

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 74-28 Name FARMINGTON SQUARE  
Date Application Rec'd. 3-11-74 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 3-21-74

DESCRIPTION

General Location East side of Ridge Road and south of Central

Owner Max Cole and Associates  
Surveyor/Engineer Professional Engineering Consultants  
Address 1440 East English Phone 262-2691

- |   |                                  |
|---|----------------------------------|
| 1. Gross Acreage of Plat <u>81.7</u>  | 7. Lineal Feet of New Streets:   |
| 2. Number of Lots:  | a. <u>70</u> R/W <u>4251</u> ft. |
| Residential <u>8</u>  | b. <u>60</u> R/W <u>128</u> ft.  |
| Commercial _____  | c. _____ R/W _____ ft.           |
| Industrial _____  | d. _____ R/W _____ ft.           |
| Other _____   | e. _____ R/W _____ ft.           |
| Total Number of Lots <u>8</u>   | TOTAL <u>4379</u> ft.            |
| 3. Minimum Lot Frontage <u>486</u> ft.                                      | 8. Sidewalk adjacent to all      |
| 4. Minimum Lot Area <u>176,100</u> sq. ft.                                  | streets? <u>X</u> yes _____ no   |
| 5. Existing Zoning <u>AA</u>  |                                  |
| 6. Proposed Zoning <u>A</u>   |                                  |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u>     |                                  |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> |                                  |
| 11. Health Department Approval (where applicable) _____ (Yes-No)            |                                  |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____                        |                                  |

STAFF COMMENTS:

- A. The associated zone case Z-1590 from "AA" to "A" and Community Unit Plan DP-59 have been approved by the Board of City Commissioners subject to replatting.
- B. The applicant shall contact Bill McKinley of the Traffic Engineering Department relative to the appropriate road alignment and turning radius at the intersection of Freeman Lane and Wayside Lane. The applicant shall dedicate additional right-of-way by separate instrument for said intersection if necessary.
- C. The applicant shall contact Tim Cain of the Department of Public Works relative to indicating street names on the plat.
- D. The applicant shall install or guarantee the installation of sidewalks adjacent to all streets shown on the preliminary plat except Central Avenue and Ridge Road.
- E. The applicant shall guarantee the paving of Wayside Lane, Freeman Lane, Winterset Lane, Second Street, Summitlawn Lane, and those streets yet unnamed on this preliminary plat.
- F. The applicant shall be advised that no parking will be permitted within the building setbacks.
- G. The applicant shall submit a Homes Association Agreement and/or a covenant with each final plat which shall contain provisions for the improvement and continued maintenance of all private drives, parking, private open space, and recreational areas.
- H. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be utilized to minimize noise pollution within all habitable structures to be built on subject property.

(OVER)

- I. Any relocation or reconstruction of existing utilities shall be at the sole expense of the applicant without cost to the City, County or any utility company.
- J. The final plat shall reflect that Reserves A and B are being reserved for open space, recreational uses, and floodway.
- K. The applicant shall submit for review and approval a covenant which provides for the development and continued maintenance of the areas being platted as Reserves A and B.
- L. The purpose for which Reserves C and D are intended shall be indicated on the final plat.
- M. Five feet of additional right-of-way for the east half of Winterset Lane north of Wayside Lane, shall be indicated on the plat.
- N. Five feet of additional right-of-way for the north half of Second Street shall be indicated on the plat.
- O. 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.
- P. Requirements for a final plat (see pages 20 through 25, Part 4, Article 5 of the MAPC Regulations).