

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2836) requesting "A" and "RB" to "R-6" has been approved subject to replatting.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on 33rd Street North at the time of site development. (Multi-Family Zoning)
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing, the platlor's text shall be amended to reference the platting of the 10-foot drainage and access easement.
- E. Since "complete access control" is being dedicated to 32nd Street North from this multi-family zoned lot, the sidewalk ordinance provides for the waiving of the sidewalk normally required for this street.
- F. The south half of street right-of-way for 32nd Street North, east of Jackson, was vacated by City Ordinance 36-428. This street right-of-way vacation was a requirement of Savina 2nd Addition. It was required because the previous plat didn't dedicate the north half of the right-of-way. The associated vacation case was V-0967. The City Council vacated the right-of-way on January 29, 1980.
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required? Is the platting of a minimum building pad elevation needed?

NOTE: This plat has been submitted in final form only.

SEPTEMBER 24, 1987

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 87-93 - SAVINA 4TH ADDITION

OWNER/APPLICANT: Savina Builders, Inc.

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: South side of 33rd Street North, in an area east of Arkansas.

SITE SIZE: 7.1 Acres

NUMBER OF LOTS:

Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 285,735 Sq. Ft.

CURRENT ZONING: "RB" and "A"

PROPOSED ZONING: "R-6" (Z-2836)

VICINITY MAP:



SAVINA 4TH ADDITION

WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 9/24/87 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 9/25/87

OFFICE COPY
DO NOT REMOVE

This plat of "SAVINA 4TH ADDITION,"
Wichita, Kansas, has been submitted to
and approved by the Wichita-Sedgwick
County Metropolitan Area Planning
Commission, Wichita, Kansas. Dated this
____ day of _____, 1987.

Wichita-Sedgwick County Metropolitan
Area Planning Commission

FINAL PLAT

Chairman

Secretary

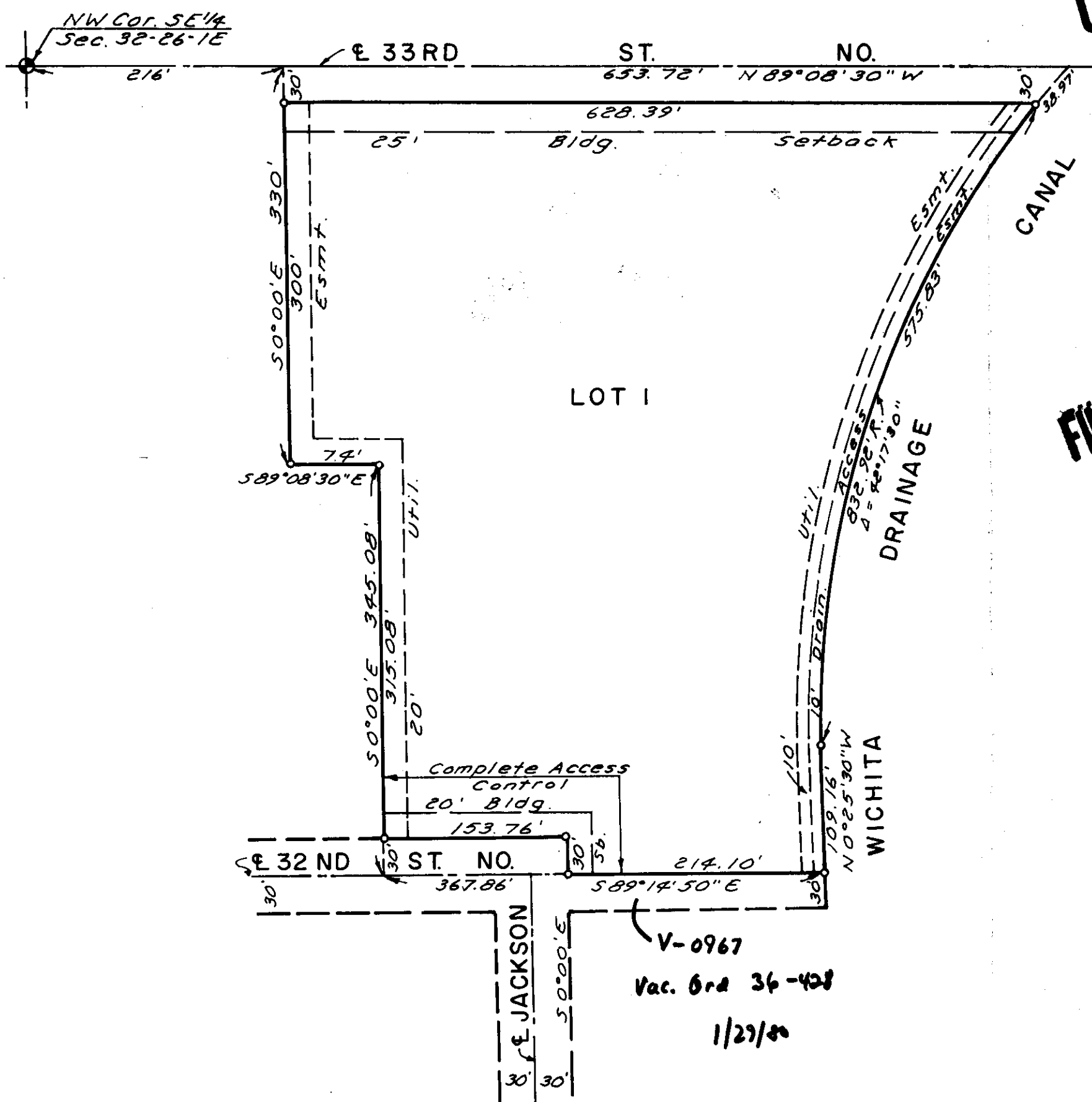
This plat approved and all dedications
shown hereon accepted by the City Council
of the City of Wichita, Kansas, this
day of _____, 1987.

Mayor

Deputy City Clerk

Entered on transfer record this
day of _____, 1987.

County Clerk



State of Kansas } S.S. We, Baughman Company, P.A.,
Sedgwick County } surveyors in aforesaid county and state, do hereby
certify that we have surveyed and platted
"SAVINA 4TH ADDITION", Wichita, Kansas, and that
the accompanying plat is a true and correct
exhibit of the property surveyed described
as a replot of Savina 2nd Addition, Wichita,
Kansas, located in the SE 1/4 of Sec. 32, T26S, R1E.
All streets, easements and building setbacks
not being regranted by this plat are being
vacated by virtue of K.S.A. 12-512(b).

Date _____ Baughman Company, P.A.

Surveyor

State of Kansas } S.S. This is to certify that
Sedgwick County } this plat has been filed for record in the
Office of the Register of Deeds this ____ day
of _____, 1987, at ____ o'clock, ____ M., and
is duly recorded.

Register of Deeds

Deputy

Know all men by these presents, that
we, the undersigned, have caused the land
described in the surveyors certificate to
be platted into a lot and streets to be
known as "SAVINA 4TH ADDITION", Wichita,
Kansas. The easements are hereby granted as
indicated for the construction and main-
tenance of public utilities. The streets are
hereby dedicated to and for the use of the
public. All abutters rights of access to 32nd
St. No. and Jackson are hereby granted to
the City of Wichita, Kansas.

Savina Builders, Inc.

President

State of Kansas } S.S. The foregoing instrument
Sedgwick County } was acknowledged before me this ____ day of
_____, 1987, by Wiladean R. Savina, President
of Savina Builders, Inc., on behalf of the
corporation.

Notary Public
My Commission Expires _____

We, Bank IV Wichita, holder of a
mortgage on the above described property,
do hereby consent to this plat of "SAVINA
4TH ADDITION"

Bank IV Wichita

State of Kansas } S.S. The foregoing instrument
Sedgwick County } was acknowledged before me this ____ day of
_____, 1987, by _____,
_____, of Bank IV Wichita, on behalf of
the bank.

Notary Public
My Commission Expires _____

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

October 1, 1987

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Final Plat S/D 87-93 - SAVINA 4TH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 1, 1987, 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 September 25, 1987.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platfor.
3. Certification that all real estate taxes for the first half of 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Savina Builders, Inc., c/o Richard Savina, 1904 Wellington Place,
Wichita, KS 67203

Joel Pollack, 1035 N. Emporia, Wichita, KS 67214

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