

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 76-17 Name ABE MEYER ADDITION
Date Application Rec'd. 3-9-76 Preliminary Approval _____
Scheduled S/D Meeting 5-20-76

DESCRIPTION

General Location South side of 46th Street North in an area west of
Arkansas Avenue.
Owner Abe Meyers
Surveyor/Engineer Baughman Company
Address 330 Laura Phone 262-7271

1. Gross Acreage of Plat <u>7.5</u>	7. Lineal Feet of New Streets:
2. Number of Lots:	a. <u>50</u> R/W <u>140</u> ft.
Residential _____	b. _____ R/W _____ ft.
Commercial _____	c. _____ R/W _____ ft.
Industrial _____	d. _____ R/W _____ ft.
Other _____	e. _____ R/W _____ ft.
Total Number of Lots <u>7</u>	TOTAL <u>140</u> ft.
3. Minimum Lot Frontage <u>152.3</u> ft.	8. Sidewalk adjacent to all
4. Minimum Lot Area <u>43573.0</u> sq. ft.	streets? <u>yes</u> <u>no</u>
5. Existing Zoning <u>R-1</u>	
6. Proposed Zoning <u>R-1</u>	
9. Public Water Supply _____ (Yes-No), Name _____	
10. Public Sanitary Sewers <u>No</u> (Yes-No), Name _____	
11. Health Department Approval (where applicable) _____ (Yes-No)	
12. City of Wichita <u>X</u> : Three-Mile Area _____	

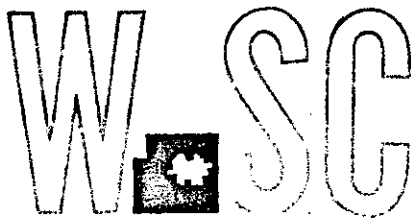
STAFF COMMENTS:

- A. The applicant's surveyor shall furnish to the Planning Department evidence that 46th Street North from Arkansas Avenue to Interurban Drive has been dedicated as a public street.
- B. Subject property is located in the designated urban area of the City of Wichita and therefore the applicant shall guarantee the extension of sanitary sewer and City water to serve all the lots being platted.
- C. If it is determined at the Subdivision Committee meeting that it is not feasible at this time to serve the property with sanitary sewer and City water, the applicant shall obtain approval from the Environmental Health Division of the City-County Health Department of the use of temporary septic tanks and private water supply systems on subject property. A copy of a letter from said agency granting such approval shall be submitted to the Planning Department.
- D. If the temporary septic tank systems are to be utilized, the applicant shall have prepared and shall submit to the Planning Department for review, covenants which shall tie lots together in such a fashion so as to create 40,000 sq. ft. minimum lot areas for development of building sites until such time as sanitary sewer and City water are available to serve subject property.
- E. The south end of Interurban should be redesigned to begin curving to the east so that an unusable land parcel is not created between said street and the river bank.
- F. The applicant shall guarantee the paving of Interurban Drive, Jeanette Avenue, Mascot Avenue and 46th Street North.
- G. The street paving shall be in accordance with the standards and specifications of the City Engineer of the City of Wichita.

(OVER)

- H. Copies of the paving plans, when approved by the City Engineer shall be submitted to the County Engineer for his records.
- I. The applicant shall guarantee the construction of sidewalks adjacent to the south side of 46th Street North and both sides of Interurban Drive, Jeanette Avenue and Mascot Avenue.
- J. Temporary cul-de-sacs or turn-arounds shall be granted at the south end of Interurban Drive, Jeanette Avenue and Mascot Avenue.
- K. Both telephone and electric service shall be installed underground.
- L. 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.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

May 25, 1976

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 76-17 - Preliminary plat
of ABE MEYER ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 20, 1976, the above captioned plat was considered. The action of the Committee was to recommend that this plat be deferred for two weeks in order to determine if 46th Street North between Interurban Drive and Arkansas Avenue has ever been dedicated as a public street. The applicant's surveyor shall contact the Planning Department regarding this matter.

If you have any questions, or want to discuss this matter, please call.

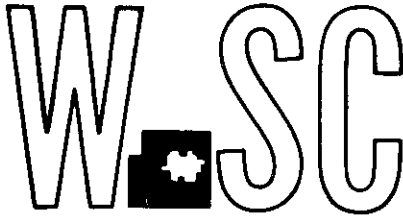
Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

cc: Abe Meyers, 1808 Heiserman, 67203
Tim Hamilton, County Building, Planning & Inspection
✓ Dean Sellers, Assistant City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

June 7, 1976

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 76-17 - Preliminary plat
of ABE MEYER ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 3, 1976, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee the extension of sanitary sewer and City water when available to serve all the lots being platted.
- B. The applicant shall obtain approval from the Environmental Health Division of the City-County Health Department of the use of temporary septic tanks and private water supply systems on subject property. A copy of a letter from said agency granting such approval shall be submitted to the Planning Department.
- C. Since the temporary septic tank systems are to be utilized, the applicant shall have prepared and shall submit to the Planning Department for review, covenants which shall tie lots together in such a fashion so as to create 40,000 sq. ft. minimum lot areas for development of building sites until such time as sanitary sewer and City water are available to serve subject property.
- D. The south end of Interurban should be redesigned to begin curving to the east so that an unusable land parcel is not created between said street and the river bank.
- E. The applicant shall guarantee the paving of Interurban Drive, Jeanette Avenue, Mascot Avenue and shall petition for the paving of 46th Street North.

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June 7, 1976
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- F. The street paving shall be in accordance with the standards and specifications of the City Engineer of the City of Wichita.
- G. Copies of the paving plans, when approved by the City Engineer shall be submitted to the County Engineer for his records.
- H. The applicant shall guarantee the construction of sidewalks adjacent to the south side of 46th Street North and both sides of Interurban Drive, Jeanette Avenue and Mascot Avenue.
- I. Temporary cul-de-sacs or turnarounds shall be granted at the south end of Interurban Drive, Jeanette Avenue and Mascot Avenue.
- J. Both telephone and electric service shall be installed underground.
- K. Easements as requested by KG&E and indicated on the copy of the plat given to the surveyor, shall be indicated on the final plat.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Encl.

cc: Abe Meyers, 1808 Heiserman, 67203
Tim Hamilton, County Building, Planning & Inspection
✓ Dean Sellers, Assistant City Engineer