

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 8**

**August 21, 1997**

**STAFF REPORT  
(One-Step Final Plat)**

**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**

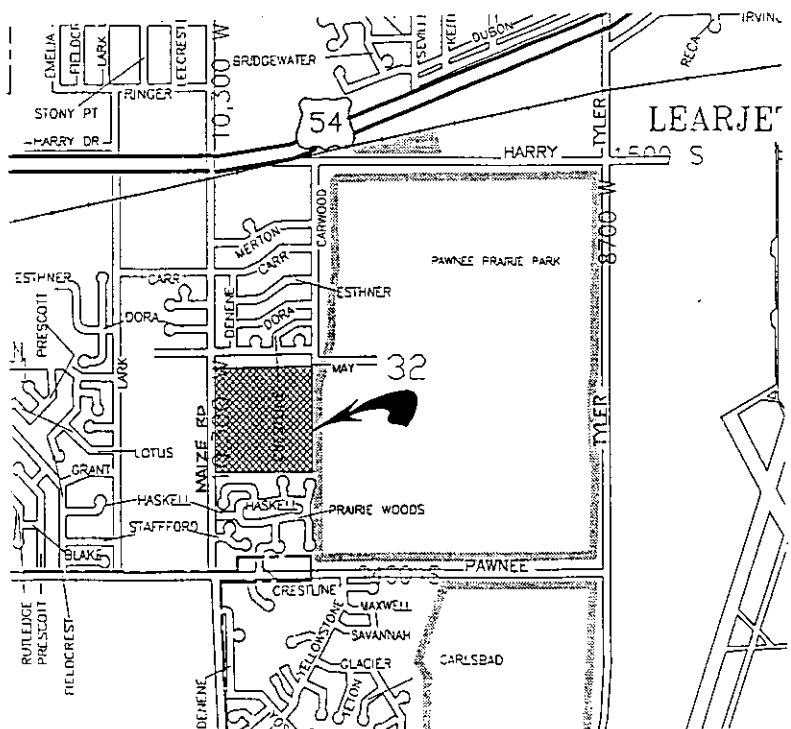
- Residential: 127
- Office:
- Commercial:
- Industrial: ==
  
- Total: 127

**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:

- 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.
- 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".
- 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.
- 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 released 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)

BOUNDARY CLOSURE: SHELLY'S ORCHARD

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North:	18699.648	East:	20009.034
Line Course:	N 00-23-53 W	Length:	1185.38
	North: 19885.000		East: 20000.799
Line Course:	N 89-10-15 E	Length:	1317.93
	North: 19904.072		East: 21318.591
Line Course:	S 00-17-22 E	Length:	1186.12
	North: 18717.967		East: 21324.583
Line Course:	S 89-12-09 W	Length:	1315.68
	North: 18699.654		East: 20009.030

Perimeter: 5005.12 Area: 1,561,352 sq.ft. 35.84 acres

Mapcheck Closure - (Uses listed courses and chords)  
Error Closure: 0.007 Course: N 31-40-33 W  
Error North: 0.0062 East: -0.0038  
Precision 1: 689,776.26