

SEDERWICK QUALITY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
465 NORTH MAIN STREET
WICHITA, KANSAS 67202-1669
(316) 268-4561

March 25, 1988

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Preliminary Plat S/D 88-12 - BALL ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 24, 1988, 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 installation of a fire hydrant to serve this subdivision.
- 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. Since this property will utilize a City of Wichita water supply line in Greenwich Road, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- F. Given the fact that the land south of this subdivision is the site of significant drainage, provision now needs to be made for the proper termination of adjacent Dowell Street. The final plat shall indicate the dedication of cul-de-sac right-of-way for the termination of Dowell Street.
- G. The final plat shall indicate the centerlines of all perimeter streets along with a notation of half street right-of-way.

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- H. The final plat shall indicate a 40-foot building setback from both Bayley and Dowell. A setback of this width is required in order to match existing setbacks in the area.
- I. The final plat shall state in the plat's text the purposes of the proposed reserve as well as who is to own and maintain the reserve.
- J. Provisions shall be made for ownership and maintenance of the proposed reserve. 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 reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.
- K. Since lots with an area of less than 20,000 square feet are proposed by this plat, approval of this preliminary plat is subject to approval of a zone change to the "AA" single-family district. This property is currently zoned "R-1" (suburban residential). This zoning district requires a lot to have a minimum area of at least 20,000 square feet. In order to avoid the zone change requirement, the final plat may depict lots which meet the minimum area requirement of the R-1 zoning district.
- L. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- M. As required by the drainage plan for this property, the applicant shall submit, for recording, a restrictive covenant that prevents the development of Lots 4 and 5 until the spillway located at the southerly end of the existing lake is improved.
- N. The final plat shall indicate "complete access control" to Dowell Street, south of the south line of Wilshire Street.
- O. The final plat shall indicate the utility easements requested by K.G.&E. that are marked on the "marked" copy of this preliminary plat.
- 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. 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.
- R. 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.

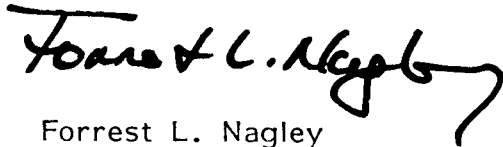
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S. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Dwight J. Williams, P.O. Box 6873, Lincoln, NE 68506
Mike Ball, Contract Purchaser, P.O. Box 3027, Wichita, KS 67201
Wendell Parks, 1050 S. Dowell, Wichita, KS 67207
✓ Mike Lindebak, City Engineer
Jim Weber, County Bureau of Public Services