

S/D No.: 86-105 Name: TRIPLE "B" GROVE ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 12/4/86

DESCRIPTION

General Location: On the east side of Seneca, in an area south of 55th Street South.

Owner: Scotty W. Branum, 4528 S. Charles, Wichita, KS 67217

Surveyor/Engineer: Terra Tech Land Surveying, Inc., 245 W. Dewey, Wichita, KS 67202

1. Gross Acreage of Plat: 6.02
2. Number of Lots:
 - Residential: 1
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 6.02 Acres
4. Existing Zoning: "R-1"
5. Proposed Zoning: "R-1"

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, 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.
- B. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2-1/2 times the width thereof". Given the numerous awkwardly shaped ownerships in this general area, staff recommends the waiver. However, it is pointed out that further subdivision of the subject property will be extremely difficult if sufficient land is not combined with this proposed lot to provide adequate room for a public street to access the site to 55th Street South.
- C. 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.
- D. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- F. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

NOTE: This plat has been submitted in final form only.