

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- 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, complete access control shall be indicated, on the face of the plat, across this Addition's south property line. This 15-foot drainage dedication shall also be indicated as street dedication.
- E. In the event that a public street is established along this site's south property line (57th Street South) a 20-foot building setback needs to be shown along the south lines of Lots 2 and 3.
- F. On the final plat tracing, the Mayor's signature block shall be amended to indicate Elma Broadfoot as Mayor.
- 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. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-9

June 3, 1993

STAFF REPORT

(Final Plat Approved 5/27/93, Preliminary Plat Approved 4/29/93)

CASE NUMBER: S/D 93-21 - GRIFFIN PARK 2ND ADDITION

OWNER/APPLICANT: Crown Commercial Builders, Inc., 1125 S. Rock Road - Suite 9, Wichita, KS 67207

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

LOCATION: Northeast corner of Hydraulic and 57th Street South

SITE SIZE: 9.4 Acres

NUMBER OF LOTS

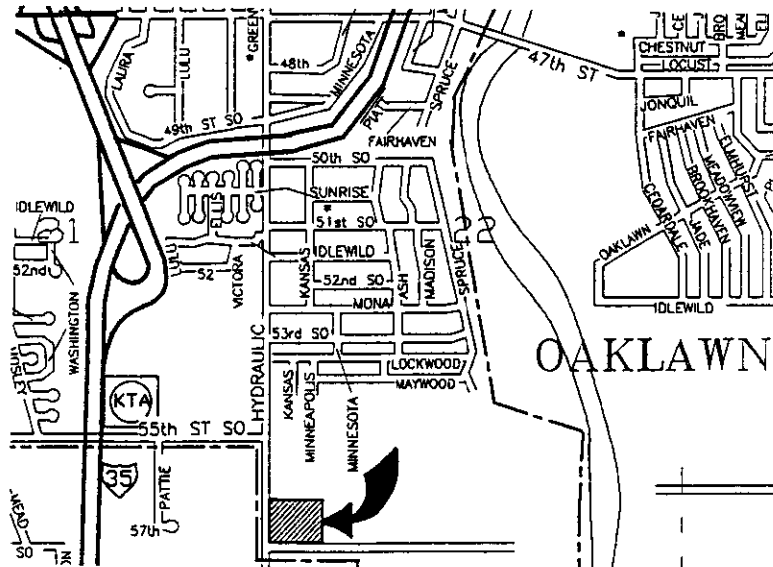
Residential:	
Office:	
Commercial:	
Industrial:	3
Total:	3

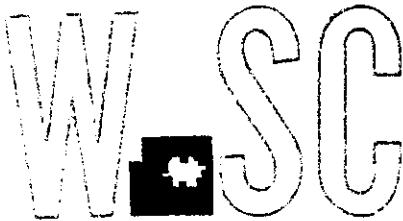
MINIMUM LOT AREA: 50,880 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

PROPOSED ZONING: "E" Light Industrial, (Z-3087)

VICINITY MAP:





METROPOLITAN AREA PLANNING
DEPARTMENT

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

June 7, 1993

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

Re: S/D 93-21 GRIFFIN PARK 2ND ADDITION (Final Plat)

Dear Mr. Savoy:

At the regular meeting of the Metropolitan Area Planning Commission on June 3, 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 May 28, 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

File
Copy

DL:rh

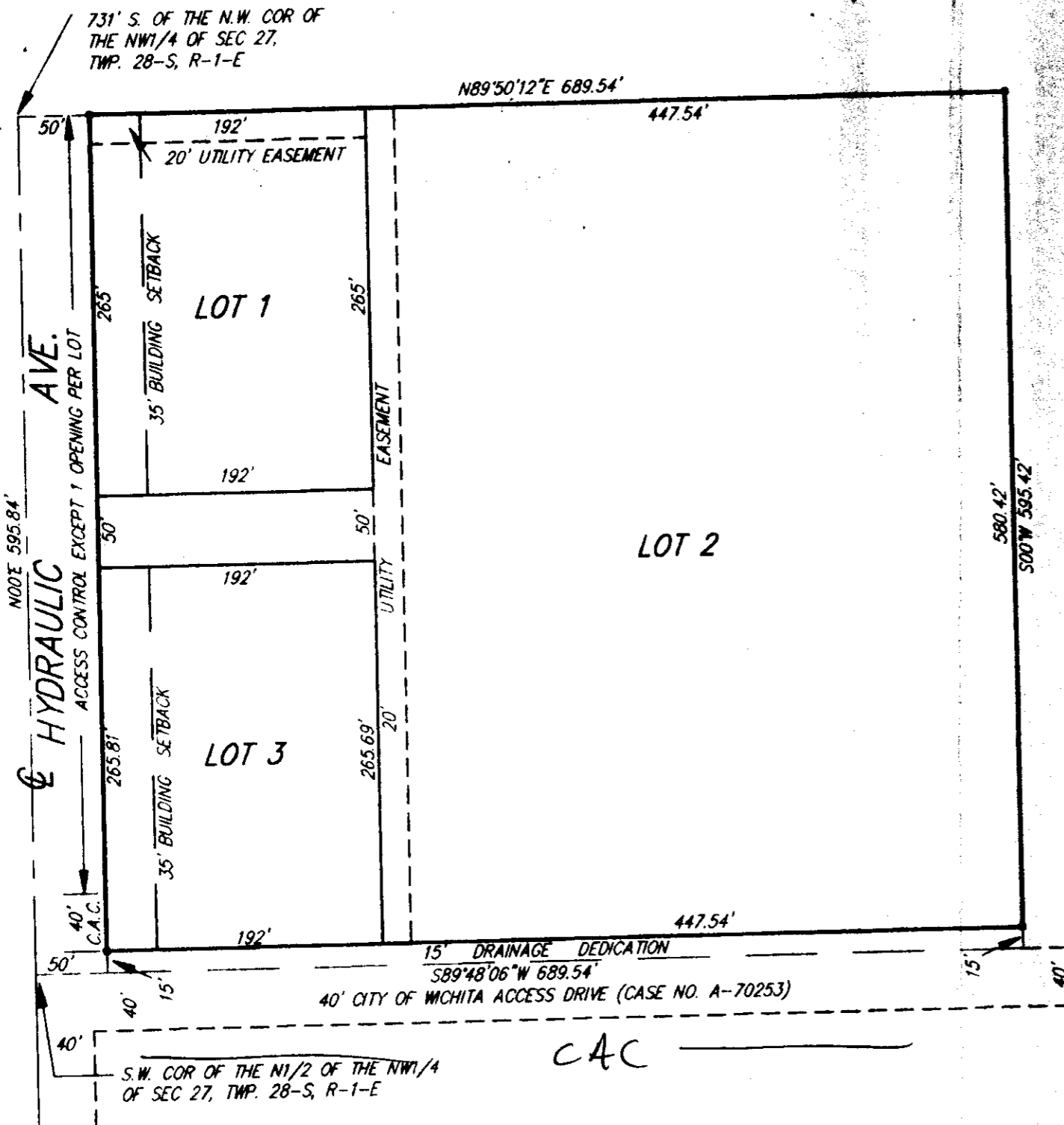
cc: Crown Commercial Builders, Inc., 1125 South Rock Road - Suite
9, Wichita, KS 67207
Mike Lindebak, City Engineer

FINAL PLAT

GRIFFIN PARK 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE



THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 5/27/93 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 5-28-93

MINIMUM BUILDING PAD ELEVATION FOR LOTS 1, 2 AND 3 FOR LOWEST FLOOR OF STRUCTURE
ELEVATION = 1264 MSL
= 76.6 CITY DATUM

BENCH MARK:
CITY STANDARD DISC 44' W & 30' S OF CENTER-LINES OF 55TH ST SO & HYDRAULIC AVE
ELEVATION = 76.57 CITY DATUM
= 1263.97 MSL

1" = 100'
• = REBAR CAPPED SRB
C.A.C. = COMPLETE ACCESS CONTROL

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 "GRIFFIN PARK 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the west 21 acres of the N1/2 of the NW1/4 of Sec. 27, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, except the north 731 feet thereof;

Existing public easements and dedications being vacated by virtue of KSA 12-512(b).
Savoy, Ruggles & Bohm, P.A.

Date _____
Mark A. Savoy Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted in Lots and a Street to be known as "GRIFFIN PARK 2ND ADDITION", Wichita, Sedgwick County, Kansas. The easement is hereby granted as indicated for the construction and maintenance of all public utilities. The Drainage dedication is hereby dedication to the public for drainage purposes. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from Hydraulic Ave., over and across the west line of Lots 1, 2 and 3 and to or from the City of Wichita Access Drive (Case No. A-70253) over and across the south line of Lots 2 and 3 are hereby granted to the City of Wichita, provided however that Lots 1 and 2 shall have access to Hydraulic Ave at one location each and that Lot 3 shall have access to Hydraulic Ave at one location over all except the south 40 feet thereof, all as shall be determined by the city Engineer of the City of Wichita, Kansas. Minimum Building Pad Elevations shall be as shown on the face of the plat.

Crown Commercial Builders, Inc.

Bruce Griffin Vice-President

State of Kansas) SS
Sedgwick County)
The foregoing instrument acknowledged before me, this _____ day of _____, 1993, by Bruce Griffin, Vice-President of Crown Commercial Builders, Inc., on behalf of the Corporation.

Notary Public
My App't Exp. _____

This plat of "GRIFFIN PARK 2ND ADDITION", Wichita, 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. Breckenridge, Jr. Chairman

Marvin S. Krout Secretary

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

Frank M. Ojile 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 this 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 Resa Deputy