

SUB2021-00016 – One-Step Final Plat of CEDAR DALE ADDITION
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NOTE: This is unplatted property located in the City of Wichita.

The Subdivision Committee may recommend a modification of the design criteria in Article 7 of the Subdivision Regulations only if it finds that the strict application of the design criteria will create an unwarranted hardship, the proposed modification is in harmony with the intended purpose of the Subdivision Regulations and the public safety and welfare will be protected.

STAFF COMMENTS:

A. City of Wichita Public Works and Utilities Department advises that sanitary sewer is available for all lots. Water (distribution) needs extended to serve all lots. In-lieu-of assessment fees are due for water (transmission) and Sanitary Sewer (mains & laterals).

The drafted width of the 20-foot easements on the east and the west and between Lots 4 and 5 don't appear to be the same.

B. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.

C. City Environmental Health requires any wells installed for irrigation purposes to be properly permitted, installed, and inspected in a manner consistent with City and State requirements.

D. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and nstrahl@wichita.gov.

E. City Stormwater Management advises the applicant needs to submit a drainage plan for review.

F. The platlor's text shall delete reference to access controls.

G. The Applicant shall guarantee the paving of the proposed streets.

H. Reserve "A" needs to be denoted with a solid line. The final plat tracing shall state in the platlor's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities. The platlor's text shall state, "Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserves shall be binding on any owners, successors, heirs or assigns."

I. 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 restrictive 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.

J. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body 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 the governing body.

K. City Fire Department requests verification of proper hydrant location and protection.

L. GIS requests the street be denoted as "CEDAR DOWNS CIR".

M. The MAPC signature block needs to reference Michael C. Greene as Chair.