

S/D No. 82-50 Name C. F. Farmer Addition (to Sedgwick County, Kansas)
Date Application Rec'd. 8-23-82 Preliminary Approval
Scheduled S/D Meeting 9-2-82

DESCRIPTION

General Location South side of 13th St.; 1/2 mile east of 343rd St. West

Owner Charles F. and A. Ruth Farmer
Surveyor/Engineer D. L. Winfrey, P.E.
Address 21 Lakeview Dr., Goddard, Ks. Zip Code 67052 Phone 794-2356

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|--|--|------------------------------|--|
| 1. Gross Acreage of Plat | 2 acres | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. R/W | ft. |
| Residential | 1 | b. R/W | ft. |
| Commercial | | c. R/W | ft. |
| Industrial | | d. R/W | ft. |
| Other | | e. R/W | ft. |
| Total Number of Lots | 1 | TOTAL | ft. |
| 3. Minimum Lot Frontage | 155 feet | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | 1.82 acres | streets | yes <input checked="" type="checkbox"/> no |
| 5. Existing Zoning | R (Grand River Township zoning) | | |
| 6. Proposed Zoning | R | | |
| 9. Is public water available | Yes <input checked="" type="checkbox"/> No, Name | | |
| 10. Is sanitary sewer available | Yes <input checked="" type="checkbox"/> No, Name | | |
| 11. Has Health Dept. approval been obtained (where applicable) | Yes <input checked="" type="checkbox"/> No | | |
| 12. City of Wichita | 3-Mile Area <input checked="" type="checkbox"/> Outside of 3-Mile Area <input checked="" type="checkbox"/> | | |

STAFF COMMENTS:

- A. This property is located in Grand River Township and is subject to the regulations of the Grand River Township Zoning Resolution. It is in the "R" Rural Residential District with the following minimum requirements: 100 feet of lot width; 20,000 square feet of lot area; a 40-foot front yard; a 10-foot side yard; and a 25-foot rear yard. The platted front yard setback shall be increased to 40 feet.
- B. The legal description in the engineer's certificate gives the total depth of this property as 592 feet. Since the legal does not exclude the north 30 feet as being previously dedicated for road, it probably exists only as a road right-of-way agreement. If this is the case, the north 50 feet of this property should be dedicated by the plat for road purposes. The irons for the northeast and northwest lot corner will need to be reset accordingly.
- C. The north-south dimension of the lot (exclusive of street right-of-way) shall be shown on the inside of the east and west property lines. The overall north-south dimension (inclusive of street right-of-way) shall be shown on the outside of the east and west property lines. This overall dimension should be 592 feet, not 562 feet.
- D. The applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities (and water wells). A memorandum shall be obtained specifying approval.
- E. Approval of this plat will require a waiver of the lot width ratio recommended in the Subdivision Regulations.
- F. A lot number shall be added to the plat.
- G. As noted on the sketch plat, the east ten feet of this quarter section has been retained by the property owner to the south as access to his property which measures approximately 165 feet by 2000 feet. This 10-foot strip is inadequate in width to provide the required access to that site.
- H. Recording of the plat within 30 days after approval by the Board of County Commissioners.

NOTE: This plat has been 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.