



LETTER OF TRANSMITTAL

PROJECT: New Bedford Addition

PROJECT #: \_\_\_\_\_ DATE: 2/25/91

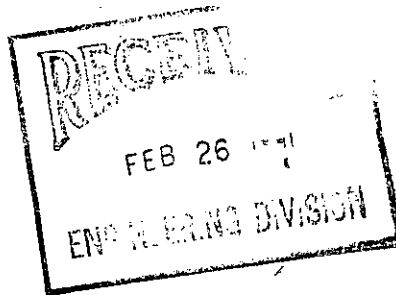
**MID-KANSAS ENGINEERING  
CONSULTANTS, P.A.**  
3500 N. Rock Road, #800  
Wichita, KS 67226  
(316) 636-5566

TO: Ms. Vicky Huang, P.E.  
Engineering Dept. - 7th Floor  
455 North Main  
Wichita, KS 67202

We are sending the following items:  Attached  
 Under separate cover via \_\_\_\_\_

Prints       Specifications       Legal Descriptions  
 Tracings       Petitions       Correspondence       Other

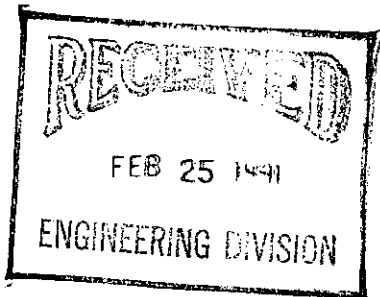
COMMENTS:



For our Approval       As Requested  
 For Your Use       For Your Files  
 Approved as Noted       For Review and Comment

REMARKS:

Here is the drainage and utility concept for the referenced project:  
Please review and comment on this.



Signed: Greg Allison  
Greg Allison, P.E.

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 10

March 7, 1991

**STAFF REPORT  
(Preliminary Plat)**

**CASE NUMBER:** S/D 91-11 - NEW BEDFORD PLACE 2ND ADDITION

**OWNER/APPLICANT:** Critchfield Real Estate Limited Partnership,  
3500 N. Rock Rd., Bld. 300-A, Wichita,  
KS 67226

**SURVEYOR/ENGINEER:** Mid-Kansas Engineering Consultants, 3500 North  
Rock Road, #800, Wichita, KS 67226

**LOCATION:** North of 25th St. N. and east of Oliver

**SITE SIZE:** 25.9 Acres

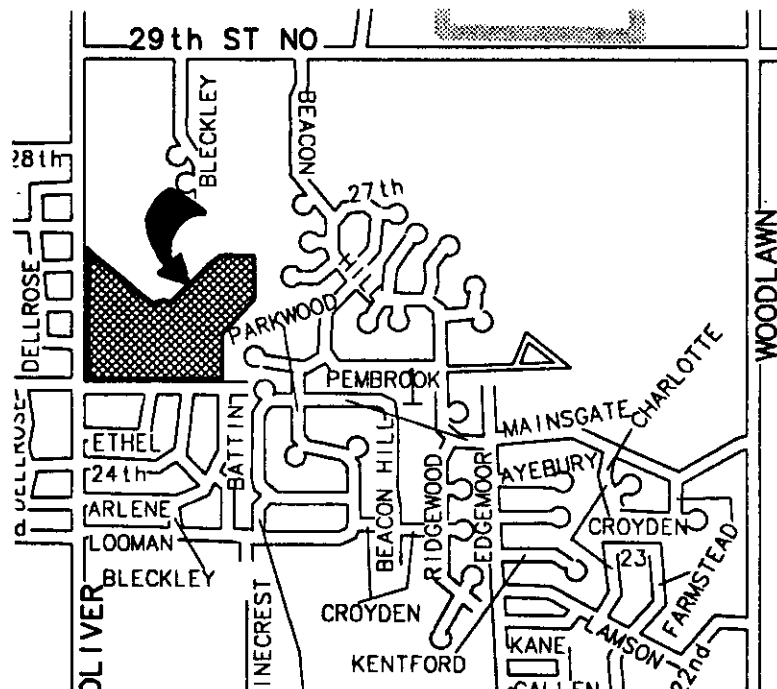
**NUMBER OF LOTS**

Residential:	94
Office:	
Commercial:	
Industrial:	
Total:	94

**MINIMUM LOT AREA:** 6,000 sq. ft.

**CURRENT ZONING:** "AA" One Family Dwelling

VICINITY MAP:



NOTE: This addition is a portion of an overall preliminary plat, the Beacon Hill 2nd Addition, which was reviewed by the Subdivision Committee, August 9, 1990. However, the applicant has submitted this plat as a preliminary since a fairly substantial difference in street layouts are involved between this plat and the overall preliminary. This site is also within the Beacon Hill Community Unit Plan DP-147. Block 1 in the area of Oxford Lane Ct. corresponds to Parcel 11 of the C.U.P., while the remainder of Block 1 and all of Block 2 correspond to Parcels 10 and 12 of the C.U.P.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets. For the narrow, 32-foot public streets, these guarantees shall provide for a 29-foot paving standard.
- F. Originally, the preliminary plat indicated a portion of an overall sidewalk system in the area of this plat, extending from Oliver, eastward in a reserve south of lots adjacent to Oxford Lane. Since that reserve strip is no longer being platted, a sidewalk shall be included in the paving petition for Oxford Lane and the Bleckley-Pembroke-Glendale loop.
- G. As is indicated by the preliminary plat, the northern half of 25th Street North, adjacent to the south line of Block 1 is not being dedicated. Existing platted lots south of this street are therefore not being provided a full public street for access. This situation has, however, been addressed in the C.U.P. which indicates that various off-site improvements will be required to terminate or provide access for the properties and north-south streets (Battin, Bleckley Ct., Glendale, turnaround for 25th St.) being affected by this plat. The applicant shall therefore provide guarantees for these off-site improvements as depicted on this plat and the associated C.U.P.
- H. Traffic Engineering should be prepared to indicate any traffic improvements that should be required for this site.

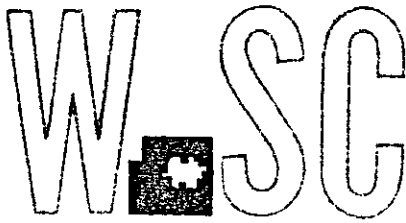
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. The applicant is advised that if the area of this plat, which corresponds to parcels 10 and 12 of C.U.P., DP-147 are planned for conventional single-family type housing, that the C.U.P. will need to be adjusted. The plat is depicting 75 lots, but under the C.U.P. only 55 single-family lots (units) can be provided.
- K. Prior to the plat being scheduled for City Council review, the applicant shall submit a vacation request for the areas of 25th Street North indicated to be vacated due to this plat and shall obtain and submit to Planning, the dedication, by separate instrument, of the right-of-way required for the turnaround shown for 25th Street North, just east of Oliver.
- L. Since this plat proposes the platting of narrow street right-of-way with adjacent "15 and 20 foot street, drainage and utility easement," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within the easement shall be reviewed by the City Forestry Division prior to installation.
- M. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- N. 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. Further, this covenant shall provide that the homeowner's association will maintain the landscape or parking area along Oliver, adjacent to this plat.
- O. 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.
- P. Under policy statement No. 13 on back out parking, where such parking is indicated in a C.U.P., it can be platted under certain conditions. These conditions include: that it be provided in a safe location in terms of traffic, not on a curve, and that it

not be located in what would be the front yards of lots, but be located in a reserve established for common open space. The parking easements in Block 1 do not meet these criteria and shall therefore not be indicated on the final plat.

- Q. 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 and 32-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.
- R. The applicant shall provide proof, by letter from the Marland Pipeline or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement and the use of part of this pipeline easement as a general utility easement are acceptable and that the building setback line as shown is sufficient. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the City.
- S. The final plat shall indicate the recording information for the 50-foot gas line easement on this property.
- T. Because of the discontinuity of Block 1 on this plat, on the final plat, the area around Oxford Lane Ct. should be labeled as a separate Block 3. It should also be noted that within this section two (2) lots have not been numbered. An unnumbered lot is shown between Lots 2 and 3 and Lots 7 and 8. Consequently, lots will need to be renumbered in this area, as will the lots in the remaining portion of Block 1.
- U. On the final plat, in order to better locate the "20 foot", Drainage and Utility Easement on Block 1, for certain of the lots (7 thru 10) additional dimensions should be provided from the street right-of-way line to this easement.
- V. On the final plat, the plattor's text shall reference the wall easement and also indicate that utilities may cross the wall easement.
- W. The final plat and final plat tracing shall use the name New Bedford Place 2nd Addition, not "New Bedford" as shown on the Preliminary Plat.
- X. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- Y. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).

- Z. 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.
- AA. 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.
- BB. 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.
- CC. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- DD. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

March 8, 1991

Bill G. Yung Design  
4912 E. 29th St. N., Suite 1  
Wichita, KS 67220

Re: S/D 91-11 (Preliminary Plat) New Bedford Place 2nd  
Addition

Dear Bill:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 7, 1991, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. A guarantee for the extension of sanitary sewer will need to be provided to serve Lot 1.
- B. Approval of this plat is subject to the conditions of the associated C.U.P.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. As indicated by the final plat, access control is to be restricted to 5 openings along Rock Rd.
- E. The plattor's text shall delete the reference to joint access along 30th Street.
- F. Access control to Rock Road on the face of the plat is confusing and should more specifically delineate the location of the five openings such as the joint access area or the south line of Lot 5.
- G. The face of the plat should be amended to indicate complete access control along the west line of Lot 5, as being to "31st Street North" (ie. the cul-de-sac).
- H. The final plat tracing should more clearly indicate the 60 foot right-of-way for Rock Road.

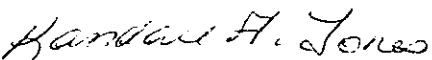
- I. The applicant needs to submit a copy of the joint access easement between Lots 3 and 4 to the Planning Department for approval. The final plat tracing should show the film and page of the recorded easement on the face of the plat and reference it in the plattor's text.
- J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- K. 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.
- 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.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be placed on the agenda for final plat consideration before the Subdivision Committee:

Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor; if the title report or attorney's opinion has not already been submitted.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

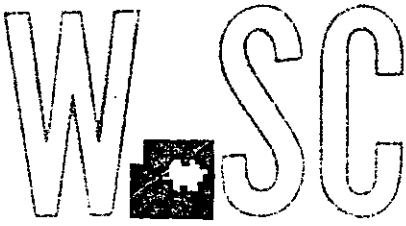
Sincerely,

  
Kandace A. Jones  
Associate Planner

KJ:sm  
Enclosure

cc: Mid-Kansas Engineering Consultants, 3500 North Rock Road,  
#800, Wichita, KS 67226  
Critchfield Real Estate Limited, 3500 N. Rock Rd., Bldg.  
300-A, Wichita, KS 67226  
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

March 13, 1991

Bill G. Yung Design  
4912 E. 29th St. N., Suite 1  
Wichita, KS 67220

Re: S/D 91-11 (Preliminary Plat) New Bedford Place 2nd  
Addition

Dear Bill:

Please discard our earlier letter and staff comments of March 8, 1991. We appreciate your alerting us to the switch in letters. The following comments reflect the corrected staff comments and should be substituted.

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 7, 1991, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets. For the narrow, 32-foot public streets, these guarantees shall provide for a 29-foot paving standard.
- F. Originally, the preliminary plat indicated a portion of an overall sidewalk system in the area of this plat, extending from Oliver, eastward in a reserve south of lots adjacent to Oxford Lane. Since that reserve strip is no longer being

platted, a sidewalk shall be included in the paving petition for Oxford Lane and the Bleckley-Pembroke-Glendale loop. The applicant may submit for review and approval an alternate sidewalk plat which would substantially meet the service to be provided by the original sidewalk system.

- G. As is indicated by the preliminary plat, the northern half of 25th Street North, adjacent to the south line of Block 1 is not being dedicated. Existing platted lots south of this street are therefore not being provided a full public street for access. This situation has, however, been addressed in the C.U.P. which indicates that various off-site improvements will be required to terminate or provide access for the properties and north-south streets (Battin, Bleckley Ct., Glendale, turnaround for 25th St.) being affected by this plat. The applicant shall therefore provide guarantees for these off-site improvements as depicted on this plat and the associated C.U.P.
- H. Traffic Engineering should be prepared to indicate any traffic improvements that should be required for this site.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. The applicant is advised that if the area of this plat, which corresponds to parcels 10 and 12 of C.U.P., DP-147 are planned for conventional single-family type housing, that the C.U.P. will need to be adjusted. The plat is depicting 75 lots, but under the C.U.P. only 55 single-family lots (units) can be provided.
- K. Prior to the plat being scheduled for City Council review, the applicant shall submit a vacation request for the areas of 25th Street North indicated to be vacated due to this plat and shall obtain and submit to Planning, the dedication, by separate instrument, of the right-of-way required for the turnaround shown for 25th Street North, just east of Oliver.
- L. Since this plat proposes the platting of narrow street right-of-way with adjacent "15 and 20 foot street, drainage and utility easement," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within the easement shall be reviewed by the City Forestry Division prior to installation.
- M. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.

- N. 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. Further, this covenant shall provide that the homeowner's association will maintain the landscape or parking area along Oliver, adjacent to this plat.
- O. 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.
- P. Under policy statement No. 13 on back out parking, where such parking is indicated in a C.U.P., it can be platted under certain conditions. These conditions include: that it be provided in a safe location in terms of traffic, not on a curve, and that it not be located in what would be the front yards of lots, but be located in a reserve established for common open space. The parking easements in Block 1 do not meet these criteria and shall therefore not be indicated on the final plat or the plat shall be revised to allow for the proper placement of such parking easements as per policy statement No. 13.
- Q. 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 and 32-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.
- R. The applicant shall provide proof, by letter from the Marland Pipeline or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement and the use of part of this pipeline easement as a general utility easement are acceptable and that the building setback line as shown is sufficient. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the City.
- S. The final plat shall indicate the recording information for the 50-foot gas line easement on this property.

- T. Because of the discontinuity of Block 1 on this plat, on the final plat, the area around Oxford Lane Ct. should be labeled as a separate Block 3. It should also be noted that within this section two (2) lots have not been numbered. An unnumbered lot is shown between Lots 2 and 3 and Lots 7 and 8. Consequently, lots will need to be renumbered in this area, as will the lots in the remaining portion of Block 1.
- U. On the final plat, in order to better locate the "20 foot", Drainage and Utility Easement on Block 1, for certain of the lots (7 thru 10) additional dimensions should be provided from the street right-of-way line to this easement.
- V. On the final plat, the plattor's text shall reference the wall easement and also indicate that utilities may cross the wall easement.
- W. The final plat and final plat tracing shall use the name New Bedford Place 2nd Addition, not "New Bedford" as shown on the Preliminary Plat.
- X. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- Y. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Z. 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.
- AA. 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.
- BB. 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.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be placed on the agenda for final plat consideration before the Subdivision Committee:

Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor; if the title report or attorney's opinion has not already been submitted.

S/D 91-11 - New Bedford Place 2nd Addition  
Page 5

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,

*Kandace A. Jones*

Kandace A. Jones  
Associate Planner

KJ:sm

cc: Mid-Kansas Engineering Consultants, 3500 North Rock Road,  
#800, Wichita, KS 67226  
Critchfield Real Estate Limited, 3500 N. Rock Rd., Bldg.  
300-A, Wichita, KS 67226  
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6  
April 4, 1991

STAFF REPORT  
(Final Plat, Preliminary Plat Approved 3/7/91)

CASE NUMBER: S/D 91-11 - NEW BEDFORD PLACE 2ND ADDITION

OWNER/APPLICANT: Critchfield Real Estate Limited Partnership,  
3500 N. Rock Rd., Bld. 300-A, Wichita,  
KS 67226

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, 3500 North  
Rock Road, #800, Wichita, KS 67226

LOCATION: North of 25th St. N. and east of Oliver

SITE SIZE: 11.9 Acres

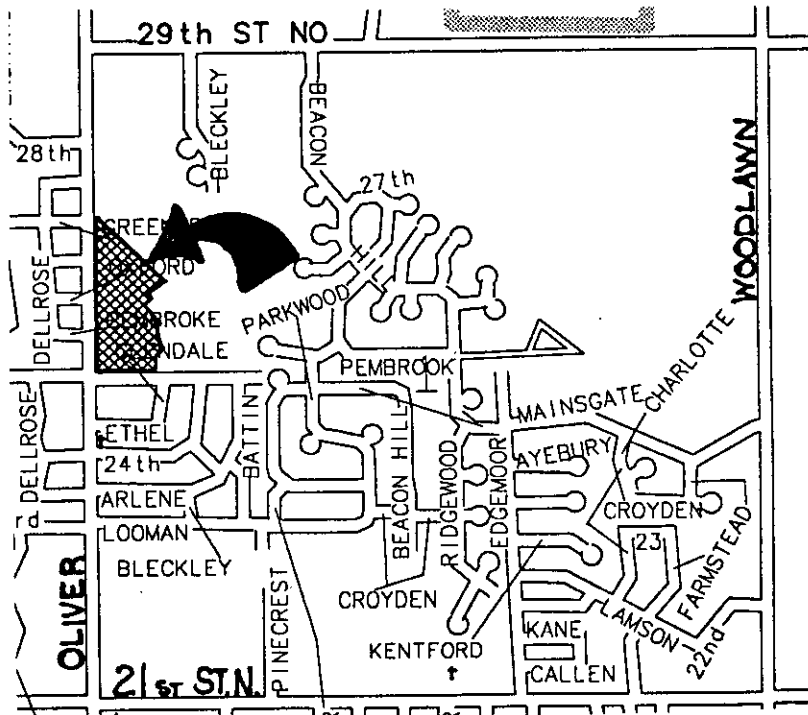
NUMBER OF LOTS

Residential:	44
Office:	
Commercial:	
Industrial:	
Total:	44

MINIMUM LOT AREA: 6,000 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling (CUP, DP-147)

VICINITY MAP:



NOTE: This plat involves only a portion of a preliminary plat reviewed by the Subdivision Committee March 7, 1991. That preliminary, however, was only a portion of another preliminary plat, named the Beacon Hill 2nd Addition, which was reviewed by the Subdivision Committee on August 9, 1990. Further, this site is within the Beacon Hill Community Unit Plan DP-147. In terms of this final portion, Block 1 corresponds to Parcel 11 and Block 2 to the west half of Parcel 10 of the C.U.P.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets. For the narrow, 32-foot public streets, these guarantees shall provide for a 29-foot paving standard.
- F. Originally, the preliminary plat indicated a portion of an overall sidewalk system in the area of this plat, extending from Oliver, eastward in a reserve south of lots adjacent to Oxford Lane. Since that reserve strip is no longer being platted, the applicant is proposing an alternate sidewalk system. The proposed system places sidewalk along the north side of Oxford Lane, going eastward to Bleckley Circle, then north up this Circle until just south of the turnaround it crosses eastward and heads into a drainage or open space reserve area. It is recommended that this alternative sidewalk plan be accepted and the sidewalk be guaranteed as part of the paving guarantee.
- G. As was indicated by the preliminary plat, the northern half of 25th Street North adjacent to the south line of the preliminary plat is not being dedicated. Existing platted lots south of this street are therefore not being provided a full public street for access. This situation was, however, addressed in the C.U.P. which indicates that various off-site improvements will be required to terminate or provide access for the properties and north-south streets (Battin, Bleckley Ct., Glendale, turnaround for 25th St.) being affected by platting of the properties to the north. The applicant shall therefore provide guarantees for these off-site improvements as depicted on the associated C.U.P. and in the area of this final plat from Oliver to just east of Glendale.

- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. As was indicated during review of the preliminary plat the applicant shall obtain an adjustment to the C.U.P. to allow for the number of single-family lots being proposed by this final and the preliminary plat. Specifically, conditions for parcels 10 and 12 of DP-147 need to be appropriately adjusted.
- J. Prior to the plat being scheduled for City Council review, the applicant shall submit a vacation request for the areas of 25th Street North indicated to be vacated due to this plat and shall obtain and submit to Planning, the dedication, by separate instrument, of the right-of-way required for the turnaround shown for 25th Street North, just east of Oliver.
- K. Since this plat proposes the platting of narrow street right-of-way with adjacent "15 and 20 foot street, drainage and utility easement," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within the easement shall be reviewed by the City Forestry Division prior to installation.
- L. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- M. 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. Further, this covenant shall provide that the homeowner's association will maintain the landscape or parking area along Oliver, adjacent to this plat.
- N. 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.
- O. As was indicated during review of the preliminary plat, in order to plat parking easements under City Council policy statement 13, in addition to being in a safe location and not in what would be the front yard of lots, such easements are to be in a Reserve,

which is itself platted for other open space uses. As part of a Reserve, ownership and maintenance of the easement area is to be placed in the responsibility of a homeowner's association. These parking easements were not intended to be simply placed on a plat as a portion of some lot or lots. Technically or legally the involved property owner retains ownership of these sites and likely can use it for purposes in conflict with parking.

At the least the areas shown as parking easements should be shown as reserves and listed as such in the plat's text. The ownership and maintenance of these areas should be included in the covenant for Reserves. Further, the face of the plat should indicate these Reserves in addition to the detailed drawings.

- P. 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 and 32-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.
- Q. The applicant shall provide proof, by letter from the Marland Pipeline or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement and the use of part of this pipeline easement as a general utility easement are acceptable and that the building setback line as shown is sufficient. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the City.
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- U. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- V. Recording of the plat within 30 days after approval by the City Council.
- W. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.