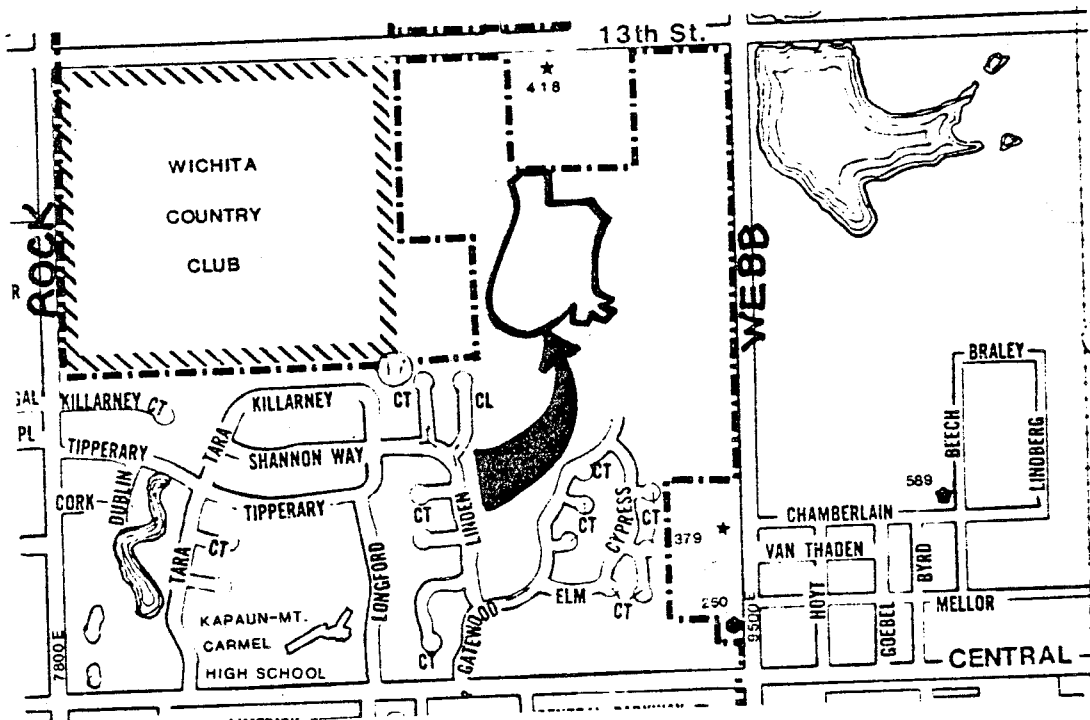


DECEMBER 3, 1987

STAFF REPORT  
(Final Plat; Preliminary Approved 10/8/87)

CASE NUMBER: S/D 87-113 - COUNTRY WALK  
OWNER/APPLICANT: Lakepoint Company  
SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.  
LOCATION: East side of Gatewood, in an area south of 13th Street North.  
SITE SIZE: 26.3± Acres  
NUMBER OF LOTS:  
Residential: 68  
Office:  
Commercial:  
Industrial:  
Total: 68  
MINIMUM LOT AREA: 10,200 Sq. Ft.  
CURRENT ZONING: "AA"  
PROPOSED ZONING: "AA" (DP-166)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat represents the second final plat of an overall preliminary plat approved on October 8, 1987 (Bradford Place, formerly Country Walk). This property is subject to the provisions of the Lakepoint Community Unit Plan (DP-166). The lots are being platted for development of traditional single-family homes.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. When the applicant began platting the "overall Lakepoint Subdivision", a sidewalk plan for the overall development was approved. Basically, this plat depicted a continuous sidewalk on the westerly side of Gatewood (collector street) from Central to 13th Street North. This sidewalk has been guaranteed by including it in past paving petitions for Gatewood Street.  

The only remaining segment of sidewalk needed to complete the sidewalk plan for Lakepoint is between Gatewood and Webb Road. With this requirement in mind, the paving petition for Country Walk Street shall provide for a sidewalk on the north side of this Street.
- G. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. 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.

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- J. 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.
- K. 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.
- L. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- R. Recording of the plat within 30 days after approval by the City Council.
- S. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.
- T. At the time the preliminary plat was approved, a requirement was established for the applicant to submit a pavement geometric plan for Gatewood Street around Reserve D. The representative from City Engineering should be prepared to comment on the acceptability of the pavement geometric plan.