

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.

METROPOLITAN AREA PLANNING COMMISSION

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

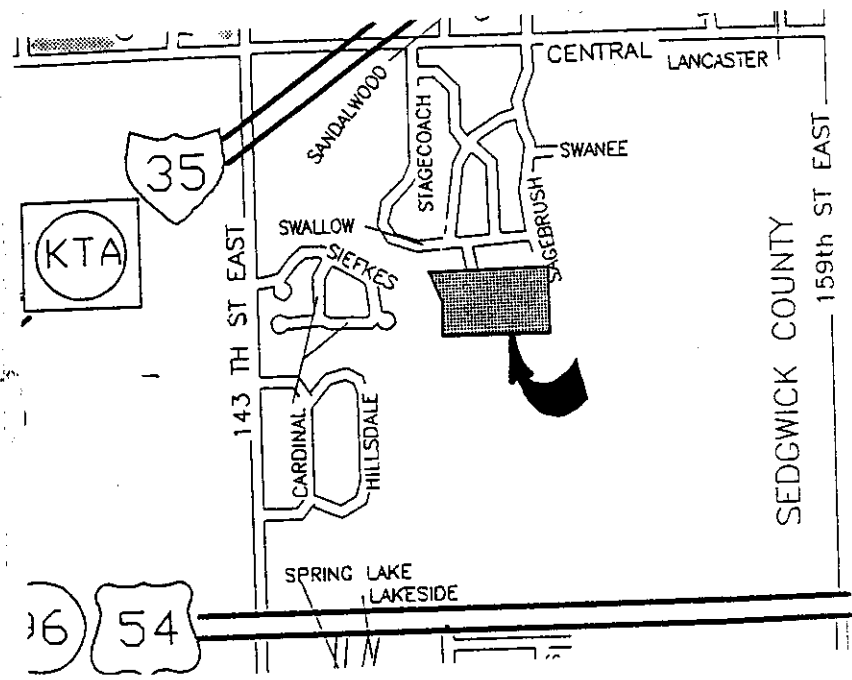
NUMBER OF LOTS

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



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

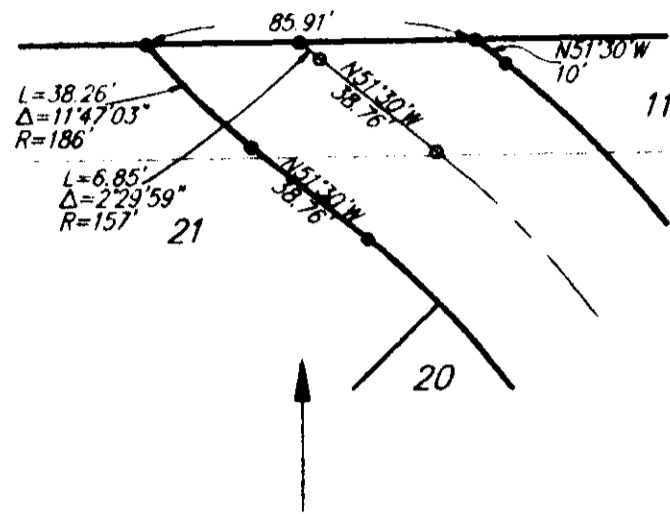
THE COPY

FINAL PLAT

THE ORCHARD AT SHADYBROOK FARM

AN ADDITION TO
SEDGWICK COUNTY, KANSAS

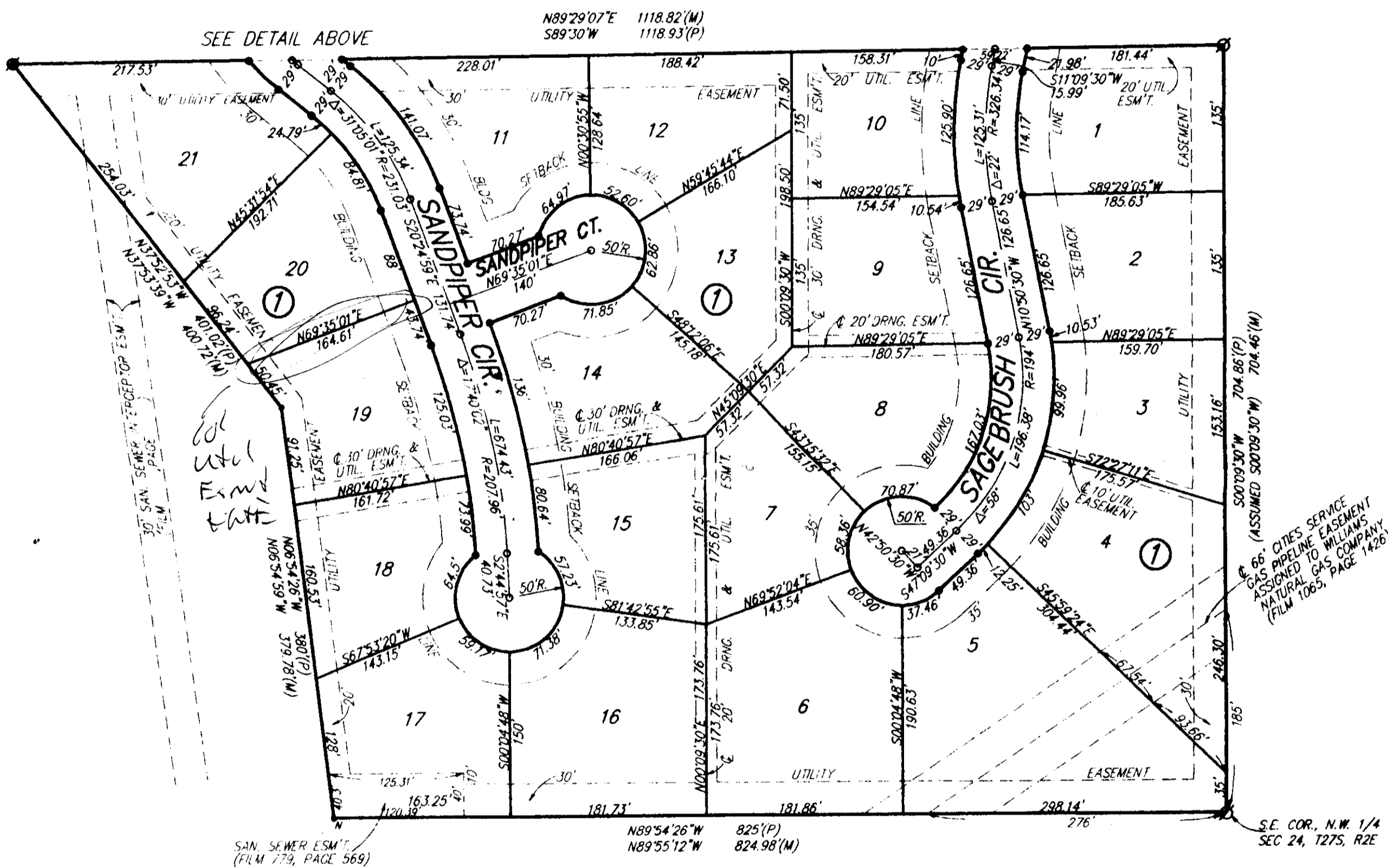
THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 9/14/93 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 9-17-93



1" = 100'

**OFFICE COPY
DO NOT REMOVE**

- = 1/2" REBAR W/ "BAUGHMAN" CAP (SET)
- = 1" IRON (FOUND)
- ⊗ = 1/2" IRON (FOUND)
- = 60d NAIL (FOUND)



MINIMUM BUILDING PAD ELEVATIONS
FOR LOWEST OPENING OF STRUCTURE

Lot	Block	Elevation M.S.L.
17-21	1	1313.00

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) 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, Sedg-
wick 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.

Gregory F. Severns Surveyor

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.

Donald N. Scott President

State of Kansas) SS The foregoing instrument acknowledged be-
fore 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 The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 1993, by Kirk
McConachie, _____ 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.

Elma Broadfoot Mayor

Pat Burnett City Clerk

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

Mark F. Schroeder Chairman

Billy Q. McCray Chairman Pro-Tem

Betsy Gwin Commissioner

Paul W. Hancock Commissioner

Tom Winters Commissioner

Susan E. Crockett-Spoon County Clerk

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

Marvin S. Krout Secretary

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

Susan E. Crockett-Spoon County Clerk

State of Kansas) SS This is to certify that this plat has been filed
Sedgwick County) 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