



NOTE: All of this site (Lots 1, 2 & 3) are presently zoned "OC" Office Commercial. However, Lots 1 and 2 are now being platted for one-family development. As originally platted, this "OC" site as required for such commercial uses adjacent to residential areas, established complete access control to Dougherty. That is, commercial zoned property is expected to have access by means of major streets and not residential streets.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, the applicant shall obtain "AA" One-Family zoning for Lots 1 and 2. This zoning is needed to both reflect the intended use of these lots and to prevent allowing commercial uses to be platted with their only means of access being through residential streets.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Engineering needs to indicate the extent of such guarantee, that is, is only Lot 1 needing the extension of sewer.
- C. Although a sidewalk certificate was submitted with the Thunderbird 7th plat to install sidewalks along Dougherty, such a sidewalk certificate shall again be provided for this (re)plat. That is, at the time of development, sidewalk needs to be installed adjacent to the west line of Lots 1, 2, and 3.
- 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 submit a copy of the instrument which establishes the Arkla 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.
- F. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- G. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- H. 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.

- I. 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.
- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. 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.