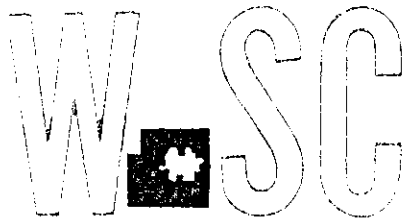




WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL -- TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
PHONE 316/258-4421  
FAX 316/258-4390

August 28, 1997

FILE COPY

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

Re: S/D 97-37 - Final Plat of LINDSAY'S ORCHARD

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,

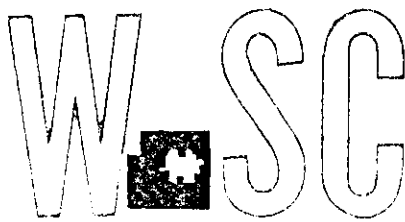
Keith Gooch

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

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August 22, 1997

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

Re: S/D 97-37 - Final Plat of LINDSAY'S ORCHARD

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 21, 1997, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- 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.

Access Control for Lot 1, Block 3 to Maize Road should be provided. Complete access should be granted for the residential lots along Maize.

- D. Sidewalks should be provided on one side along Rita, Stony Point Ln, and Jewell.
- 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. City Engineering requests drainage improvements be guaranteed. The drainage plan has been approved.
- 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. No additional utility 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 1994, 1995, 1996 property taxes are still outstanding. Before the plat is released for recording, proof shall be provided indicating that all applicable

S/D97-37 -- Final Plat of LINDSAY'S ORCHARD ADDITION  
August 22, 1997 - Page 3

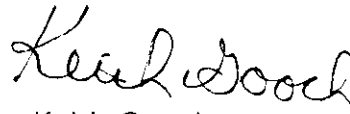
property taxes have been paid.

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,

A handwritten signature in black ink, appearing to read "Keith Gooch". The signature is fluid and cursive, with the first name "Keith" and last name "Gooch" clearly distinguishable.

Keith Gooch  
Current Plans Division

KG\lfb

Enclosure

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



**METROPOLITAN AREA PLANNING COMMISSION**

August 28, 1997

**STAFF REPORT**

(Final-Approved 8/21/97, Preliminary-Approved 6/5/97)

**CASE NUMBER:** S/D 97-37 - LINDSAY'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:** 34.1 +/- Acres

**NUMBER OF LOTS**

Residential: 88  
Office:  
Commercial:  
Industrial:

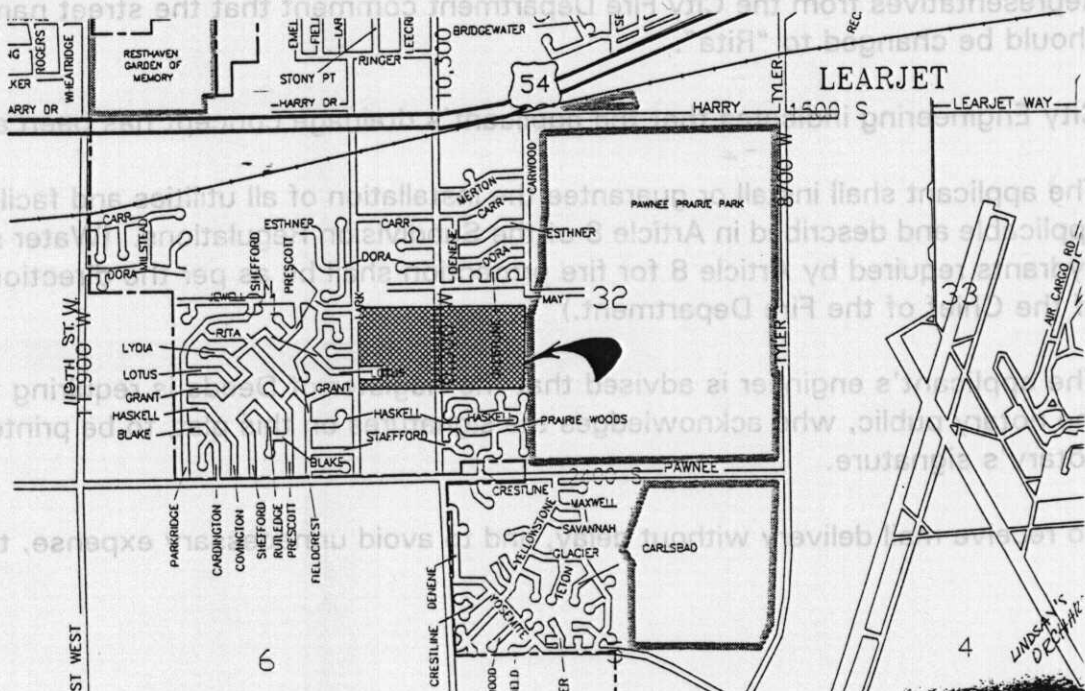
Total: 88

**MINIMUM LOT AREA:** 7,000 feet

**CURRENT ZONING:** "SF-6" Single Family (City)

**PROPOSED ZONING:**

**VICINITY MAP:**



**FILE COPY**



NOTE: The area covered by this plat is zoned SF-6, Single-family. Lindsay's Orchard Addition is now being platted as two separate plats. Shelly's Orchard Addition is also on today's agenda.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
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S/D 97-37- Final Plat of LINDSAY'S ORCHARD ADDITION  
August 28, 1997 - Page 3

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