

S/D No. 81-134 Name Griffin Park Addition
Date Application Rec'd. 12-28-81 Preliminary Approval _____
Scheduled S/D Meeting 1-7-82

DESCRIPTION

General Location East side of Hydraulic, in an area south of
55th St. South, as extended from the west

Owner Jack L. and Bruce Griffin

Surveyor/Engineer Baughman Company, P.A.

Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- 1. Gross Acreage of Plat 10.026 acres
- 2. Number of Lots :
 - Residential _____
 - Commercial 3
 - Industrial _____
 - Other _____
- 3. Minimum Lot Frontage 196.5 ft
- 4. Minimum Lot Area 37,727.846 sq. ft.
- 5. Existing Zoning LC and AA
- 6. Proposed Zoning C and LC (Z-2400) (DP-120)
- 7. Lineal Feet of New Street
 - a. 50 R/W 453 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 453 ft.
- 8. Sidewalk adjacent to all streets yes x no
- 9. Is public water available x Yes _____ No, Name City of Wichita
- 10. Is sanitary sewer available x Yes _____ No, Name City of Wichita
- 11. Has Health Dept. approval been obtained (where applicable) Yes No
- 12. City of Wichita x 3-Mile Area _____ Outside of 3-Mile Area _____

STAFF COMMENTS:

Note: This property is subject to the conditions of the Griffin Park Commercial Community Unit Plan (DP-120) which proposes storage warehouses on Lot 3 and a wide range of light commercial uses on Lots 1 and 2. This C.U.P. and an associated zone case ("AA" and "LC" to "C" for Lot 3) are scheduled for review by the Board of City Commissioners on January 12, 1982 (Z-2400).

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- D. The applicant shall guarantee the extension of municipal water to serve each lot.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Approval of any final plat shall be subject to approval of the applicant's associated zone case and Community Unit Plan by the Board of City Commissioners.
- G. The final plat shall specify that the building setbacks for this plat are per the Griffin Park Community Unit Plan (DP-120).
- H. The access control to Hydraulic Street that is indicated on this preliminary plat is in accordance with the applicant's proposed Community Unit Plan.
- I. 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.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No. 81-134 Name Griffin Park Addition
Date Application Rec'd. 12-28-81 Preliminary Approval 1-7-82
Scheduled S/D Meeting 2-18-82

DESCRIPTION

General Location East side of Hydraulic, in an area south of 55th
St. South, as extended from the west

Owner Jack L. and Bruce Griffin

Surveyor/Engineer Baughman Company, P.A.

Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | |
|---|---------------------------------|
| 1. Gross Acreage of Plat <u>10.026 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>50</u> R/W <u>453</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>3</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>3</u> | TOTAL <u>453</u> ft. |
| 3. Minimum Lot Frontage <u>196.5 ft.</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>37,727.846 sq. ft.</u> | streets <u>yes</u> <u>x</u> no |
| 5. Existing Zoning <u>LC and AA</u> | |
| 6. Proposed Zoning <u>C and LC (Z-2400) (DP-120)</u> | |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>No</u> | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. The City Engineer's representative shall be prepared to comment on the applicant's final drainage plan and state if any drainage improvements need to be guaranteed with the plat.
- B. The applicant shall guarantee extension of sanitary sewer to serve each lot.
- C. The applicant shall guarantee extension of City water to serve each lot.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.