

FINAL 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 6-20-74
Scheduled S/D Meeting 8-1-74

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

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|---|----------------------------------|
| 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 applicant shall submit a Homes Association Agreement and/or a covenant with the final plat of subject property which shall contain provisions for the improvement and continued maintenance of all private drives, parking, private open space, and recreational areas.
- B. 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.
- C. The applicant shall contact the Gas Service Company relative to making satisfactory arrangements for the relocation of an existing 4-inch gas line on Lot 1, Block 1. A letter from said company stating such arrangements have been made, shall be submitted to the Planning Department.
- D. The applicant shall contact Kansas Gas & Electric Company and Southwest Bell Telephone Company relative to the respective facility requirements to serve subject property.
- E. The applicant shall contact Bill Otten of the Water Department relative to location of and appropriate guarantees for water mains and fire hydrants to serve subject property.
- F. 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.
- G. It shall be noted that the preliminary plat was approved subject to deleting Reserves C and D, however they are shown again on this final plat.
- H. The applicant shall submit for review and approval a covenant which provides for the development and continued maintenance of the areas being platted as Reserve A and B and for C and D if they are approved.

- I. 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. The Local Housing Authority should be contacted regarding this matter.
- J. The applicant shall contact Tim Cain of the Department of Public Works relative to indicating appropriate street names on the plat.
- K. The applicant shall install or guarantee the installation of sidewalks adjacent to all streets shown on the preliminary plat except Central Avenue, Ridge Road, Freeman Lane and Wayside Lane.
- L. The applicant shall be advised that sidewalk construction will be required prior to final building inspection for lots where the sidewalk has been previously required as a condition of platting.
- M. The applicant shall petition for the paving of Wayside Lane, Freeman Lane, Winterset Lane and guarantee the paving of Second Street, Summitlawn Lane, and those streets yet unnamed on this preliminary plat.
- N. The applicant shall make satisfactory arrangements and guarantee for the drainage improvements involved with subject property. The Engineering Division of the Department of Public Works and the Maintenance-Flood Control Office shall be contacted regarding this matter.
- O. Recording of the plat within 30 days after approval by the Board of City Commissioners.