

S/D No. 83-68 Name Orchard Park Lake Estates
Date Application Rec'd. 8-5-83 Preliminary Approval _____
Scheduled S/D Meeting 8-18-83

DESCRIPTION

General Location East of Riverside Drainage Canal approximately 1/3 mile north of 55th St. South

Owner Robbins Realty, et. al.
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- 1. Gross Acreage of Plat 24.14
- 2. Number of Lots :
 - Residential 92
 - Commercial _____
 - Industrial _____
 - Other _____
- 3. Total Number of Lots 92
- 4. Minimum Lot Frontage 37.69 ft.
- 5. Minimum Lot Area 5,441 sq. ft.
- 6. Existing Zoning "G" Mobile Home
- 7. Proposed Zoning "AA" Single Family (Z-2532) (DP-131)
- 7. Lineal Feet of New Street
 - a. _____ R/W _____ ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL _____ ft.
- 8. Sidewalk adjacent to all streets yes no
- 9. Is public water available X Yes _____ No, Name City of Wichita
- 10. Is sanitary sewer available X Yes _____ No, Name City of Wichita
- 11. Has Health Dept. approval been obtained (where applicable) Yes No
- 12. City of Wichita X 3-Mile Area _____ Outside of 3-Mile Area _____

STAFF COMMENTS:

- Note: The applicant has filed a zone change from "G" mobile home zoning to "AA" single family zoning and a Community Unit Plan for this property. These requests will be reviewed by the Planning Commission on August 25th.
- A. The primary purpose of this replat is to vacate the sideyard setbacks platted as part of Riverside Fourth Addition. The lot sizes, street widths and easement locations are identical to those platted by Riverside Fourth.
 - B. The representative of the City Engineer's office should be prepared to comment on the drainage for this area and on the need to establish minimum building pads by this replat.
 - C. The applicant is proposing that a Homeowners Association be formed to own and maintain the Reserves and drainage facilities thereon. The Declaration of Protective Covenants specifying the ownership of the reserves and the maintenance responsibilities of the owners shall be recorded with the plat.
 - D. Approval of this final plat is subject to approval of the applicant's Community Unit Plan.
 - E. On the final plat tracing, reference shall be made in the plattor's text that setbacks are per the associated Community Unit Plan (DP-131).
 - F. Closure computations shall be submitted with the final plat tracing.
 - G. The easement along the west line of the plat shall be labeled as a 20-foot utility easement.
 - H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only.