

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-23 Name Waterford North Second Addition
Date Application Rec'd. 3-30-83 Preliminary Approval _____
Scheduled S/D Meeting 4-14-83

DESCRIPTION

General Location Northwest corner of 26th Street North and Rock Road

Owner Wichita Development Company
Surveyor/Engineer Mid-Kansas Engineering Consultants, P.A.
Address 240 N. Rock Rd., Suite 130, Wichita Zip Code 67206 Phone 682-6561

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>1.5</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential <u>5</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>5</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>85 ft</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>10,350 sq. ft.</u> | |
| 5. Existing Zoning <u>"AA"</u> | |
| 6. Proposed Zoning <u>"AA"</u> | |
| 9. Is public water available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>No</u> | |
| 12. City of Wichita <u>x</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve proposed Lot 5.
- B. When Waterford North Addition was platted, legal documents were filed which made that plat a part of the existing homeowners' association for the Sycamore Village plats. Appropriate legal documents shall be filed which provide for Waterford North Second Addition to be included in the established homeowners' association.
- C. Since the reserve is not part of this replat, it is recommended that the dimension from the east line of Lot 5 to the centerline of Rock Road be shown but the reserve and access control not be shown on the final plat tracing.
- D. The applicant shall submit an avigational easement and restrictive covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat is submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.