

S/D No. 83-24 Name Dugan Industrial Second Addition
Date Application Rec'd. 4-1-83 Preliminary Approval _____
Scheduled S/D Meeting 4-14-83

DESCRIPTION

General Location N.E. corner of Maize Rd and K-42 Highway

Owner John F. Dugan
Surveyor/Engineer Lowell D. High
Address 1542 S. St. Francis, Wichita, Ks Zip Code 67211 Phone 264-0341

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|---|---|
| 1. Gross Acreage of Plat <u>12.55 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial <u>1</u> | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>0</u> ft. |
| 3. Minimum Lot Frontage <u>823.67 ft.</u> | 8. Sidewalk adjacent to all streets _____ yes <u>X</u> no |
| 4. Minimum Lot Area <u>546,476 sq. ft.</u> | |
| 5. Existing Zoning <u>E</u> | |
| 6. Proposed Zoning <u>E</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 representative from County Public Works should be prepared to comment on the status of the applicant's lot grading plan.
- B. Since neither municipal water nor 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 facilities. A memorandum shall be obtained specifying approval.
- C. The replatting of this property proposes the breaking of the "complete access control" to K-42 Highway. The applicant shall obtain a letter from the State Highway Department which states their willingness to break the existing access control.
- D. The final plat tracing shall indicate the recording data for the existing access control to K-42 Highway as well as any recording information for any new agreement between the applicant and the State regarding one point of access to K-42.
- E. Closure computations shall be submitted with the final plat tracing.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat is 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.