

S/D NO. 81-4 Name MacArthur Investments Addition
Date Application Rec'd. 1-9-81 Preliminary Approval _____
Scheduled S/D Meeting 1-22-81

DESCRIPTION

General Location N.E. corner, Ridge and MacArthur

Owner Harold Hanson

Surveyor/Engineer Baughman Company

Address 330 Laura, 67211 Phone 262-7271

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>1.5 acres</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. _____ R/W _____ ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>1</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>225</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>54,000 sq. ft.</u> | |
| 5. Existing Zoning <u>LC</u> | |
| 6. Proposed Zoning <u>LC</u> | |
| 9. Public Water Supply <u>No</u> (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 _____: Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

- A. The representative from County Public Works should be prepared to comment on the status of the applicant's drainage concept plan.
- B. At the present moment, there is neither sanitary sewer nor City water available to serve this proposed commercial use. With these factors in mind, 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 private water wells. A memorandum shall be obtained specifying approval.
- C. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in any habitable structures constructed on subject property.
- D. 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.
- E. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D NO. 81-4 Name MacArthur Investments Addition
Date Application Rec'd. 1-9-81 Preliminary Approval 1-22-81
Scheduled S/D Meeting 2-5-81

DESCRIPTION

General Location North of MacArthur in an area east of Ridge Road

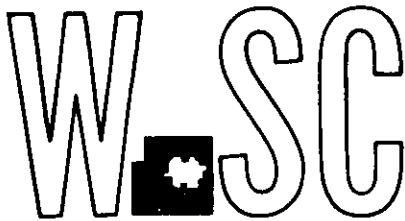
Owner Harold Hanson
Surveyor/Engineer Baughman Company
Address 330 Laura, 67211 Phone 262-7271

1. Gross Acreage of Plat 1.5 acres
2. Number of Lots:
Residential _____
Commercial 1
Industrial _____
Other _____
Total Number of Lots 1
3. Minimum Lot Frontage 225 ft.
4. Minimum Lot Area 54,000 sq. ft.
5. Existing Zoning LC
6. Proposed Zoning LC
7. Lineal Feet of New Streets:
a. _____ R/W _____ ft.
b. _____ R/W _____ ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL _____ ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply No (Yes-No), Name _____
10. Public Sanitary Sewers No (Yes-No), Name _____
11. Health Department Approval (where applicable) YES (Yes-No)
12. City of Wichita _____: Three-Mile Area X

STAFF COMMENTS:

- A. The final plat tracing shall indicate on the face of the plat a minimum building pad of 1295 mean sea level.
- B. The Health Department has approved this site for the use of on-site sewerage facilities and a private water well.
- C. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in any habitable structures constructed on subject property.
- D. The building setback line shall be deleted from the floodway on the final plat tracing.
- E. The applicant's surveyor shall contact the Planning Department prior to preparing the final plat tracing to discuss the "floodway" wording to be included in the plattor's text.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

January 23, 1981

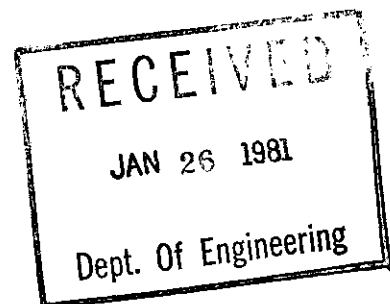
Baughman Company, P.A.
330 Laura
Wichita, Ks. 67211

Re: S/D 81-4 - Preliminary plat of MacArthur Investments Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 22, 1981, the above captioned plat was considered. The action of the Committee was to approve the preliminary plat and authorize preparation of the final plat, subject to the following:

- A. The applicant shall meet with County Public Works regarding the configuration of the required floodway on this lot.
- B. A minimum building pad of 1295 mean sea level shall be indicated on the face of the final plat as well as in the plat's text.
- C. At the present moment, there is neither sanitary sewer nor City water available to serve this proposed commercial use. With these factors in mind, 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 met for approval of on-site sewerage facilities and private water wells. A memorandum shall be obtained specifying approval.
- D. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in any habitable structures constructed on subject property.
- E. 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.
- F. Requirements for a final plat (see pages 20-25, Part 4, Article 5, of the MAPC Subdivision Regulations).

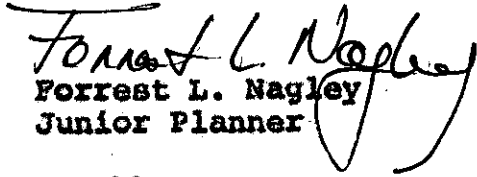


Baughman Company
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Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

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

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Harold Hanson, 1611 Eisenhower, 67209
Andy Harkness, County Department of Public Works
K Mike Lindebak, City Engineering