



NOTE: This plat represents actually the third portion of an overall preliminary plat for the quarter section in which this plat is located. Previous Additions include Belle Terre (1st) and the Estates of Belle Terre. Because this Addition and the original 1st Addition to the north are only served at this time by a single entrance from Central, a means of emergency access was to be provided at the time this portion of the site was final platted. A fourth final portion to the northeast of this plat has also been submitted for review. Further, the previously platted Estates at Belle Terre Addition is being considered for replatting.

STAFF COMMENTS:

A.. As was required by the Subdivision Committee, final platting of this area of the Belle Terre site was to be accompanied by provision of an acceptable means of emergency access in the event that the street entrance at Central was in some way blocked. The applicant needs to explain how such access is to be provided. County Fire Department staff should be prepared to indicate if such discussions have been held with the applicant and if an acceptable means has or can be provided.

As necessary, the applicant shall submit any needed easements or dedications for recording in order to establish such an emergency access route and guarantee or provide other acceptable assurances that any needed improvements such as an all weather driving surface will be installed and maintained.

- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted. The applicant shall also submit an Outside-the-City water agreement since such water will be from the City of Wichita.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall be for paving to the urban standard. This guarantee shall also provide for sidewalks along at least one side of Belle Terre/Chelmsford.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As appropriate both a City and County Certificate of Petitions shall be provided.
- H. While the plat is indicating a Reserve "E" between Lots 12 & 13, Block 1, it is drawn in such a manner that the Reserve appears to be part of these lots. On the final plat tracing, this area shall be drawn as a distinct Reserve, separate from any adjacent area. Such a Reserve is in line with the recommendations of the Subdivision Regulations, but also corresponds to the Reserve areas platted as Reserves C & D in this Addition.
- I. Apparently a triangular area northeast of Lots 1 & 2, Block 4 is intended to be part of Reserve

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"C". The final plat tracing shall be drawn such that this area is clearly indicated as a part of the Reserve. As now shown, the area appears to be a separate area being neither part of the adjacent lots or the Reserve.

- J. Since Reserve "C" is intended to allow various structures, a 25-foot building setback shall be platted from the adjacent streets (Belle Terre & Chelmsford).

The applicant is advised that the listing of uses, such as for Reserve "C" does not in itself assure that such uses will be allowed. Rather, the County Permit agency needs to determine if such uses can be allowed based upon the area's existing zoning and any other applicable regulations.

- K. 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.
- L. 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.
- 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 applicant shall submit a copy of the instrument which establishes the Williams Natural Gas Company Easement on this property. The applicant's agent shall determine any setback requirements from 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.
- O. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.
- P. The representative from the County Fire Department needs to comment on the street names shown on this plat. In particular, the use of Chelmsford rather than the existing street name of Brookhaven Drive.
- Q. On the final plat tracing, the table of minimum building pad elevations shall be corrected to indicate Block numbers rather than Block letters.
- R. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- S. 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.

- T. The applicant is reminded that the platting binder is to be submitted with the final plat. This plat will be subject to review of this platting binder.
- U. 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.
- V. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- W. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- X. Recording of the plat within 30 days after approval by the City Council.
- Y. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- Z. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering also needs to verify the acceptability of the indicated minimum building pad elevations and in particular if the lowest elevation being for the opening instead of floor is correct.