

APRIL 7, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 3/24/88)

CASE NUMBER: S/D 88-12 - BALL ADDITION

OWNER/APPLICANT: Dwight J. Williams, P.O. Box 6873, Lincoln, NE 68506

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: East of Greenwich Road, in an area north of Harry.

SITE SIZE: 5.0 Acres

NUMBER OF LOTS:

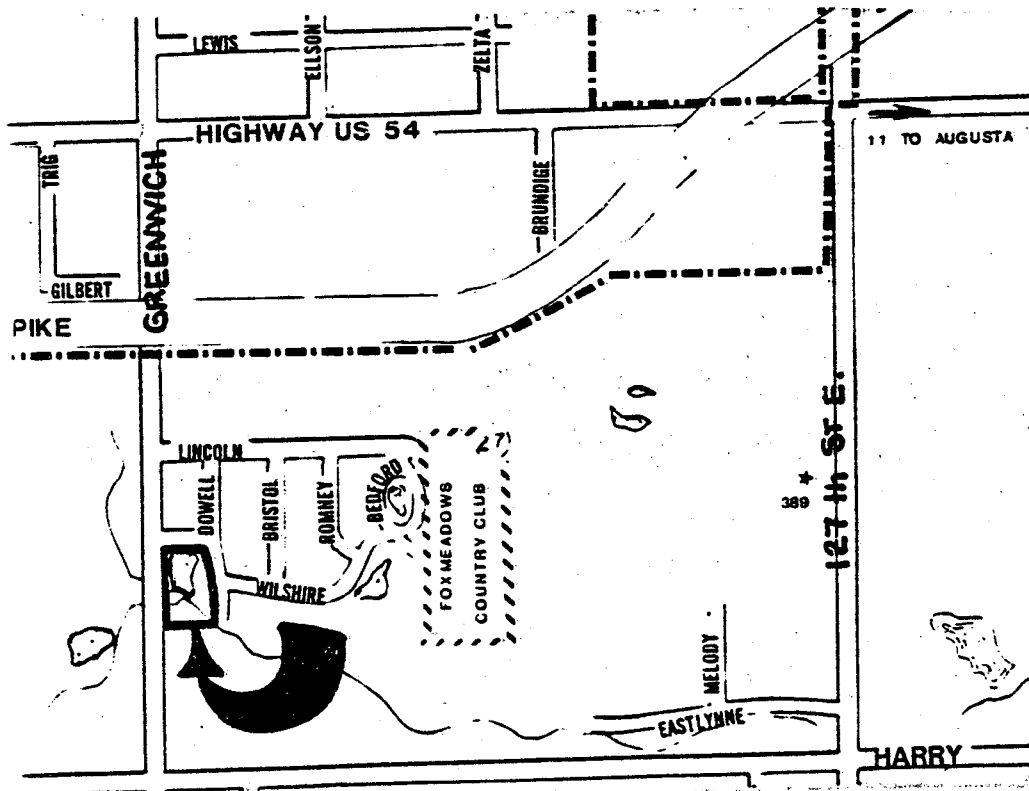
Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	5

MINIMUM LOT AREA: 20,231 Sq. Ft.

CURRENT ZONING: "R-1"

PROPOSED ZONING: "R-1"

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. 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.
- E. 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.
- F. In order to provide Lot 5 with additional buildable area, the final plat tracing may include a note which states that a rear yard setback, from Reserve A, is not required on Lot 5.
- G. 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.
- H. On the final plat tracing, the amount of right-of-way being dedicated for the Dowell Street cul-de-sac shall be increased to a street/property line diameter of 100 feet. The right-of-way shall be offset.
- I. 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.
- 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- 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. At the time of preliminary plat review, a requirement was made for the submitting of a sanitary sewer layout plan. The City Engineer's representative should be prepared to comment on the status of the applicant's sewer layout plan.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- N. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan.