

SUBDIVISION REPORT

S/D No. 83-10 Name 96 Business Park  
Date Application Rec'd. 10-28-83 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 11-21-83

DESCRIPTION

General Location North side of 101st Street North in an area west of K-96 Highway

Owner Lawrence Bardshar and 96 Agri-Sales, Inc.  
Surveyor/Engineer Booker/Freund Associates, Inc.  
Address 412 Century Plaza, Wichita, Ks Zip Code 67202 Phone 263-6121

- 1. Gross Acreage of Plat 23.8
- 2. Number of Lots :  
  - Residential \_\_\_\_\_
  - Commercial \_\_\_\_\_
  - Industrial 7
  - Other \_\_\_\_\_
- 3. Total Number of Lots 7
- 4. Minimum Lot Frontage 217
- 5. Minimum Lot Area 87,000 sq. ft.
- 6. Existing Zoning Rural Residential
- 7. Proposed Zoning Light Industrial
- 7. Lineal Feet of New Street  
  - a. 50' R/W 1077 ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 1077 ft.
- 8. Sidewalk adjacent to all streets X yes \_\_\_\_\_ 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 \_\_\_\_\_ Outside of 3-Mile Area X

STAFF COMMENTS:

NOTE: This property is currently zoned rural residential (Mt. Hope zoning). A zone change to light industrial zoning has been filed with the Mt. Hope Planning Commission and is to be considered at a meeting on December 6, 1983.

- A. The street along the south line of the plat is 101st Street North. The street along the west line of the plat is 247th Street West (also K-296). Since both are section line roads and arterials, the major street intersection right-of-way is required. The final plat shall show the dedication of 75 feet of half-street right-of-way within 250 feet of the centerline of the intersection, tapering to 50 feet (60 feet for K-296) within the next 100 feet from the intersection. The 40 feet of complete access controls at this corner shall be adjusted accordingly.
- B. Since no municipal sewer service is available to this property, Health Department approval of on-site sewage facilities will be required. Preliminary percolation tests indicate that septic tanks cannot be utilized. The Health Department representative shall be prepared to comment on this matter. Health Department approval of on-site water wells will also be required since no municipal water supply is available.
- C. The County Engineer's representative shall be prepared to comment on the proposed drainage plan for this property and state what drainage improvements, if any, need to be guaranteed at the time of platting.
- 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. 83-100 Name 96 Business Park  
Date Application Rec'd. 10-28-83 Preliminary Approval 11-21-83  
Scheduled S/D Meeting 1-5-84

DESCRIPTION

General Location North side of 101st St. North in an area west of K-96 Highway

Owner Lawrence Bardshar and 96-Agri-Sales, Inc.  
Surveyor/Engineer Booker/Freund Associates, Inc.  
Address 412 Century Plaza, Wichita, Ks Zip Code 67202 Phone 263-6121

- |   |                                   |
|---|-----------------------------------|
| 1. Gross Acreage of Plat <u>23.8</u>  | 7. Lineal Feet of New Street      |
| 2. Number of Lots :   | a. <u>50'</u> R/W <u>1077</u> ft. |
| Residential _____   | b. _____ R/W _____ ft.            |
| Commercial _____  | c. _____ R/W _____ ft.            |
| Industrial <u>7</u>   | d. _____ R/W _____ ft.            |
| Other _____   | e. _____ R/W _____ ft.            |
| Total Number of Lots <u>7</u>   | TOTAL <u>1077</u> ft.             |
| 3. Minimum Lot Frontage <u>217</u>  | 8. Sidewalk adjacent to all       |
| 4. Minimum Lot Area <u>87,000 sq. ft.</u>   | streets <u>yes</u> <u>X</u> no    |
| 5. Existing Zoning <u>Rural Residential (Mt. Hope zoning)</u>                     |                                   |
| 6. Proposed Zoning <u>Light Industrial (Mt. Hope zoning)</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 _____ Outside of 3-Mile Area <u>X</u>       |                                   |

STAFF COMMENTS:

- A. It is recommended that abutters' access rights be granted to the "appropriate governing body" rather than to the State of Kansas or Sedgwick County.
- B. For utility easements centered on common lot lines, the centerline of the easements shall be labeled. For the east-west portion of the 30-foot drainage easement, enough dimensions shall be added to the face of the plat to enable accurate location of the easement within Lot 1.
- C. If any outright dedication now exists for 247th Street West, it shall be distinguished from additional right-of-way being dedicated by this plat.
- D. 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.
- E. Recording of the plat within 30 days after approval by the Board of County Commissioners.