

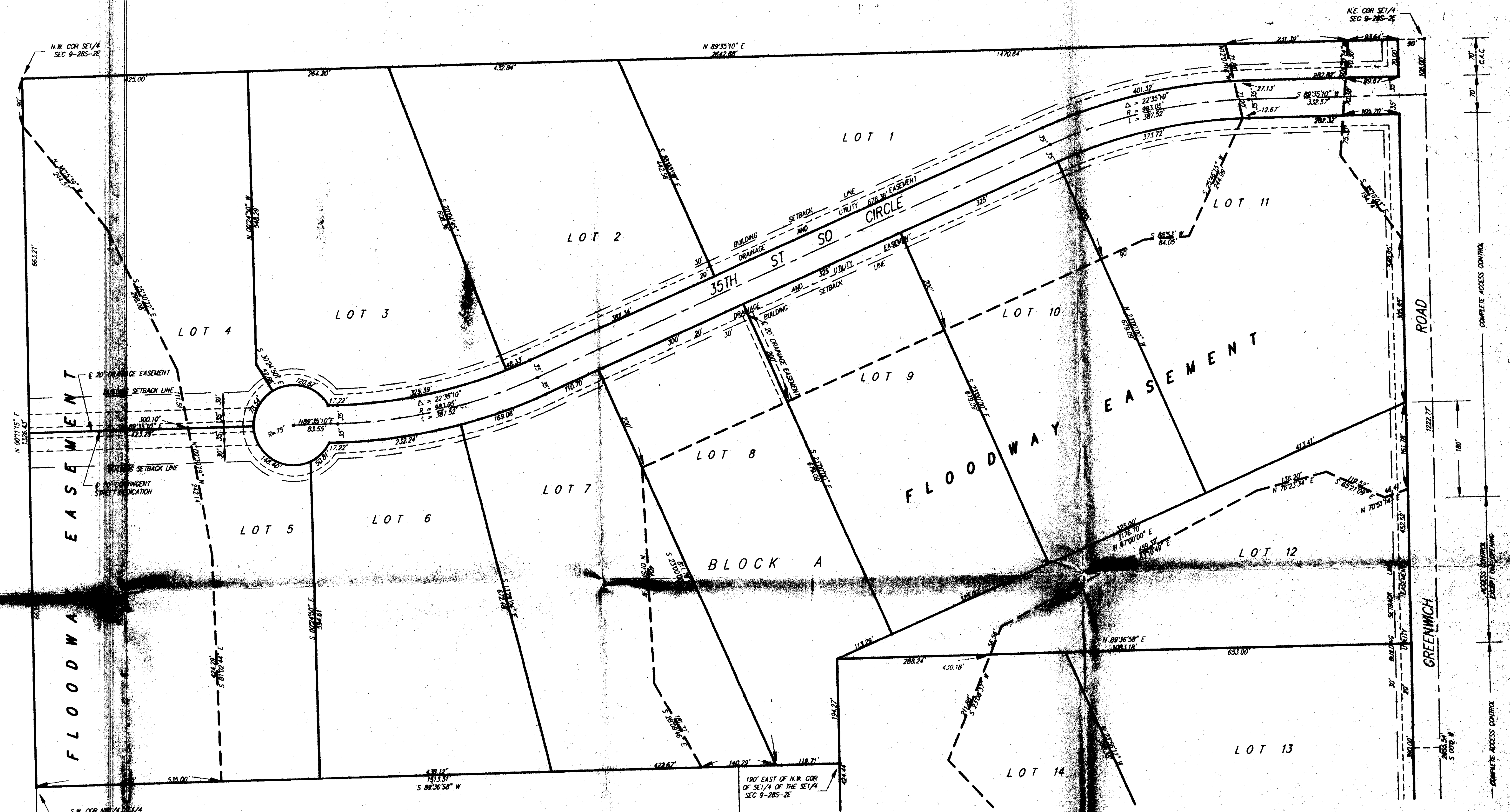


1" = 100'
• = IRON

BENCH MARK:
TOP OF STEEL T-POST, 30' WEST &
28' SOUTH OF THE S.E. CORNER OF
THE SE1/4 OF SEC. 9-28S-2E
ELEV. = 1359.65 M.S.L.

MINIMUM PAD ELEVATIONS
FOR LOWEST OPENING TO
THE STRUCTURE ARE AS
FOLLOWS:

LOT 1	1350 MSL
LOT 2	1349 MSL
LOT 4	1352 MSL
LOT 5	1351 MSL
LOT 7	1348 MSL
LOT 8	1349 MSL
LOT 9	1349 MSL
LOT 10	1349 MSL
LOT 11	1349 MSL
LOT 12	1349 MSL
LOT 14	1348 MSL
LOT 15	1347 MSL
LOT 19	1347 MSL



OFFICE COPY
DO NOT REMOVE

GREENWICH FARMS

AN ADDITION TO
SEDGWICK COUNTY, KANSAS

FINAL PLAN

OFFICE COPY
DO NOT REMOVE

FINAL PLAT GREENWICH FARMS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 9/30/93 SUBJECT SEDGWICK COUNTY, KANSAS
TO THE CONDITIONS OF APPROVAL OUTLINE IN OUR LETTER DATED 10-1-93

State of Kansas) SS
Sedgwick County)

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "GREENWICH FARMS", an Addition to Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The S1/4 of Sec. 9, Twp. 28-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, except the SW1/4 of the SE1/4 and the west 190 feet of the SE1/4 of the SE1/4 of Sec. 9, Twp. 28-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.

Savoy, Ruggles & Bohm, P.A.

Date _____ Surveyor
Mark A. Savoy

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, a Block and Streets to be known as "GREENWICH FARMS", an Addition to Sedgwick County, Kansas. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The Floodway shall be the responsibility of the owners of the adjacent Lots until such time as the governing body exercising jurisdiction elects to assume responsibility for the maintenance and improvements of the drainage, provided further that no building shall be constructed on or within said floodway nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the appropriate governing body. The Streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from Greenwich Road over and across the east line of Lots 1, 11, 12, 13, 16, and 17 and to or from MacArthur Road over and across the south line of Lots 17, 18 and 19 are hereby granted to the appropriate governing body, provided however that Lot 12 shall have access to Greenwich Road at one location over all except the north 180 feet of the east line thereof and that Lot 17 shall have access to Greenwich Road at one location over all except the south 175 feet of the east line thereof and that Lot 17 shall have access to MacArthur Road at one location over all except the east 175 feet of the south line thereof and that Lots 18 and 19 shall have access to MacArthur Road at one location each, all as shall be determined by the Engineer for the appropriate governing body. Minimum Pad Elevations for the lowest opening to the structure shall be as shown on the face of the plat. The contingent Street Dedication is hereby dedicated to and for the use of the public contingent upon the dedication of the extension of the same street over the adjacent property.

McCormick Grain, The Heiman Co., Inc.

James L. Heiman
President

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____ 1993, by James L. Heiman, President of McCormick Grain, The Heiman Co., Inc., on behalf of the corporation.

My App't. Exp. _____ Notary Public

This plat of "GREENWICH FARMS", an Addition to Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____ 1993.

Wichita-Sedgwick County Metropolitan Area Planning Commission

L. O. Brackenridge
Chairman
Marvin S. Krout
Secretary

This plat approved and all dedications shown hereon, accepted by the Board of Commissioners of Sedgwick County, Kansas, this _____ day of _____ 1993.

Mark F. Schroeder
Chairman
Billy Q. McCray
Pro-Tem
Betsy Gwin
Commissioner
Tom Winters
Commissioner
Susan E. Crockett-Spoon
County Clerk

This plat approved and all dedications shown hereon accepted by the City of Wichita, Kansas, this _____ day of _____ 1993.

Elma Broadfoot
Mayor
Pat Burnett
City Clerk

Entered on transfer record this _____ day of _____ 1993.

Susan E. Crockett-Spoon
County Clerk

State of Kansas) SS
Sedgwick County)

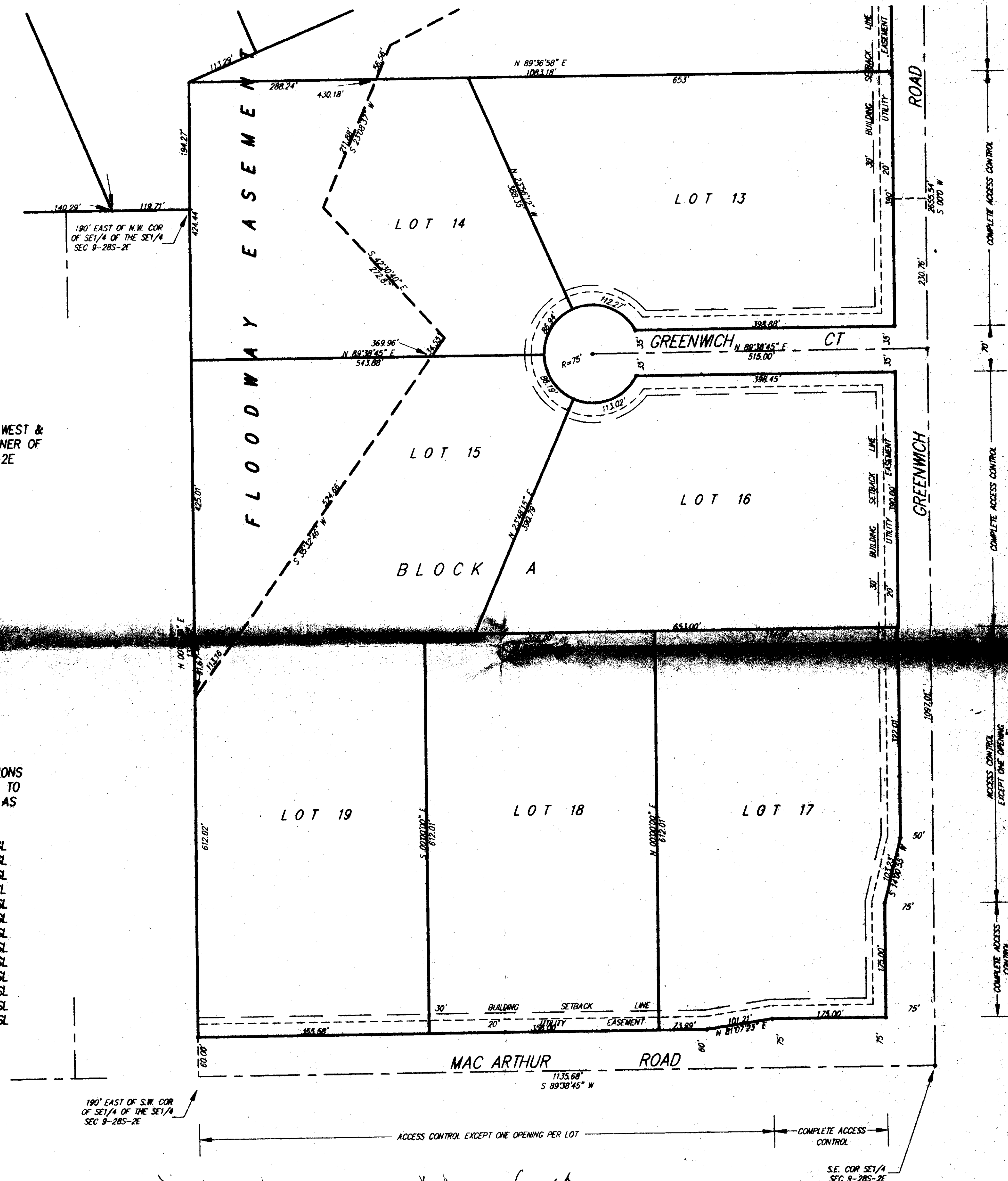
This is to certify that plat has been filed for record in the office of the Register of Deeds, this _____ day of _____ 1993, at _____ o'clock _____ M.; and is duly recorded.

Pat Kettler
Register of Deeds
Ed R...
Deputy

BENCH MARK
TOP OF STEEL T-POST, 30' WEST &
28' SOUTH OF THE S.E. CORNER OF
THE SE1/4 OF SEC. 9-28S-2E
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LOT 9	1349 MSL
LOT 10	1349 MSL
LOT 11	1348 MSL
LOT 12	1347 MSL
LOT 13	1347 MSL



- Han H. D... on...
- ? min. pad's...
- MAC S.S. = 1' and 4.0' Brack.

SHEET 1 OF 2

SRB 841 SOUTH HILLSIDE 318-652-7754
WICHITA, KANSAS 67211 FAX: 652-7932
SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING
DWG FILE: 00000P-SAM
PROJECT NO. 92.00000



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

October 11, 1993

Savoy, Ruggles, & Bohm, P.A.
Attn: Mark Savoy
841 S. Hillside
Wichita, KS 67211

Re: S/D 93-44 - GREENWICH FARMS (Final Plat)

Dear Mr. Savoy:

At the regular meeting of the Metropolitan Area Planning Commission on October 7, 1993, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of October 1, 1993.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Jeff Lange, 810 S. Edwards, Wichita, KS 67217
Mike Lindebak, City Engineer

and 9, Block A, may be indicated as a Floodway Easement, as is the area to the south.

- J. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- K. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-7

October 7, 1993

STAFF REPORT

(Final Plat Approved 9/30/93, Preliminary Plat Approved 9/2/93)

CASE NUMBER: S/D 93-44 GREENWICH FARMS ADDITION

OWNER/APPLICANT: Jeff Lange, 4810 S. Edwards, Wichita, KS 67217

SURVEYOR/ENGINEER: Savoy, Ruggles, & Bohm, P.A., Attn: Mark Savoy, 841 S. Hillside, Wichita, KS 67211

LOCATION: Northwest corner of Greenwich Road and MacArthur Road

SITE SIZE: 112 Acres

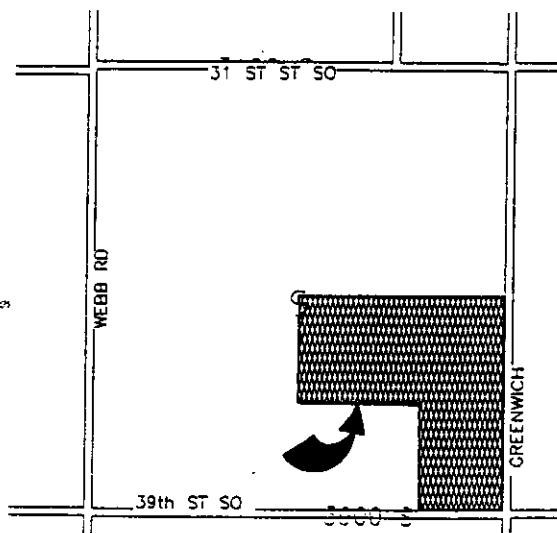
NUMBER OF LOTS

Residential:	20
Office:	
Commercial:	
Industrial:	
Total:	20

MINIMUM LOT AREA: 202.5 sq. ft.

CURRENT ZONING: "R-1"

VICINITY MAP:



STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.

As noted by the Health Department and offered by the applicant, a Covenant shall be submitted concerning the location of and/or use of lagoons in certain of the lots being platted. This Covenant needs to be reviewed and approved by the Health Department and submitted to the Planning Department, with the final plat tracing, for recording.

- B. The applicant shall guarantee the installation of the residential streets to the suburban standard.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat tracing shall indicate the utility easements requested by K.G.& E. which were indicated on the "marked" copy of the preliminary plat mailed to the applicant.
- F. On the final plat tracing, the MAPC signature block should either be left blank or James D. Miner (Acting Chairman) indicated. L. O. Breckenridge is no longer an MAPC member.
- G. The platting binder indicates a rural water district easement in the vicinity of this plat. If any portion of this easement is within the lots being platted, the final plat tracing shall show and label this easement.
- H. 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.
- I. As indicated by County Engineering, the drainage easement between Lots 8