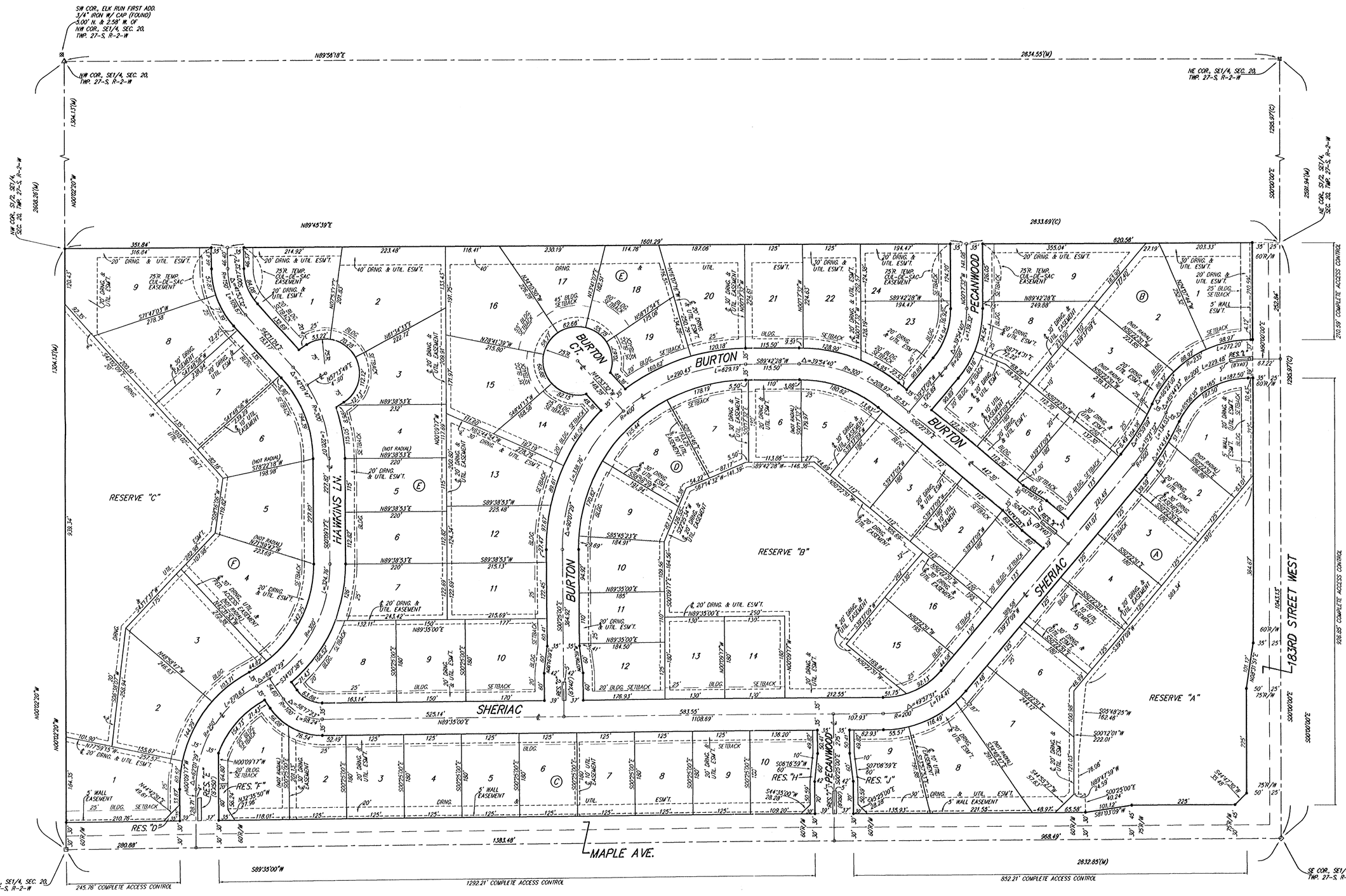
FILE COPY 6/15/04 2 of 2

ELK RIDGE ADDITION
SEDGWICK COUNTY, KANSAS



MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NGVD29
1-7	A	1429.0
2-16	D	1434.0
2-9	F	1434.0

BENCHMARK:
RAILROAD SPIKE IN HI-LINE POLE
40' SE OF THE SE COR., SEC. 20, TWP. 27-S, R-2-W
ELEV. = 1430.95 NGVD29

NOTE:
A master grading plan for drainage has been developed for this subdivision and is on file with the appropriate governing body. All drainage easements, right-of-ways, or reserves shall remain at established grades or as modified with the approval of the City Engineer of the appropriate governing body. No obstructions which impede the flow of this drainage system be allowed.

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 * 315 ELLIS * WICHITA, KANSAS 67211

F:\PLAT\ELK RIDGE ADDITION\DWG\ELKRIDGE2.DWG-MOC

Final Plating
2 of 2
received 6/15/04

ELK RIDGE ADDITION
SEDGWICK COUNTY, KANSAS

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 "ELK RIDGE ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the S1/2 of the SE1/4 of Sec. 20, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas.

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

Baughman Company, P.A.

Michael D. Conrey 06-9-2004 Surveyor
Michael G. Conrey

MICHAEL G. CONREY NUMBER 1246 REGISTERED KANSAS LAND SURVEYOR

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Reserves, to be known as "ELK RIDGE ADDITION", Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are 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 drainage, utility, and pedestrian access easement is hereby granted as indicated for drainage purposes, for the construction and maintenance of all public utilities, and for pedestrian access purposes to or from Reserve "C" and no fences or other obstructions shall be constructed or placed on or within this easement. The wall easements are hereby granted as indicated for the construction and maintenance of a private screening wall and utility main lines and service lines shall be allowed to cross these easements. The temporary cul-de-sac easement on Peconwood shall expire at such time as said Peconwood is extended further north or terminated as a permanent cul-de-sac. The temporary cul-de-sac easement on Hawkins Ln. shall expire at such time as said Hawkins Ln. is extended further north or terminated as a permanent cul-de-sac. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, sidewalks, lakes, drainage purposes, floodway, landscaping, berms, and utilities as confined to easements. No buildings shall be constructed or placed on or within said floodway, nor shall any fill, change of grade, creation of channel, or any other work be carried on without the permission of the Engineer for the appropriate governing body. Reserves "B" and "C" are hereby reserved for open space, sidewalks, lakes, drainage purposes, landscaping, berms, and utilities as confined to easements. Reserves "D", "F", "H", and "J" are hereby reserved for open space, landscaping, drainage purposes, utilities, screening walls and entry monuments. Reserves "E", "G", "I", "K", and "L" are hereby reserved for open space, landscaping, drainage purposes, utilities, entry monuments, and streets. Reserves "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", and "L" shall be owned and maintained by the homeowners association for the addition. Access controls shall be as depicted on the face of the plat and are hereby granted to the appropriate governing. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

James E. Fouts — Sherri L. Fouts
James E. Fouts — Sherri L. Fouts

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "ELK RIDGE ADDITION", Sedgwick County, Kansas.

Citizens Bank of Kansas, N.A.

MARK KEENY, President/CEO
(Title)

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me this 10 day of June, 2004, by Mark Keeny, President/CEO (Title) of Citizens Bank of Kansas, N.A., on behalf of the bank.

Nancy A. Burnett, Notary Public
NANCY A. BURNETT

My App't. Exp. 8-29-04

NANCY A. BURNETT Notary Public - State of Kansas My Appt. Expires 8-29-04

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 10TH day of JUNE, 2004, by James E. Fouts and Sherri L. Fouts, husband and wife.

JUDITH M. TERHUNE Notary Public - State of Kansas My Appt. Expires 11-7-2005

Judith M. Terhune, Notary Public
JUDITH N. TERHUNE

My App't. Exp. 11-7-2005

This plat of "ELK RIDGE ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____, 2004.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Ronald L. Marnell

_____, Secretary
John L. Schlegel

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2004.

_____, Mayor
Carlos Mayans

_____, City Clerk
Karen Sublett

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this _____ day of _____, 2004.

_____, Chairman
Thomas G. Winters

ATTEST: _____, County Clerk
Don Brace

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2004.

_____
Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this _____ day of _____, 2004.

_____, County Clerk
Don Brace

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 _____, 2004 at _____ o'clock ___ M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
P:\PLAT\ELK RIDGE ADDITION\DWG\ELKRIDGE1.DWG-MSC

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

May 20, 2004

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2003-148 -- Final Plat of Elk Ridge Addition

At the regular meeting of the Metropolitan Area Planning Commission on May 20, 2004, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated April 30, 2004.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;

2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting ($8.00 for the first page; $4.00 for each additional page), **if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,**

3. A disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

If you have any questions regarding this plat, please call.

Neil Evan Strahl, AICP, Senior Planner
Current Plans Division

NES:ch

Copies to: Jim Fouts, 716 N. 119th St. No., #110, Wichita, KS 67235
Marilyn Dugan, 2416 Morning Dew, Wichita, KS 67205
Jim Armour, Acting City Engineer
Kevin Holman, Sedgwick County Fire Department
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 30, 2004

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2003-148 -- Final Plat of Elk Ridge Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 29, 2004, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following staff comments:

A. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.

B. Sewer and water services will be provided from Goddard. The Applicant shall submit a letter to that effect.

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

D. ***County Engineering needs a drainage plan and a flood study, with minimum pads based on those results. Additional drainage easements may be needed based on the study. A Division of Water Resources permit may be needed.***

E. Since the subdivision is in a FEMA-regulated floodplain, the floodway certificate needs added.

F. Access needs to be provided to Reserve A for maintenance from Sheriac.

G. The temporary and permanent cul-de-sacs should have a 75-ft radius.

H. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.

I. Per **Sedgwick County Fire Department**, access drives to any structure in excess of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, the surface will need to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed).

J. The 70-ft street right-of-way is not permitted to serve lots under 25,000 sq. ft. The applicant will need to increase the size of the lots or in the alternative guarantee the paving of the proposed streets to the 64-ft urban street standard. ***The Subdivision Committee has approved a modification to permit the 70-ft streets in conjunction with the suburban street pavement standard.***

K. The street guarantee shall include the installation of a temporary turnaround at the terminus of Hawkins Lane and Autumn at the plat's north line. The plattor's text should indicate that the vacation of the temporary turnarounds area will be effective upon the extension of the streets northward.

L. It is recommended that Reserve C be extended to the street by access easements or by narrow strips of Reserve between the lots to increase its accessibility and usefulness for all homeowners in the Addition.

A pedestrian access easement has been platted as requested.

M. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

N. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

O. **GIS** needs to comment on the plat's street names. ***The street names are approved.***

P. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.

Q. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

R. 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. (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.)

S. 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.

T. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

U. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) 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.

V. The owner of the subdivision should note that any construction that results earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.

W. Perimeter closure computations shall be submitted with the final plat tracing.

X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

Y. The representatives from the **utility companies** should be prepared to comment on the need for any additional utility easements to be platted on this property. ***SBC has requested additional easements.***

Z. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, May 20, 2004. You will be notified of the time the meeting will begin.

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

If you have any questions regarding this plat, please call.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-5
MAY 20, 2004

STAFF REPORT
(Final Plat Approved 4/29/04; Preliminary Plat Approved 4/1/04)

CASE NUMBER: SUB 2003-148 -- ELK RIDGE ADDITION

OWNER/APPLICANT: Jim Fouts, 716 N. 119th St. North, #110, Wichita, KS 67235

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: Northwest corner of 183rd St. West and Maple

SITE SIZE: 76.05 Acres

NUMBER OF LOTS

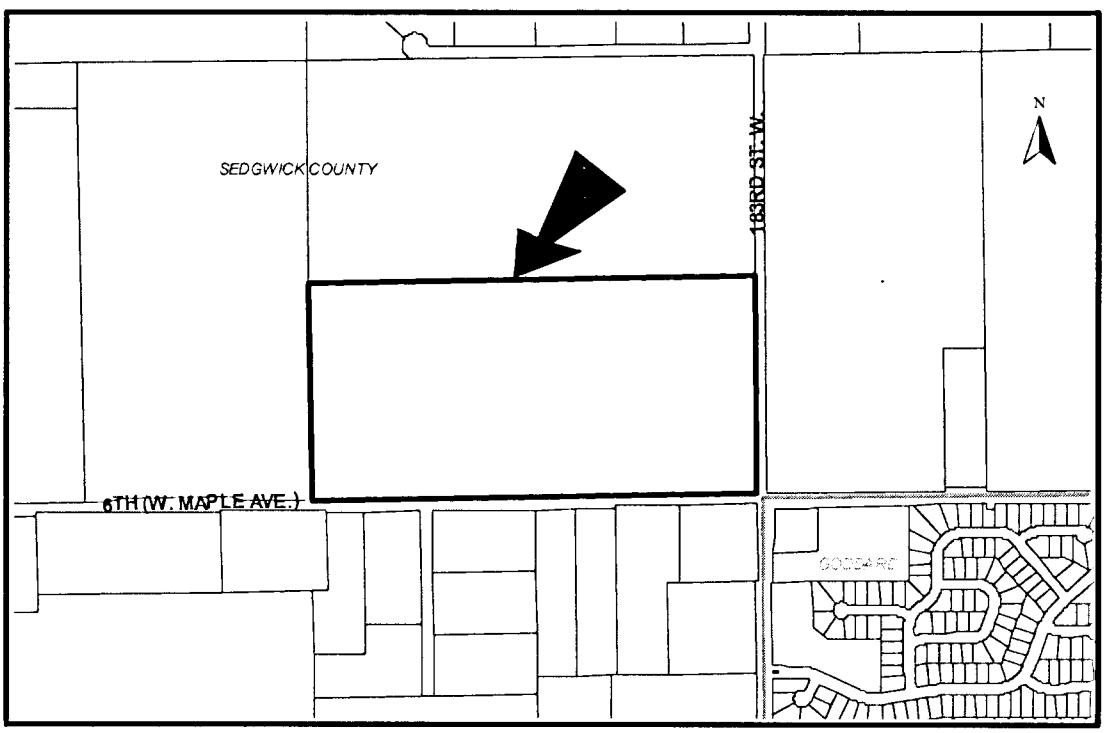
Residential:	77
Office:	
Commercial:	
Industrial:	
Total:	77

MINIMUM LOT AREA: 20,160 Sq. Ft.

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: SF-20, Single-Family Residential

VICINITY MAP



Note: This unplatted site is located in the County within three miles of Wichita's boundary. It is in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan. It is located in the Goddard Area of Influence. The applicant requests a zone change from RR, Rural Residential to SF-20, Single-Family Residential. The site is located within the 100-year floodplain. Due to its density, the plat is classified as an urban subdivision.

STAFF COMMENTS:

A. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.

B. Sewer and water services will be provided from Goddard. The Applicant shall submit a letter to that effect.

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

D. ***County Engineering needs a drainage plan and a flood study, with minimum pads based on those results. Additional drainage easements may be needed based on the study. A Division of Water Resources permit may be needed.***

E. Since the subdivision is in a FEMA-regulated floodplain, the floodway certificate needs added.

F. Access needs to be provided to Reserve A for maintenance from Sheriac.

G. The temporary and permanent cul-de-sacs should have a 75-ft radius.

H. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.

I. Per **Sedgwick County Fire Department**, access drives to any structure in excess of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, the surface will need to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed).

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M. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

N. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

O. GIS needs to comment on the plat's street names. ***The street names are approved.***

P. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.

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T. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

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