



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the opening up of adjacent Dowell Street, including construction of a cul-de-sac to properly terminate this sand street.
- 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.
- H. When this property was originally subdivided as Windsor Park Addition, a 40-foot building setback from Bayley Street was platted along with a 30-foot setback from Greenwich Road. A setback from Dowell Street, to the east, was not established as the eastern portion of this site was platted as dedicated right-of-way. A 40-foot building setback from Dowell Street exists on the lots east of Dowell.

The applicant, by way of this replat, is proposing the reduction of the setback from Bayley Street to 25 feet and the establishment of a 25-foot front yard setback from Dowell Street on proposed Lot 5. The original 30-foot platted setback from Greenwich Road is being maintained. Since a previous platted building setback is being vacated by this replat, proper reference to K.S.A. 12-512(b) needs to be referenced in the plattor's text.

- I. The final plat shall state in the plattor'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.

BALL ADDITION

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- 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.
- 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. 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.
- N. 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.
- O. 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.
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Q. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.