

S/D No.: 84-35

Name: Comotara Villages Second Addition

Preliminary Approved:

Scheduled S/D Meeting: 4-12-84

DESCRIPTION

General Location: West side of Walden in an area south of Mainsgate

Owner: Alfred A. Caro

Surveyor/Engineer: Baughman Company, P. A.

1. Gross Acreage of Plat: 2.64 acres
 2. Number of Lots:
 - Residential:
 - Office: 1
 - Commercial:
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 115,064.0 sq. ft.
 4. Existing Zoning: AA
 5. Proposed Zoning: BB (Z-2524)
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STAFF COMMENTS:

- A. This plat corresponds with Parcel 1-D of Community Unit Plan DP-46. Building setbacks are specified on the C.U.P. and should not be platted.
- B. The final plat shall show appropriate easements for the utilities which cross this property.
- C. The City Engineer's representative shall be prepared to comment on the drainage concept for this property and state if any drainage improvements need to be guaranteed.
- D. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- E. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No.: 84-35 Name: COMOTARA VILLAGES SECOND ADDITION

Preliminary Approved: 4/12/84
Scheduled S/D Meeting: 12/20/84

DESCRIPTION

General Location: West side of Walden in an area south of Mainsgate.
Owner: Alfred A. Caro, 2400 North Woodlawn, Wichita, KS 67226
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 2.64 Acres
 2. Number of Lots:
 - Residential:
 - Office: 1
 - Commercial:
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 115,064.0 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "BB"
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STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2524), requesting "AA" to "BB" for this lot, has been approved subject to replatting and CUP (DP-46) conditions.

- A. On the final plat tracing, the platlor's text shall reference that the building setbacks are per CUP DP-46 and that the CUP is on file at the Wichita-Sedgwick County Metropolitan Area Planning Department.
- B. The members of the Utility Advisory Committee shall be prepared to comment on the 20-foot utility easement shown on the east side of the lot.
- C. The final plat tracing shall reference the minimum building pad in Mean Sea Level as well as in City Datum.
- D. The representative from the City Engineer's office shall be prepared to comment on the acceptability of the 35-foot drainage easement and the 20-foot storm sewer drainage easement shown on the final plat.
- E. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad elevation of 190.0 City Datum sufficient, and are there any improvements to be guaranteed with this plat, such as, reclaiming a portion of the adjacent lake?
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.