)</u> | | |
| 6. Proposed Zoning | <u>R-5 (w/DP-62)</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) | | | <u>Yes</u> _____ No |
| 12. City of Wichita | <u>X</u> _____ 3-Mile Area _____ | | Outside of 3-Mile Area _____ |

STAFF COMMENTS:

- A. The applicant shall guarantee the paving of the proposed interior public streets.
- B. The street just west of Broadmoor shall be labeled 20th Street North.
- C. The applicant shall guarantee the abandonment of the public sanitary sewer line on Lot 1, Block 2 which is not going to be covered by a utility easement. The sewer shall be abandoned far enough to clear all existing structural encroachments.
- D. Most of the property has already been included in benefit districts for sewer and water. If additional petitions are proposed, the property owner will need to sign the appropriate documents allowing for additional assessments.
- E. The City Engineer's representative shall be prepared to comment on the applicant's final drainage plan and state what drainage improvements need to be guaranteed with this plat.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
- G. As numerous utility easements are being vacated by this replat, reference shall be made in the engineer's text that the vacations are per K.S.A. 12-512(b).
- H. The applicant shall submit the usual avigational easement and restrictive noise covenant for this property.
- I. In accordance with the C.U.P., if the dwelling units are to be owner occupied, a homeowners' association agreement providing for ownership and maintenance of the non-public common areas, parking areas, community facilities, etc. shall be submitted with the plat.

- J. It is noted that this final plat shows much more right-of-way for the entrance road west of Broadmoor than was shown on the preliminary plat. If any landscaping of this public right-of-way is proposed, a minor street privilege permit will be required. The maintenance of this landscaping should be specified in the homeowners' association agreement.
- K. The associated Community Unit Plan DP-62 specifies that this property will be developed with private streets. Prior to this plat being forwarded to the City Commission for review and approval, the applicant shall request an administrative adjustment to the C.U.P.
- L. As discussed at the preliminary plat review, the final plat shall indicate a 20-foot building setback from all property boundaries except for a portion of the north line where a 10-foot setback was requested and approved.
- M. The 20-foot easement along the west line of the property shall be labeled on the final plat tracing.
- N. A copy of the Chelsea Square condominium declaration referenced in the engineer's certificate shall be submitted to the Planning Department for review.
- O. Given the nature of this "affordable housing" project, it is recommended that the City Commission waive the requirement for sidewalks.
- P. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D No. 83-110 Name Chelsea Square Third Addition
Date Application Rec'd. 11-28-83 Preliminary Approval _____
Scheduled S/D Meeting 1-5-84

DESCRIPTION

General Location West side of Broadmoor in an area south of 21st St. North

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

- 1. Gross Acreage of Plat 13.3
- 2. Number of Lots :
 - Residential 2
 - Commercial _____
 - Industrial _____
 - Other _____
- 3. Total Number of Lots 2
- 4. Minimum Lot Frontage _____
- 5. Minimum Lot Area _____
- 6. Existing Zoning R-5 (w/DP-62)
- 7. Proposed Zoning R-5 (W/DP-62)
- 7. Lineal Feet of New Street
 - a. 21' R/W 1,912 ft.
 - b. 24' R/W 1,464 ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 3,376 ft.
- 8. Sidewalk adjacent to all streets yes X no
- 9. Is public water available X Yes _____ No, Name City of Wichita
- 10. Is sanitary sewer available X Yes _____ No, Name City of Wichita
- 11. Has Health Dept. approval been obtained (where applicable) Yes NO
- 12. City of Wichita X 3-Mile Area _____ Outside of 3-Mile Area _____

STAFF COMMENTS:

Note: This property is being platted in connection with Wichita's Affordable Housing Project. A sketch plat of the project was reviewed by the Utility Advisory Committee on December 8, 1983.

- 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 any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall guarantee the abandonment of the public sanitary sewer line on Lot 1, Block 2, which is not going to be covered by a utility easement. Also, in regard to this sewer line, the applicant should be prepared to discuss the existing pool encroachment over that portion of the sewer line not proposed for abandonment. The City Engineer's representative and the applicant should be prepared to discuss the merits of abandoning the sewer line far enough south to clear the encroachment.
- F. The applicant or his agent should be prepared to discuss how the various sewer and water line extensions required by the project will be paid for. Guarantees are not required for the plat as both of the proposed lots already have sanitary sewer and municipal water service.
- G. As numerous utility easements are being vacated by this replat, reference shall be made in the engineer's text on the final plat that the vacations are per K.S.A. 12-512(b).
- H. On the final plat, radii at the corners of the proposed street, drainage and utility easements should be shown which match adjacent street rights-of-way.

- I. Since a reserve is proposed as part of this replat, the final plat shall specify the purpose of the reserve and who is to own and maintain it. A covenant and/or Homeowners Association Agreement which provides for the ownership and maintenance of the reserve shall be submitted to the Planning Department for review. Such covenant and/or agreement shall contain a provision which gives the City the authority to maintain or pave the Reserve and charge the costs to the owner(s) in the event the owner(s) fail to maintain the Reserve.
- J. On the final plat, the proposed street rights-of-way and utility easements shall be dimensioned and include angles or bearings.
- K. Since this property is zoned "R-5", the City sidewalk ordinance requires that a sidewalk be guaranteed on both sides of the loop street. Given the nature of the "affordable housing" project, staff supports a waiver of the sidewalk requirement. The waiver of the sidewalk requirement needs to be granted by the City Commission and staff suggests that a recommendation for waiver of the sidewalk requirement be made.
- L. The applicant shall be advised that the Chelsea Station Community Unit Plan (DP-62) specifies that this parcel will be developed with private streets. Prior to filing a final plat, the applicant shall meet with the Planning Department staff regarding an adjustment to the provisions of the Community Unit Plan.
- M. It should be noted that the applicant is proposing a 10-foot rear yard setback from the north line of Lot 1, Block 1, on the east 800 feet of the lot. Since the property to the north is zoned for office use, staff feels that the reduced setback from 20 feet to 10 feet is appropriate. The final plat shall indicate the 10-foot building setback as requested along with a full 20-foot setback from the plat's other perimeters.
- N. The applicant shall submit an avigational easement and restrictive noise covenant acknowledging the existence of aircraft noise and assuring that adequate construction methods will be utilized to reduce the noise level within habitable structures.
- 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).