

S/D NO. 72-2 & 72-12 Name FARMINGTON SQUARE ADDITIONS  
Date Application Rec'd. 5-9-72 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 5-18-72

DESCRIPTION

General Location On the south side of Central in an area east of  
Ridge Road east of Winterset Lane  
Owner National Homes Corporation  
Surveyor/Engineer Baughman Company  
Address 330 Laura Phone 683-7431

1. Gross Acreage of Plat <u>77.0</u>	7. Lineal Feet of New Streets:
2. Number of Lots:	a. <u>64</u> R/W <u>5410</u> ft.
Residential <u>183</u>	b. <u>70</u> R/W <u>2350</u> ft.
Commercial <u>1</u>	c. <u>50</u> R/W <u>1910</u> ft.
Industrial _____	d. <u>35</u> R/W <u>730</u> ft.
Other <u>6</u>	e. _____ R/W _____ ft.
Total Number of Lots <u>190</u>	TOTAL <u>10,400</u> ft.
3. Minimum Lot Frontage <u>60</u> ft.	8. Sidewalk adjacent to all
4. Minimum Lot Area <u>7,500</u> sq. ft.	streets? <u>yes</u> <u>x</u> no
5. Existing Zoning <u>AA</u>	
6. Proposed Zoning <u>AA - R-6 - LC</u>	

9. Public Water Supply Yes (Yes-No), Name \_\_\_\_\_ City \_\_\_\_\_  
10. Public Sanitary Sewers Yes (Yes-No), Name \_\_\_\_\_ City \_\_\_\_\_  
11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)  
12. City of Wichita X : Three-Mile Area \_\_\_\_\_

STAFF COMMENTS:

- A. The associated zone cases Z-1200, "AA" to "B", approved for "R-6" involving Block 2, and Z-1250, "AA" to "LC" involving Block 1, have been approved by the Board of City Commissioners subject to platting.
  - B. It should be noted that this preliminary plat is a combination of two previously approved sketch plats, Farmington Square Addition and Farmington Square Second Addition.
  - C. A lot number shall be indicated on that shown as Block 1 on the plat.
  - D. The applicant shall submit an amended legal description for associated zone case Z-1250, which coincides with the lesser area being platted as Block 1.
  - E. Central Avenue is proposed for reimprovement to four lanes with associated drainage improvements. Therefore, the applicant shall be aware that additional right-of-way may be required for Central Avenue from Block 1 and should be prepared to discuss access controls to said street from Block 1 at the Subdivision Committee meeting.
  - F. The applicant shall install or guarantee the paving of all interior streets.
  - G. The applicant shall install or guarantee the installation of sidewalks adjacent to all streets; the total estimated construction cost to be determined upon submission of a final plat.
  - H. This plat includes a replat of a portion of Country Acres Sixth Addition. If the entire residential portion of the preliminary plat is not finalized at one time, a vacation case for the balance of that portion of Country Acres Sixth shall be filed along with the submission of the first final plat.
  - I. Street names for Winterset west of Willow-Esque, and for the three cul-de-sac streets, shall be discussed with Bob Vinson of the Department
- T9-303 (over)

of Public Works.

- J. 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).