elevations.

K. 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.

L. 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.

M. 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.

AGENDA ITEM NO. 3-6

METROPOLITAN AREA PLANNING COMMISSION September 23, 1993

STAFF REPORT

(Final Plat Approved 9/16/93, Preliminary Plat approved June 24, 1993)

CASE NUMBER: S/D 93-30 - THE ORCHARD AT SHADYBROOK FARM ADDITION

OWNER/APPLICANT: Scott Land Developers, Inc., P. O. Box 781528, Wichita, KS 67278

SURVEYOR/ENGINEER: Bill Yung Design, 4912 E. 29th Street North, Wichita, KS 67220
and
Baughman Company, P. A., 315 South Ellis, Wichita, KS 67211

TOWNSHIP: Bob Asmann, Trustee, Minneha Township, 14301 Wentworth Ct., Wichita, KS 67230

LOCATION: South of Central and east of 143rd St. East

SITE SIZE: 14.8 Acres

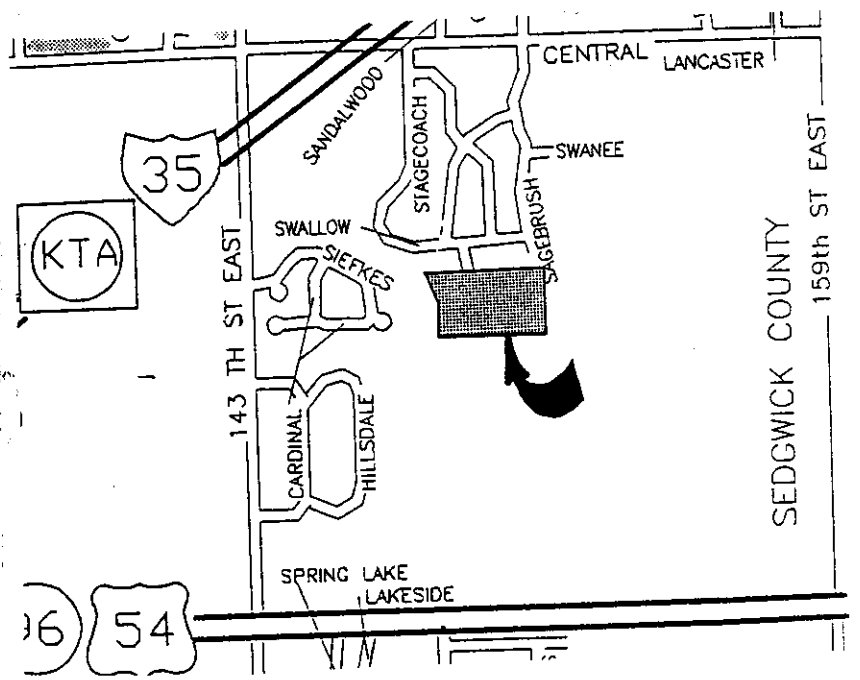
NUMBER OF LOTS

Residential:	21
Office:	
Commercial:	
Industrial:	
Total:	21

MINIMUM LOT AREA: 20,000 sq. ft.

CURRENT ZONING: "R-1"

VICINITY MAP:



STAFF COMMENTS:

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

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

C. Since this property will utilize a City of Wichita water supply line, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.

D. The applicant shall guarantee any drainage improvements required by the platting of this property. This should include the extension of storm sewer to Swallow Street.

E. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall be to the urban standard for a 58-foot street.

F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. Separate Certificates of Petitions need to be submitted for any improvements being done through County or City petitions.

G. The applicant shall submit a copy of the instrument which establishes the Cities Service Gas Line Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.

H. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

I. Prior to this plat being released for recording, the applicant shall submit a revised platting binder that verifies that the ownership of this site and holders of any mortgages are the same as those now being shown on this final plat.

J. Prior to submitting the final plat tracing, the applicant shall meet with County Engineering to determine if a lower minimum building pad elevation may be indicated for this site. As appropriate, the final plat tracing shall indicate such

SEDGWICK COUNTY

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

September 24,1993

Baughman Company
Attn: Bill Korber
315 South Ellis
Wichita, KS 67211

Re: S/D - 93-30 THE ORCHARD AT SHADYBROOK FARM ADDITION (Final Plat)

Dear Mr. Korber:

At the regular meeting of the Metropolitan Area Planning Commission on September 23, 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 September 17, 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: Scott Land Developers, Inc., P. O. Box 7815128, Wichita, KS 67278
Minneha Township, Bob Asmann, Trustee, 14301 Wentworth Ct., Wichita, KS 67230
Bill Yung Design, Attn: Terry Smythe, 4912 E. 29th Street North, Wichita, KS 67220
Mike Lindebak, City Engineer

FINAL PLAT

THE ORCHARD AT SHADYBROOK FARM

AN ADDITION TO

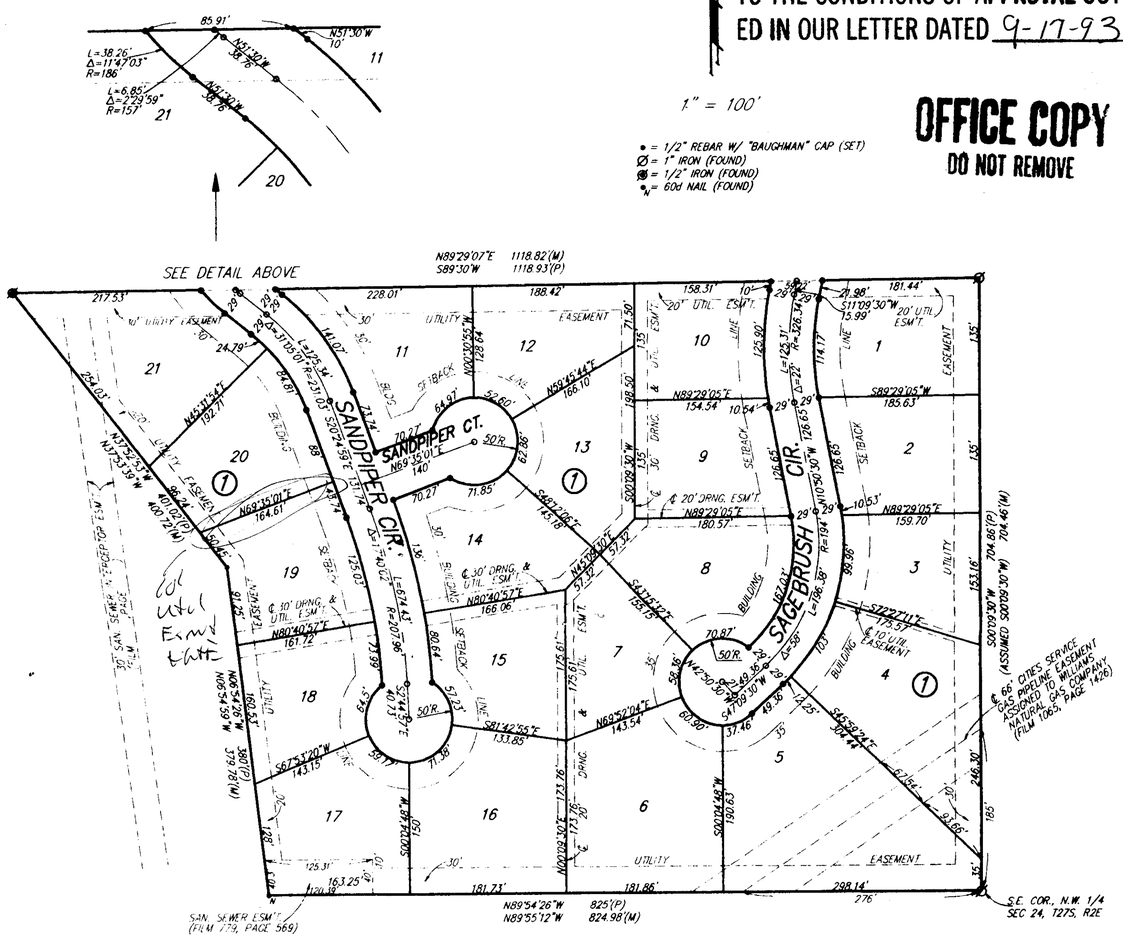
SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 9/16/93 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 9-17-93

1" = 100'

● = 1/2" REBAR W/ "BAUGHMAN" CAP (SET)
Ø = 1" IRON (FOUND)
⊠ = 1/2" IRON (FOUND)
•N = 60d NAIL (FOUND)

OFFICE COPY
DO NOT REMOVE



MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING OF STRUCTURE		
Lot	Block	Elevation M.S.L.
17-21	1	1313.00

State of Kansas) SS
Sedgwick County)

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "THE ORCHARD AT SHADYBROOK FARM", an Addition to Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed described as and being a replat of Lot 6, Block 8, Shadybrook Farm Addition, Sedgwick County, Kansas.

All being situated in the N.W. 1/4 of Sec. 24, Twp 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.

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

Date _____ Baughman Company, P.A.

_____ Surveyor
Gregory F. Severns

Know all men by these presents that we, the undersigned owners, have caused the land described in the surveyors certificate to be platted into Lots, a Block, and Streets to be known as "THE ORCHARD AT SHADYBROOK FARM", an Addition to Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easement is hereby granted as indicated for drainage purposes. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. The Minimum Building Pad Elevations for the lowest opening to the structures are as shown on the accompanying plat.

Scott Land Developers, Inc.

_____ President
Donald N. Scott

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____, 1993, by Donald N. Scott, President of Scott Land Developers, Inc., on behalf of the corporation.

_____ Notary Public

My App't. Exp. _____

We, the undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "THE ORCHARD AT SHADYBROOK FARM", an Addition to Sedgwick County, Kansas.

Andover State Bank

_____, _____
Kirk McConachie (Title)

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____, 1993, by Kirk McConachie, _____ (Title) of Andover State Bank, on behalf of the bank.

_____ Notary Public

My App't. Exp. _____

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

_____ Mayor
Elma Broadfoot

_____ City Clerk
Pat Burnett

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

_____ Chairman
Mark F. Schroeder

_____ Chairman Pro-Tem
Billy Q. McCray

_____ Commissioner
Betsy Gwin

_____ Commissioner
Paul W. Hancock

_____ Commissioner
Tom Winters

_____ County Clerk
Susan E. Crockett-Spoon

This plat of "THE ORCHARD AT SHADYBROOK FARM", 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.

_____ Chairman

_____ Secretary
Marvin S. Krout

Entered on transfer record this _____ day of _____, 1993.

_____ County Clerk
Susan E. Crockett-Spoon

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.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa