



NOTE: This site is located along a substandard street. Right-of-way for Kessler adjacent to this site and both north and south of the site are well below the accepted standard of 60-foot for older, developed areas of the City. Further, both Kessler and St. Louis immediately to the south, are unpaved. However, St. Louis, just west of this site is paved out to West Street and Kessler north of this site or from Newell is paved out to Central.

STAFF COMMENTS:

- A. The applicant shall attempt to obtain sufficient right-of-way from the north line of this addition, southward to St. Louis or from the south line of this plat northward to Newell so as to provide total right-of-way of 60 feet for Kessler. If such right-of-way cannot be obtained, this plat's approval shall be subject to the waiver of such right-of-way requirements by both the Planning Commission and City Council.
- B. Urban subdivisions also require that adjacent streets be paved. For this site, that should either require that Kessler be paved out to St. Louis and St. Louis westward to the existing paving. Alternatively Kessler could be paved northward to the existing paved section north of Newell. Waiver of an improvement standard such as paving must be obtained from the City Council. This plat shall either be subject to the guaranteeing of a paved street as indicated above or will be subject to the waiver of such a requirement by the City Council.

If the applicant chooses to seek a waiver, City Engineering should be prepared to indicate what if any guarantee should be provided for an unpaved street improvement and if any requirement should be made obligating this site to participate in any future street paving.

- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. As indicated on the sketch plat, an existing sanitary sewer line along the south line of Lot 2 is being covered by a six (6) foot utility easement. City Engineering needs to indicate if this existing easement is sufficient or if a wider easement needs to be provided. In any case, the plat's text is indicating the vacation of such easements while the face of the plat is implying that this easement is still being retained as originally granted (i.e., film and page numbers shown).

The final plat tracing should clearly indicate that this easement is being vacated and replatted by noting this in the plat's text and by the face of the plat simply depicting an appropriate

easement (as requested by City Engineering) along the south line of Lot 2 (i.e., without reference to a film and page number).

- F. Prior to this plat being scheduled for City Council review, the applicant shall indicate that they are the only owners of this property and may sign as such on the plat tracing. The present platting binder for this site indicates other owners which are not being shown on this final plat.
- G. 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.
- H. 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.
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted in final form only.