

NOTE: As recently as February, 1993 a property to the South of this site (Steve Kelley 2nd Addition) raised the issue of right-of-way and paving of Kessler Street. While right-of-way for Kessler in the area of this plat (Newell to St. Louis) appears to largely be substandard (30 feet), paving of this street segment along with Newell may have occurred sometime since February, 1993.

STAFF COMMENTS:

- A. While water appears to be available in Kessler and sanitary sewer available along the rear of this lot, **City Engineering** needs to indicate if any additional guarantees are still required. Particularly, **Engineering** needs to indicate if any guarantees are required to extend water along Newell adjacent to this site.
- B. Kessler at this time appears to basically be a street with only half street right-of-way (30 feet) available. When an addition to the south was platted in 1993 (Steve Kelley 2nd), that plat was required to attempt the acquisition of both full right-of-way between Newell and St. Louis and a valid paving petition for that street segment. However, neither the right-of-way nor paving petition were obtained. In the interim, though, it appears that at least a half street has been paved in Kessler's right-of-way and possibly a full street along Newell. **City Engineering** needs to indicate the status of street paving in this area and whether this site still needs to provide any guarantees, agreements, etc. in this regard.
- 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. Prior to this plat being released for recording, the applicant shall provide proof that the parties signing the plat have acquired title to the property. At this time, the plat/title binder indicates another party.
- F. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- G. Based upon the proximity of an existing house to this plat's southern line, a 10-foot building setback shall be platted along this Addition's south lot line. Such building setback need not extend the full depth of the lot, but only in the area of the house on the adjacent lot. This setback is needed to assure appropriate separation of structures between the two sites.
- H. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- I. 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.

- J. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representatives 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.