

- I. With the submission of the sketch plat, the applicant indicated an intention to request a waiver of the four, off-street parking space requirement for lots adjacent to narrow streets (58-foot rights-of-way). The applicant has now submitted such a letter to the Planning Department requesting a waiver. This matter will subsequently be forwarded with the plat, to the City Council for its review.
- J. As required for a cluster development, the applicant shall either submit for recording a covenant or deed restriction to be approved by the City's Law Department, ensuring the following:
- 1). That the open space will not be further subdivided in the future;
 - 2). That the use of the open space will continue in perpetuation for the purpose specified; and
 - 3). That the common undeveloped open space shall not be turned into a commercial enterprise admitting the general public at a fee.
- K. A covenant or covenants shall also be submitted which indicates what 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.
- 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.
- L. Depending upon the action of the City Council concerning requirements for off-street parking, the applicant shall submit a covenant which provides for either three (3) or 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.
- M. The final plat shall indicate the recording information for the Conoco pipeline easement on this property.
- N. On the final plat, the center lines (CL) of Webb and Pawnee shall be labeled.

- O. Because of the use of 10-foot sideyard setbacks required for zero lot line development, certain corner lots will be very limited in the buildable area available when a typical 15-foot sideyard setback is also required. It is recommended therefore that a 10-foot sideyard be allowed for a corner lot in cases where the building area would be less than the typical 38 foot areas of the majority of the lots. For example, Lot 8, Block 8 and Lot 19, Block 2 would only have a 30-foot width for building.
- P. The present print on the final plat, particularly the dimensions, bearings, size of easements and setbacks, etc. on the face of the plat, are too small for microfilming and are of a size not accepted by the Register of deeds for recording a document. The final plat tracing shall therefore use a larger print and preferably a more appropriate scale. The detail of this plat may require the tracing to be done on at least 2 sheets.
- Q. Except when located on a corner, lot frontages at street right-of-way should meet the minimum standard. For this cluster development a 48-foot frontage should be maintained unless physical constraints can be identified. In particular, Lot 7, Block 1 and Lots 4 and 5, Block 4 should be able to conform to the 48-foot minimum frontage by the shifting of lot lines of adjacent lots.
- R. On Lot 15, Block 3, the maintenance easement and zero foot sideyard setback should be continued along this lot's west line in order to allow Lot 14 to use the zero lot line option in the buildable area of this lot. If lot 13 of this Block is also intended to be used for a zero lot line home, a maintenance easement and sideyard setback should be shown along the southwest line of Lot 14.
- S. For Lot 4, Block 5 a zero lot line could be allowed if a 5-foot maintenance easement is shown along Lot 5, within the utility easement. However, no roof overhang should be allowed where an overlapping utility easement is also present. Consequently, the plat's text would need to be amended to indicate that the roof overhang would not be allowed if the 5-foot maintenance easement was also located in a utility easement.
- T. On the final plat tracing, where utilities are crossing the Reserves, such as along the north line of Reserve B, the south line of Reserve A, and the two entrances to Reserve C, utility easements shall also be clearly indicated as crossing these Reserves.
- U. Easements were requested by the Utilities between: Lots 2 and 3, Block 4, Lots 19 and 20, Block 4 and Lots 4 and 5, Block 6. Unless no longer being requested by the utilities, these easements shall be indicated on the final plat tracing.

- V. On the final plat tracing an insert of an enlarged area of lots shall be provided to better indicate the platting of the 5-foot maintenance easement, 10-foot sideyard setback and in certain cases the overlapping utility easements.
- W. On the final plat tracing the word "Acting" shall be deleted from the MAPC signature block.
- X. The applicant is advised that the buildability of Lot 10, Block 3 is questionable. A 10-foot easement and a 10-foot sideyard setback will leave a buildable width of 28-feet for this lot.
- Y. Unless a maintenance easement and sideyard setback are platted on Lot 5, Block 7, this Lot could only be developed for a conventional or non-zero lot line home
- Z. The utility easement and/or setback along the north line of the residential lots and Reserve B adjacent to Pawnee shall be clearly labeled with the dimension of the setback (35-feet), or of an easement. It shall be clearly indicated as such. In particular if an easement is to cross Reserve B, and shall be shown along the north end of this Reserve and Lots 1 and 23 either side of the Reserve.
- AA. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property. Since the noise impact boundary for McConnell AFB is just at the western edge of this site, the applicant may request that Planning make a more detailed review of the site to determine how much of the site is involved.
- BB. 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.
- CC. 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.
- DD. 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.
- EE. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- FF. Recording of the plat within 30 days after approval by the City Council.