

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 71-34 Name GREENWICH HEIGHTS 3RD ADDITION
Date Application Rec'd. 5-10-71 Preliminary Approval _____
Scheduled S/D Meeting 5-20-71

DESCRIPTION

General Location On the west side of Herrington in an area south
of Pawnee
Owner George Strieff
Surveyor/Engineer Baughman Company
Address 2522 East Kellogg Phone 683-7431

1. Gross Acreage of Plat 37.2
2. Number of Lots:
Residential 29
Commercial _____
Industrial _____
Other _____
Total Number of Lots 29
3. Minimum Lot Frontage 132 ft.
4. Minimum Lot Area 32,000 sq. ft.
5. Existing Zoning "R-1"
6. Proposed Zoning "R-1"

7. Lineal Feet of New Streets:
a. 40 R/W 1900 ft.
b. 60 R/W 3410 ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL 5310 ft.
8. Sidewalk adjacent to all streets? yes X no

9. Public Water Supply Yes (Yes-No), Name City of Wichita
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:

1. Subject plat is a continuation of an overall preliminary plat approved in 1954 called Greenwich Heights First Addition. In 1964 a new preliminary plat was filed and approved for Greenwich Heights 2nd Addition covering an additional portion of the originally approved preliminary which had not been finalized out. The 2nd Addition was then later considered and approved by the Subdivision Committee on January 27, 1966, and was ultimately recorded on May 13, 1966.
2. The legal tie reference indicated at the southeast corner of the plat shall be amended to read: "...Section 3, Township 28 South, Range 2E".
3. The applicant shall contact the Wichita-Sedgwick County Environmental Health Department relative to obtaining instructions for conducting percolation tests to determine whether the use of individual private septic tank systems can be permitted on subject property. A letter shall be obtained from said Department setting forth approval of such systems which shall be submitted to the Planning Department.
4. City of Wichita water has been extended to serve the Greenwich Heights First and 2nd Additions. The applicant shall contact the Water Department and make satisfactory arrangements for the necessary line extensions to serve this addition.
5. In the approval of Greenwich Heights Second Addition it was pointed out that at the time Berkshire Lane was extended further to the south, drainage problems associated with this street would have to be resolved.
6. The applicant's engineer shall prepare and submit appropriate plans and profiles for the street and its associated drainage improvements involved in subject plat, and as described in Article 9-102, 103, and 104 of the Subdivision Regulations.

(over)

7. 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.
8. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).