

S/D No. 82-1 Name McGinty Addition
Date Application Rec'd. 1-7-82 Preliminary Approval _____
Scheduled S/D Meeting 1-21-82

DESCRIPTION

General Location East side of Hydraulic in an area north
of Central

Owner Leonard E. McGinty

Surveyor/Engineer Baughman Company, P.A.

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

- | | |
|--|--------------------------------|
| 1. Gross Acreage of Plat <u>1.46</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial <u>3</u> | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>3</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>125 ft.</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>17,478 sq. ft.</u> | streets <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>"C" and "E"</u> | |
| 6. Proposed Zoning <u>"E" (Z-2416)</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) _____ Yes _____ No | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

NOTE: The applicant has filed an associated zone case (Z-2416) requesting "C" to "E". This case will be heard by the Metropolitan Area Planning Commission on February 25, 1982. The applicant has also filed an associated vacation case (V-1114) requesting the vacation of the south half of Elm Street adjacent to this plat. The north half of this street is to be vacated by this replat.

- A. The representative from City Engineering should be prepared to discuss the status of the applicant's drainage plan and state if any improvements need to be guaranteed with this plat.
- 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 proposed lots 1 and 2.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. This final plat tracing shall indicate a 35-foot building setback from Hydraulic Avenue.
- F. Since the surrounding area is zoned for commercial and industrial uses, the final plat shall indicate an additional 5 feet of right-of-way for Hydraulic. This will bring half street right-of-way up to the 35-foot standard for commercial and industrial areas.
- G. Approval of this final plat is subject to approval of the applicant's associated vacation case (V-1114).
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been 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.