

S/D NO. 80-83 Name Koch Office Park
Date Application Rec'd. 10-2-80 Preliminary Approval
Scheduled S/D Meeting 10-16-80

DESCRIPTION

General Location 1/2 mile east of Hillside on the south side of
37th St. North

Owner Koch Industries, Attention: Brad Haddock

Surveyor/Engineer Kenneth O. Taylor

Address 1542 S. St. Francis, 67211 Phone 264-0341

1. Gross Acreage of Plat 19.01
2. Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial 1
 - Other _____
3. Total Number of Lots 1
4. Minimum Lot Frontage 524 ft.
5. Minimum Lot Area 801,720
6. Existing Zoning R-1
7. Proposed Zoning E (SCZ-0464)
7. Lineal Feet of New Streets:
 - a. 50 R/W 524 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 524 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply Yes (Yes-No), Name Bel Aire Improvement District
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) N/A (Yes-No)
12. City of Wichita _____: Three-Mile Area X

STAFF COMMENTS:

NOTE: The applicant's associated zone case (SCZ-0464) requesting "R-1" to "E" is scheduled for review by M.A.P.C. at their October 9, 1980 meeting.

- A. The representative from County Public Works should be prepared to comment on the status of the applicant's drainage plan.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property.
- C. The applicant is proposing to reroute the natural drainage channel which crosses this property. The applicant shall grant by separate instrument adequate off-site land for the drainage channel realignment.
- D. This applicant's property to the east is currently being served with water from the Bel Aire Improvement District.
- E. If this lot can be served off an existing sewer line, the applicant shall enter into an out-of-City sewer service agreement; otherwise, the applicant shall petition for public sewer to serve this property and shall petition for annexation so this property can become a part of the City of Wichita when legally annexable.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Recording of the plat within 30 days after release of the final plat tracing for recording.

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.

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