

S/D No. 83-108 Name Dolese Addition  
Date Application Rec'd. 11-23-83 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 12-8-83

DESCRIPTION

General Location East side of 119th St. West approximately 1/3 mile north  
53rd St. North

Owner Dolese Brothers Co.  
Surveyor/Engineer Campbell and Castle, P.A.  
Address P.O.Box 9262, Wichita, Ks. Zip Code 67277 Phone 942-8144

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| <p>1. Gross Acreage of Plat <u>11.1 acres</u></p> <p>2. Number of Lots :<br/>Residential _____<br/>Commercial _____<br/>Industrial <u>1</u><br/>Other _____<br/>Total Number of Lots <u>1</u></p> <p>3. Minimum Lot Frontage <u>400 ft.</u></p> <p>4. Minimum Lot Area <u>11.1 acres</u></p> <p>5. Existing Zoning <u>I-1 (Maize industrial zoning)</u></p> <p>6. Proposed Zoning <u>I-1</u></p> <p>9. Is public water available _____ Yes <u>X</u> No, Name _____</p> <p>10. Is sanitary sewer available _____ Yes <u>X</u> No, Name _____</p> <p>11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No</p> <p>12. City of Wichita _____ 3-Mile Area _____ Outside of 3-Mile Area <u>X</u></p> | <p>7. Lineal Feet of New Street<br/>a. <u>60</u> R/W <u>400</u> ft.<br/>b. _____ R/W _____ ft.<br/>c. _____ R/W _____ ft.<br/>d. _____ R/W _____ ft.<br/>e. _____ R/W _____ ft.<br/>TOTAL <u>400</u> ft.</p> <p>8. Sidewalk adjacent to all streets <u>yes</u> <u>no</u></p> |
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STAFF COMMENTS:

- NOTE: This property is subject to the provisions of the Maize zoning ordinance. The property is zoned I-1 (industrial).
- A. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage concept for this property.
  - B. The representative from the County Engineer's office should be prepared to state what amount of half-street right-of-way is required for 119th Street West adjacent to this plat.
  - C. The final plat shall indicate the following access controls:
    - 1. "Complete access control" to 119th from a point 200 feet south of the center of the adjacent railroad tracks to the north line of the plat.
    - 2. "Access control except for 2 openings" to 119th Street across the lot's remaining frontage to 119th.
  - D. The final plat shall indicate a 35-foot building setback from 119th Street.
  - E. Since neither municipal water nor municipal sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewage facilities and water wells. A memorandum shall be obtained specifying approval.
  - F. 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.
  - G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No. 83-108 Name Dolese Addition  
Date Application Rec'd. 11-23-83 Preliminary Approval 12-8-83  
Scheduled S/D Meeting 2-2-84

DESCRIPTION

General Location East side of 119th St. West approximately 1/3 mile north of 53rd St. North  
Owner Dolese Brothers Co.  
Surveyor/Engineer Campbell and Castle, P.A.  
Address P.O. Box 9262, Wichita, Ks. Zip Code 67277 Phone 942-8144

1. Gross Acreage of Plat 11.1 acres  
2. Number of Lots :  
Residential \_\_\_\_\_  
Commercial \_\_\_\_\_  
Industrial 1  
Other \_\_\_\_\_  
Total Number of Lots 1  
3. Minimum Lot Frontage 400 ft.  
4. Minimum Lot Area 11.1 acres  
5. Existing Zoning I-1 (Maize industrial zoning)  
6. Proposed Zoning I-1

7. Lineal Feet of New Street  
a. 50 R/W 400 ft.  
b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
TOTAL 400 ft.  
8. Sidewalk adjacent to all streets 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:

- A. The representative of the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan.
- B. Since neither municipal water nor municipal sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewage facilities and water wells. A memorandum shall be obtained specifying approval.
- C. Closure computations shall be submitted with the final plat tracing.
- D. Recording of the plat within 30 days after approval by the Board of County Commissioners.