

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 82-39 Name Meek First Addition
 Date Application Rec'd. July 9, 1982 Preliminary Approval July 22, 1982
 Scheduled S/D Meeting August 5, 1982

DESCRIPTION

General Location 3/8 of a mile south of MacArthur Road on the east side
of West Street

Owner Jack H. Kester

Surveyor/Engineer Moehring and Associates

Address 433 S. Hydraulic, Wichita Zip Code 67211 Phone 263-8291

- | | | | |
|--|---|----------------------------------|------------------------|
| 1. Gross Acreage of Plat | <u>2.96 ac +</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. <u>50'</u> R/W <u>195</u> ft. | |
| Residential | <u>1</u> | b. _____ R/W _____ ft. | |
| Commercial | _____ | c. _____ R/W _____ ft. | |
| Industrial | _____ | d. _____ R/W _____ ft. | |
| Other | _____ | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>1</u> | TOTAL | <u>195</u> ft. |
| 3. Minimum Lot Frontage | <u>195 ft</u> | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>118,950 sq. ft.</u> | streets | <u>yes</u> <u>X</u> no |
| 5. Existing Zoning | <u>R-1</u> | | |
| 6. Proposed Zoning | <u>R-1</u> | | |
| 9. Is public water available | _____ Yes <u>X</u> No, Name _____ | | |
| 10. Is sanitary sewer available | _____ Yes <u>X</u> No, Name _____ | | |
| 11. Has Health Dept. approval been obtained (where applicable) | _____ Yes _____ No | | |
| 12. City of Wichita | _____ 3-Mile Area <u>X</u> _____ Outside of 3-Mile Area _____ | | |

STAFF COMMENTS:

- A. The applicant's agent has advised that this property is being platted for single-family residential purposes. The property is currently zoned "R-1". Since neither municipal-type sewer or water is currently available to serve the site, 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 facility and water well. A memorandum shall be obtained specifying approval.
- B. The final plat shall indicate "access control except for one opening" to West Street across the west line of this plat.
- C. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D No. 82-39 Name Meek First Addition
Date Application Rec'd. July 9, 1982 Preliminary Approval _____
Scheduled S/D Meeting July 22, 1982

DESCRIPTION

General Location 3/8 of a mile south of MacArthur Road on the east side of West Street

Owner Jack H. Kester
Surveyor/Engineer Moehring and Associates
Address 433 S. Hydraulic, Wichita, Ks Zip Code 67211 Phone 263-8291

- 1. Gross Acreage of Plat 2.96 Ac. +
- 2. Number of Lots :
 - Residential 1
 - Commercial _____
 - Industrial _____
 - Other _____
- 3. Total Number of Lots 1
- 4. Minimum Lot Frontage 195 ft.
- 5. Minimum Lot Area 118,950 sq. ft.
- 6. Existing Zoning R-1
- 7. Proposed Zoning R-1
- 7. Lineal Feet of New Street
 - a. 50' R/W 195 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 195 ft.
- 8. Sidewalk adjacent to all streets yes X no
- 9. Is public water available _____ Yes X No, Name _____
- 10. Is sanitary sewer available _____ Yes X No, Name _____
- 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No
- 12. City of Wichita _____ 3-Mile Area X Outside of 3-Mile Area _____

STAFF COMMENTS:

- A. The applicant's agent has advised that this property is being platted for single-family residential purposes. The property is currently zoned "R-1". Since neither municipal-type sewer or water is currently available to serve the site, 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 an on-site sewerage facility and water well. A memorandum shall be obtained specifying approval.
- B. The final plat shall indicate "access control except for one opening" to West Street across the west line of this plat.
- C. The representative from County Public Works should be prepared to comment on the need for a lot grading plan for this large residential lot.
- 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 5, Article 4 of the MAPC Subdivision Regulations).