



Note: This site was annexed in September 1997. This plat supersedes the plat which was approved by the MAPC in August of 1997. The intention of this redesign was to create more waterfront lots which was accomplished by relocating Harborlight Street northward and creating cul-de-sacs extending toward the lake.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets. As a through-type street, sidewalks will be required along one side of Harborlight Street.
- D. The applicant shall guarantee construction of any storm sewers required by this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. At the terminus of Harborlight Street on the south line of this plat a temporary cul-de-sac should be constructed. A temporary easement will need to be established by separate instrument.
- G. Traffic Engineering should comment on any improvements needed to Meridian Avenue at this time.
- H. City Engineering should comment on the status of the applicant's drainage plan as well as the minimum low opening elevations shown on the plat.
- I. 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 will be formed and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- J. 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.

- K. Reserve D, containing the lake, adjoins Reserve F in the Harbor Isle Addition along the southwest portion of this plat which also contains the lake. Both of these reserves shall be owned and maintained by the same entity, and referenced as such in the plat's text.
- L. It is recommended that access to Reserve D be created with access easements or extending finger-like areas of reserves to the cul-de-sacs between the lots to increase the accessibility and usefulness of Reserve D for all homeowners in the Addition, in addition to ease of maintenance.
- M. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- N. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- 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 this plat so that the type of delivery, and the tentative mailbox locations can be determined.
- R. Perimeter closure computations shall be submitted with final plat tracing.

- S. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P.O. 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.
- T. Recording of the plat within thirty (30) days after approval by the City Council.
- U. The applicant is reminded that a platting binder is required with final plat. Approval of each portion of this plat will be subject to submittal of the binder and any conditions found by such a review.
- V. **City Fire Department** should comment on the appropriateness of the street names.
- W. The Chairman of the MAPC signature block should be amended to read Richard Lopez.
- X. In regard to the emergency access easement across lots 2 and 3 in Block 2, no obstructions will be allowed in this easement except for any gates as is approved by **City Fire Department**. The applicant will be responsible for the installation of an acceptable driving surface or other improvements as is determined by **City Fire Department**.
- Y. The applicant should be prepared to comment on the need for the front yard utility easements denoted on the plat.
- Z. The applicant needs to revise the legal description to accurately portray the land being platted. The distances and degrees for the southeastern lines of the plat are not identical to the legal description.
- AA. The final plat tracing should replace references to 1997 with 1998.