SHELLY'S ORCHARD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

recd 1-28-98 final tracing

State of Kansas)
Sedgwick County) SS

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 "SHELLY'S ORCHARD ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

That part of the NW1/4 of the SW1/4 of Sec 32 Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, except the north 115 feet thereof.

All Public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Savoy, Ruggles & Bohm, P.A.

Date 1-9-98 — MARK A. SAVOY REGISTERED LS-788 KANSAS LAND SURVEYOR — Surveyor

Mark A. Savoy RLS #788

This plat of "SHELLY'S ORCHARD 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 _____, 1997.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
John C. Frye

_____ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 1998.

_____ Mayor
Bob Knight

_____ City Clerk
Pat Burnett

Entered on transfer record this ____ day of _____, 1998.

_____ County Clerk
James Alford

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____, 1998, at _____ o'clock ___M: and is duly recorded.

_____ Register of Deeds
Larry Consolver

_____ Deputy
Michael D. Hurtt

Know all men by these presents that we, the undersigned have caused the land described in the suveyor's certificate to be platted into Lots, Blocks, Reserves and Streets to be known as "SHELLY'S ORCHARD ADDITION", Wichita, Sedgwick County Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The Streets are hereby dedicated to and for the use of the public. Access Controls are hereby granted to the City of Wichita (as indicated on the face of the plat), with the location of openings to be approved by the City Engineer. Minimum building pad elevation for lowest opening to a structure is as shown on the face of the plat.

Rick Thompson Construction Inc.

_____ President
Rick Thompson

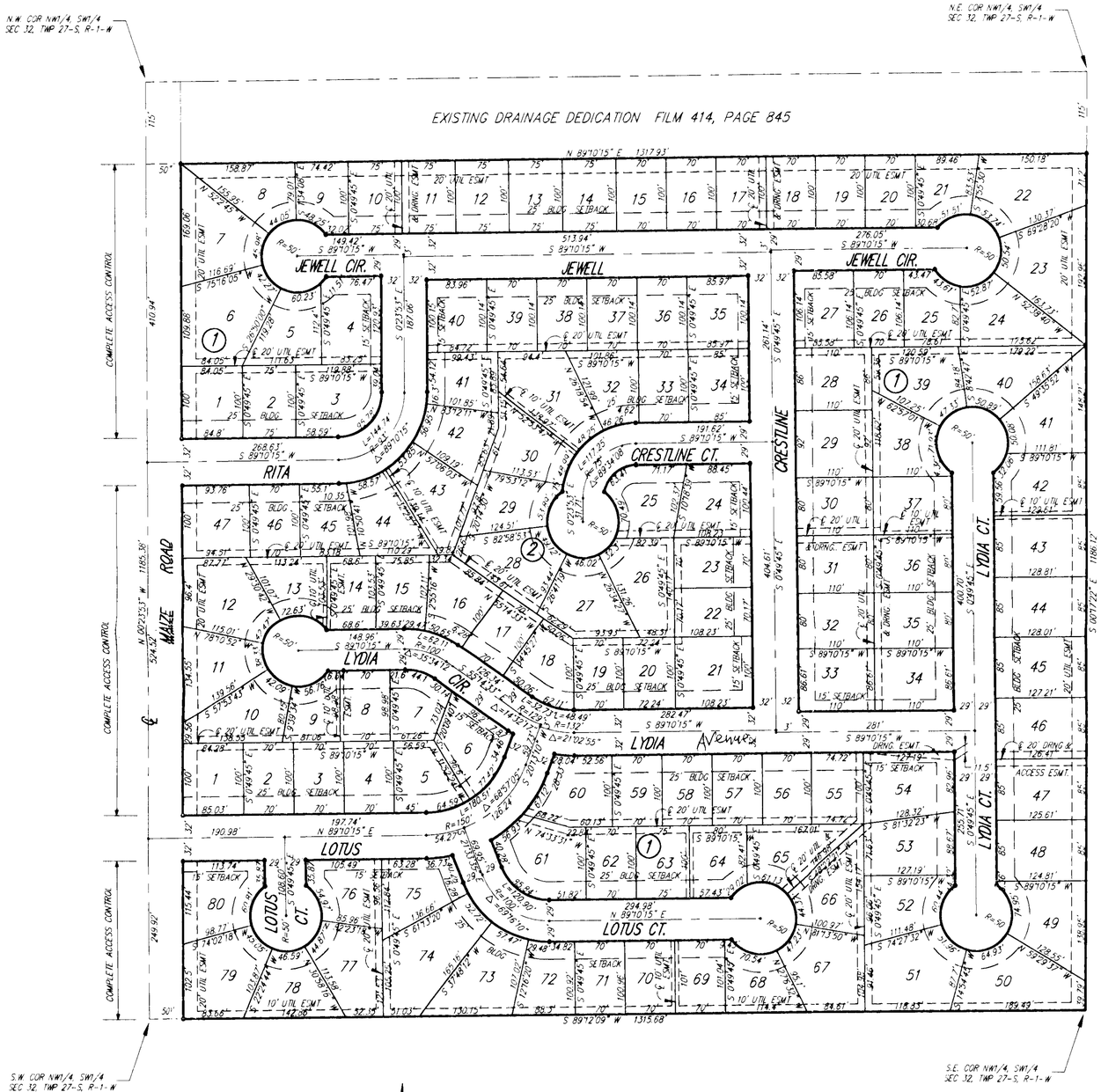
State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 19th day of January 1998, by Rick Thompson, President, Rick Thompson Construction Inc., on behalf of the corporation.

Linda S. Hamby — Notary Public

My App't. Exp. 10-30-99

LINDA S. HAMBY
NOTARY PUBLIC
STATE OF KANSAS



SRB

1" = 100'

● = 1/2" REBAR W/SRB CAP

S.B. = BUILDING SETBACK

C.A.C. = COMPLETE ACCESS CONTROL

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO A STRUCTURE			
LOT	BLOCK	ELEVATION	
		CITY DATUM	N.G.V.D.
8, 9, 10	1	1333.5	1320.9
11, 12, 13	1	1332.0	1319.4
14, 15, 16	1	1330.5	1317.9
17, 18, 19	1	1330.0	1317.4
20, 21, 22	1	1329.5	1316.9

BENCHMARK
City of Wichita Benchmark disc @ Maize Road and May Street
31.5' S. and 38' E. of centerline both.
Elev = 1337.67 (City Datum)
Elev = 1325.07 (NGVD)

SRB
924 NORTH MAIN
WICHITA, KANSAS 67203
http://www.feist.com/~srb
316-264-8008
FAX 264-4621
E-mail: srb@feist.com

SAVOY, RUGGLES & BOHM, P. A.
ENGINEERING & SURVEYING

MG FILE 00536PF-R.L.J.
PROJECT NO. 96F00536P

WICHITA -- SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4290

August 28, 1997

FILE COPY

Savoy, Ruggles & Bohm
% Mark Savoy
924 N. Main
Wichita KS 67203

Re: S/D 9756 - One-Step Final Plat of SHELLY'S ORCHARD ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on **August 28, 1997**, 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 **August 22, 1997.**

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 and/or County Commission 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 developments.

Please call if you have any questions.

Sincerely,
Keith Gooch
Keith Gooch
Current Plans Division

KG\lfb

cc: Rick Thompson, 250 N. Gleneagles, Wichita, KS 67212-3771
Mike Lindebak, City Engineer, Mail Stop 1-71
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

WICHITA — SEDGWICK COUNTY
WSC
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

FILE COPY

August 22, 1997

Savoy, Ruggles & Bohm
% Mark Savoy
924 N. Main
Wichita KS 67203

Re: S/D 97-56 - One-Step Final Plat of SHELLY'S ORCHARD ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 22, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

B. The applicant shall guarantee the extension of City water to serve the lots being platted.

C. The applicant shall guarantee the paving of the proposed interior streets.

Complete access should be granted for the residential lots along Maize.

D. Sidewalks should be provided on one side along Rita, Jewell, Crestline, Lydia and Lotus.

E. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers. Minimum pad elevations should be established on the lots near the drainage ditch. ***Drainage improvements should be guaranteed. City Engineering has approved the drainage plan.***

F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

G. A covenant providing for 4 off-street parking spaces per dwelling unit shall be provided as required when the 58 foot local residential street standard is being used. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant

runs with the land and is binding on future owners and assigns.

H. Representatives from the City Fire Department comment that the street name "Fieldcrest" should be changed to "Rita". ***Lydia Street should be renamed Lydia Avenue.***

I. City Engineering indicates that the applicant's drainage concept has been approved.

J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

K. 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.

L. 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 (316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

M. The applicant is advised that various State and Federal requirements for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette Kansas, 67464, 913-546-2294 or Kansas Department of Wildlife and Parks)

N. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property. ***No additional easements have been requested.***

O. Perimeter closure computations should be submitted with the final plat tracing.

P. Recording of the plat within thirty (30) days after approval by the City Council.

Q. The applicant is advised to contact the Land Use Division regarding park and open space possibilities.

R. Based on the platting binder, the 1995 and 1996 property taxes are still outstanding. Before the plat is releaed for recording, proof shall be provided indicating that all applicable property taxes have been paid.

S. The legal description should be amended to accurately portray the location of this property. (i.e. Section 32, Twp. 27-S, R-1-W)

If this plat requires the guaranteeing of improvements a list of the five methods which have been

adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 28, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Keith Gooch

Keith Gooch
Current Plans Division

KG\lfb
Enclosure: Marked Copy of plat
cc: Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5-3

August 28, 1997

STAFF REPORT
(One-Step Final Plat-Approved 8/21/97)

FILE COPY

CASE NUMBER: S/D 97-56 - SHELLY'S ORCHARD ADDITION

OWNER/APPLICANT: Rick Thompson
250 N. Gleneagles, Wichita, KS 67212-3771

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, P.A., % Mark Savoy
924 N. Main, Wichita, KS 67203

LOCATION: Located on both sides of Maize Road between Kellogg & Pawnee.

SITE SIZE: 35.8 +/- Acres

NUMBER OF LOTS

Residential: 127
Office:
Commercial:
Industrial: ___

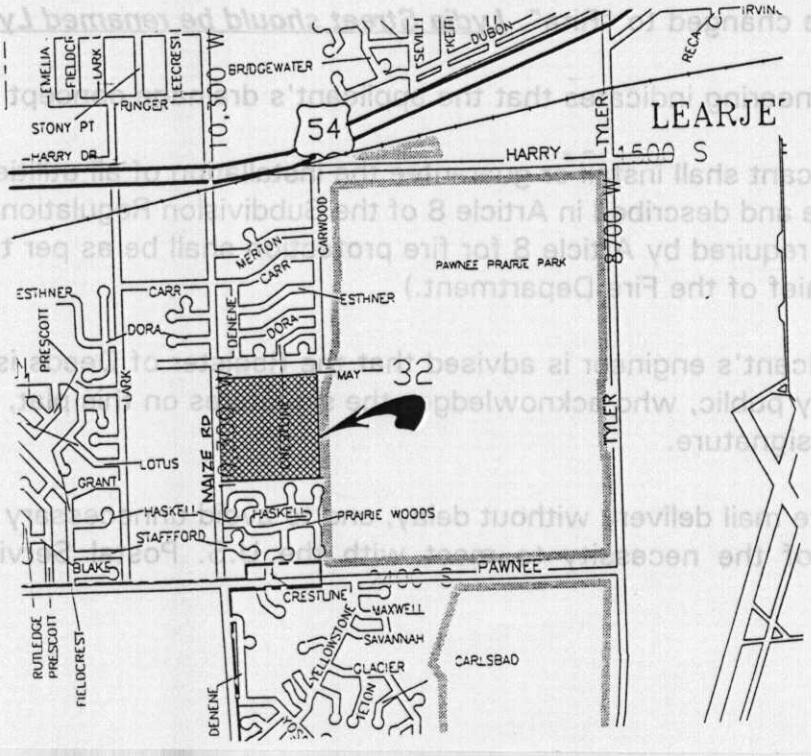
Total: 127

MINIMUM LOT AREA: 7,000 feet

CURRENT ZONING: "SF-6" (City)

PROPOSED ZONING:

VICINITY MAP:



NOTE: The area covered by this plat is zoned SF-6, Single-family. This plat is the east portion of the previously approved preliminary plat Lindsay's Orchard. Lindsay's Orchard is on today's agenda.

STAFF COMMENTS:

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