

STAFF COMMENTS:

NOTE: This plat is a portion of an approximately 60 acre site which has for years been an island of unincorporated, County land, surrounded by the City of Wichita. A preliminary plat "The Tree Farm" was submitted for the northern 20 acres of this area back in August, 1993. This plat covers the southern 1/3 of that 60 acres, leaving only the center 1/3 of this 60-Acre site with no indicated development plans. To plat the size of lots shown for this Addition, annexation to Wichita will be necessary.

- A. Prior to this plat being submitted to the City Council for review, the applicant shall have requested and obtained annexation of this site to Wichita. Such annexation will allow the platting of lots to the sizes indicated by this addition. This plat shall be subject to any requirements of annexation.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall also provide for any needed water line extensions in Maize Road adjacent to this site.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Unless this plat provides a street connection for the 20 acre site immediately to the north, that site will be limited to one means of access from Maize Road. No other street connection is being provided from the existing addition to the west nor from the planned addition (Tree Farm) to the north. As indicated by the Subdivision Regulations and as a matter of safety and

convenience, additions should be interconnected. This plat shall therefore provide for a street connection into the area immediately north.

To offset the possible loss of a lot along the north line of this plat, the connection at the south line of this plat, east of Lot 3, Block 1 could be considered for elimination if a vacation case could be obtained for the existing street stub for Skyview in the Westlink Village Fourteenth Addition. The connection of Westport to the stub street west of this site should be sufficient to provide both this plat and the area north with an acceptable means of access to the adjacent additions. Also, both sites would gain emergency access points from both Maize Road and from the area's internal, non-arterial street system.

- I. The applicant's agent needs to indicate the purpose of the 10-foot utility easement crossing the north line of Blocks 1 and 2. This easement's location is especially impacting the buildable areas of Lots 4 and 5, Block 2 and unless physically impossible, should be realigned to the north line of these lots.
- J. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- K. 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. This covenant shall also provide for the homeowners' association to maintain the parking strip or unpaved area of Maize Road along the plat's east line.
- L. 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.
- M. 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 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.
- N. On the final plat, that portion of Lark, ending in a cul-de-sac by Lots 8 through 12, Block 3 should be labeled a "Circle" rather than a Court.
 - O. On the final plat, the centerline of Maize Road shall be labeled (CL).
 - P. Based upon a comment in this site's platting binder, it appears that a question on this site's ownership exists. That is, there appears to be a question of overlapping legal descriptions effecting a part of the site. Before the final plat can be submitted to the City Council, the applicant will have to confirm this site's ownership and all parties having an interest in the site will need to sign the final plat tracing. As necessary, the applicant shall submit sufficient proof of this site's precise ownership and/or a legal opinion noting what parties need to be signatories to the plat.
 - Q. 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.
 - R. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
 - S. 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.
 - T. 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.
 - U. 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.
 - V. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
 - W. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

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those responsibilities. This covenant shall also provide for the homeowners' association to maintain the parking strip or unpaved area of Maize Road along the plat's east line.

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- L. On the final plat tracing, the east line of this plat and the 10-foot street dedication for Maize Road shall be properly depicted. The heavy solid line should be used to indicate the east line of the plat (lots, reserve) while a lighter, thin line should be used to indicate the area of the street dedication. Lot corners, arrows, associated dimensions shall be adjusted accordingly.
- M. On the final plat tracing, larger print shall be used for the area indicated as having "complete access control". The present print size is below both the size accepted for recording by the Register of Deeds and is too small for microfilming used by the City.
- N. The abbreviation C.A.C. shall be shown and explained in the legend located under the north arrow.
- O. On the final plat tracing, the MAPC signature shall indicate James D. Miner as chairman.

- P. 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.
- Q. 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- T. Recording of the plat within 30 days after approval by the City Council.
- U. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.