

FAWN GROVE AT SUNSET LAKES

an Addition to Wichita, Sedgwick County, Kansas

State of Kansas)
Sedgwick County) SS

We, Ruggles & Bohm, P.A., Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "FAWN GROVE AT SUNSET LAKES", an Addition to Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

LEGAL DESCRIPTION:

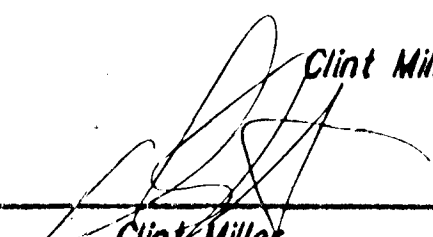
The South Half of the Northeast Quarter of Section 28, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT that part taken for turnpike in District Court Case A-55770 and EXCEPT the East 50.00 feet for road, and EXCEPT that part of said South Half described as commencing at the southeast corner of said Northeast Quarter; thence West along the south line of said Northeast Quarter, 50.00 feet for a place of beginning; thence continuing West along the south line of said Northeast Quarter, 1898.00 feet thence North, parallel with the east line of said Northeast Quarter, 270.00 feet; thence East, parallel with the south line of said Northeast Quarter, 1898.00 feet; thence South, parallel with the east line of said Northeast Quarter, 270.00 feet to the place of beginning, containing 11.76 acres more or less.

All public easements and dedications are hereby vacated, by virtue of K.S.A. 12-512(b).

Ruggles & Bohm, P.A.

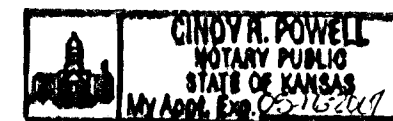

Thomas C. Ruggles
Land Surveyor

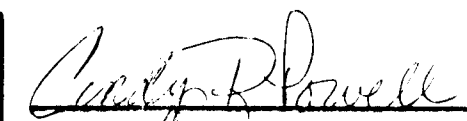
Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, Blocks, Reserves and Streets, to be known as "FAWN GROVE AT SUNSET LAKES", an Addition to Wichita, Sedgwick County, Kansas. Reserve "A" is hereby reserved for walls, signage, gazebos, playground, structures, picnic areas/tables with covered structures, irrigation, walks, lighting, landscaping, berms, lakes, drainage, drainage structures, and utilities confined to easements. Reserves "B" and "C" are hereby reserved for irrigation, walks, lighting, landscaping, drainage, drainage structures and utilities confined to easements. The Reserves shall be owned and maintained by the Home Owners Association for the Addition. The Water Transmission easements are as detailed in Book _____, Page _____. The wall easements are hereby granted to the Home Owners Association as indicated for the construction and maintenance of a wall. Utilities and services are allowed to cross the wall easements. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted to the public as indicated for drainage purposes. The streets are hereby dedicated to and for the use of the public. Access Controls as indicated are hereby granted to the appropriate governing body. A drainage plan has been developed for this plat and all drainage easements, rights-of-way or reserves shall remain at established grades or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of stormwater.


Clint Miller Properties Inc.
Clint Miller
President

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 9th day of March, 2004, by Clint Miller, President of Clint Miller Properties Inc., on behalf of the corporation.

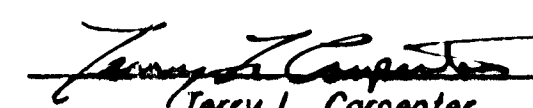



Cindy R. Powell
Notary Public

My appointment expires May 15, 2004

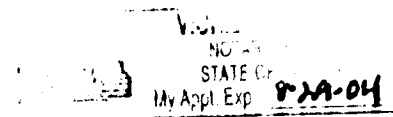
We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "FAWN GROVE AT SUNSET LAKES", an Addition to Wichita, Sedgwick County, Kansas, this 17th day of March, 2004.

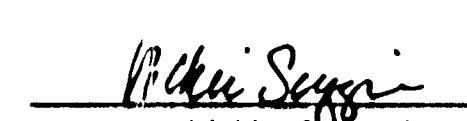
Bank of America, N.A.


Terry L. Carpenter
Senior Vice President

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 17th day of March, 2004, by Terry L. Carpenter, Senior Vice President, on behalf of the bank.




Vickie Schoggin
Notary Public

My appointment expires 8-29-04

This plat of "FAWN GROVE AT SUNSET LAKES", an Addition to Wichita, 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

Ronald L. Marnell
Chairman

John L. Schlegel
Secretary

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

At the Direction of the City Council

Carlos Mayans
Mayor

Karen Schofield
City Clerk

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

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

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

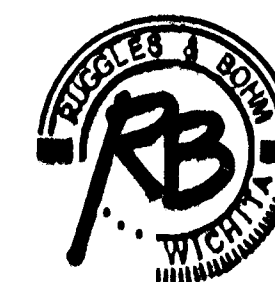
Don Brace
County Clerk

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.

Bill Meek
Register of Deeds

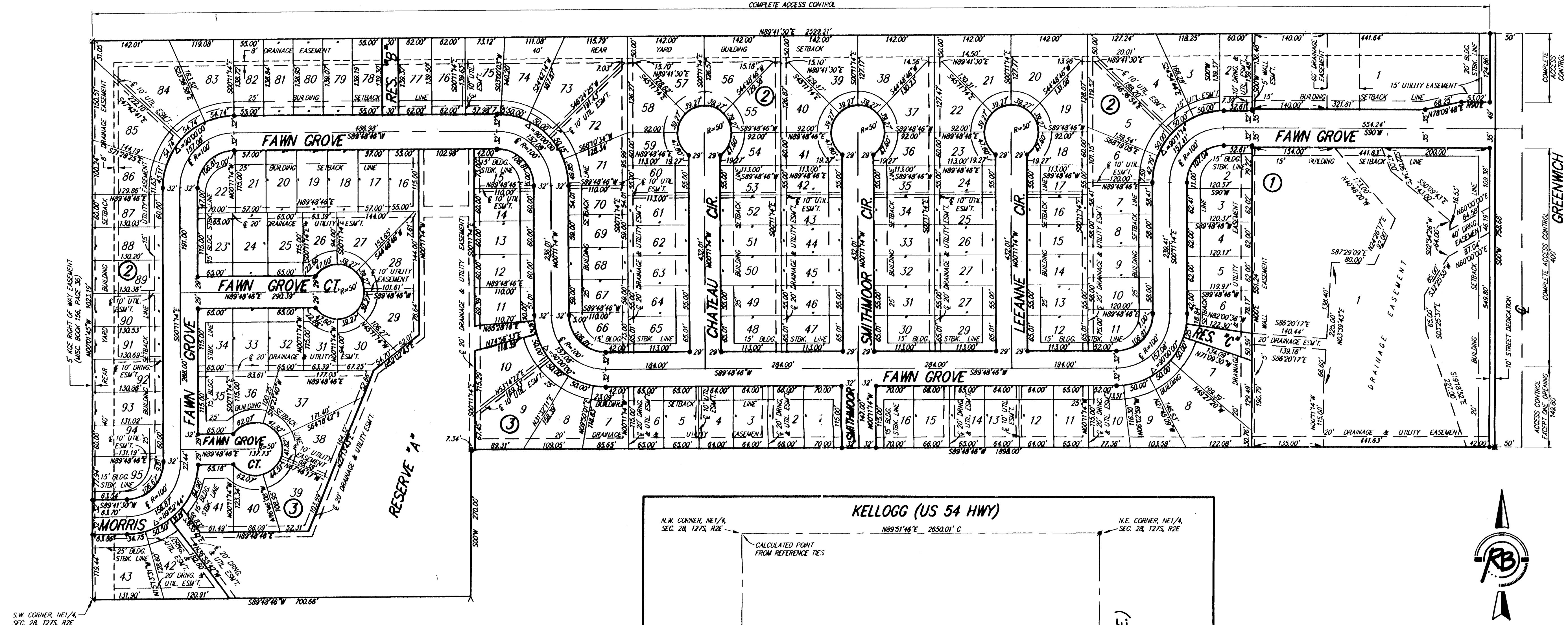
Linda Kizzire
Deputy



FAWN GROVE AT SUNSET LAKES

an Addition to Wichita, Sedgwick County, Kansas

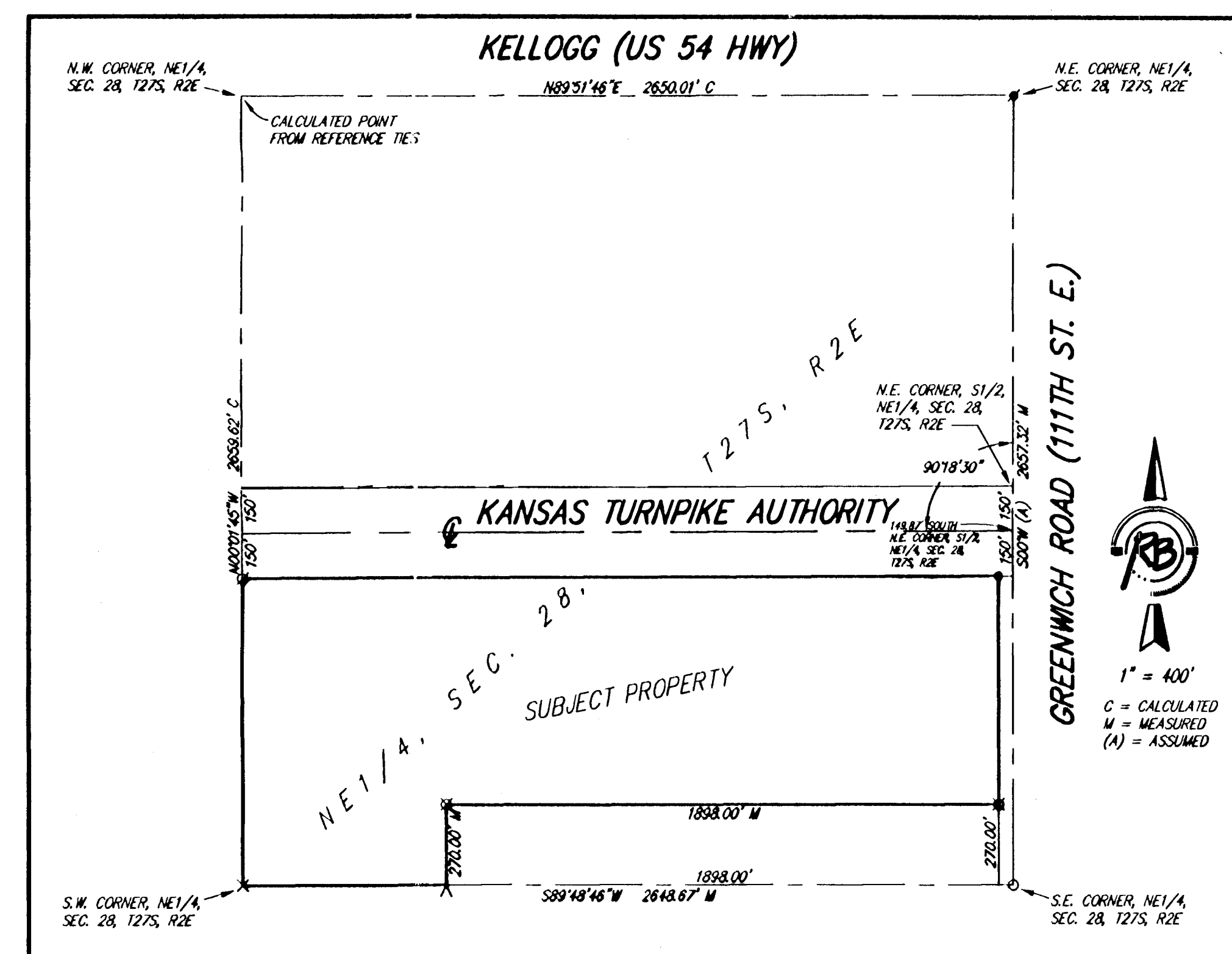
KANSAS TURNPIKE AUTHORITY
COMPLETE ACCESS CONTROL



S.W. CORNER, NE 1/4, SEC. 28, T27S, R2E

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES		
BLOCK	LOT NO.	ELEVATION (NGVD)
1	1, 2, 3, 4, 5, 6, 7, 8	1340.0
	1, 2	1344.0
3	9, 10, 11, 12, 13, 14, 15, 16, 28, 29, 30, 37, 38, 39, 40, 41, 42	1348.0

THIS PLAN OF FAWN GROVE AT SUNSET LAKES AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS IS SUBJECT TO A WESTER EASEMENT RECORDED AS FILM 518, PAGE 790.

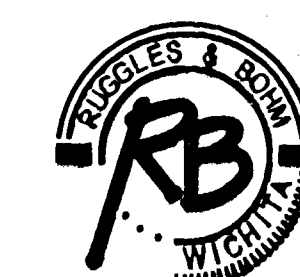


1" = 100'

SURVEY MARKER LEGEND

- = 1/2" IRON PIPE (FOUND)
- ⊙ = 3/4" IRON PIPE W/PEC CAP (FOUND)
- ✕ = CHISELED CROSS (FOUND)
- ∇ = CHISELED VNOTCH (FOUND)
- = 1/2" REBAR (FOUND)
- ✱ = 5/8" REBAR (FOUND)
- ⊠ = 1/2" REBAR W/R&B CAP (FOUND)
- = 5/8" REBAR W/R&B CAP (SET)

BENCH MARK: COW BENCHMARK AT GREENWICH AND LINCOLN, NORTHWEST CORNER OF DOUBLE 4"x8" RCBG, ON HUBBARD, IN FRONT OF 930 S. GREENWICH. ELEV.=1334.02 (NGVD)



Ruggles & Bohm, P.A.
Engineering, Surveying, Land Planning
924 North Main
Wichita, Kansas 67203
www.rbkansas.com
(316) 264-8008
(316) 264-4621 fax
E-mail: info@rbkansas.com

DWG FILE: 2422P-W.C.
PROJECT NO. 2422P
FEBRUARY 28, 2004



Wichita-Sedgwick County Metropolitan Area Planning Department

January 22, 2004

Chris Bohm
924 N. Main Street
Wichita, KS 67203

RE: SUB 2003-120 -- Final Plat of Fawn Grove at Sunset Lakes Addition

At the regular meeting of the Metropolitan Area Planning Commission on January 22, 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 January 16, 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 compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch



Wichita-Sedgwick County Metropolitan Area Planning Department

January 16, 2004

Chris Bohm
924 N. Main Street
Wichita KS 67203

RE: SUB 2003-120 -- Final Plat of Fawn Grove at Sunset Lakes Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 15, 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.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City/County Engineering needs to comment on the status of the applicant's drainage plan. Stormwater Management has advised that the drainage plan must be in compliance with the drainage study currently being prepared for this area.
- E. The plat proposes one access opening along Greenwich. Access controls are approved.
- F. A 70-foot right-of-way for a commercial street is needed along Fawn Grove from Greenwich to the west line of Lot 1, Block 1 tapering to a 64-ft right-of-way.

The right-of-way has been platted as requested.

- G. Traffic Engineering has requested the right-of-way width be increased to 64 feet for the street stub to the south.

The right-of-way width has been platted as requested.

- H. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichitagov.org

- I. It is recommended that Reserve A 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.

The Applicant has provided an additional connection from the street to the Reserve as requested.

- J. 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.
- K. 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.
- L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. 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.
- M. Block 1 west of Smithmoor should be labeled as Block 3.
- N. Traffic Engineering has requested a petition for left turn lanes.
- O. Morris does not line up with Morris as platted in Harrison Park 2nd Addition by 1.48 feet.
- P. GIS needs to comment on the plat's street names. The street names are approved.
- Q. The owners noted in the platting binder need to be signatories to the plat, or a revision to the binder showing that the site's ownership is in the party now shown on the plat application.
- R. The plat'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.
- S. 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.)
- T. 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.

- U. 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.
- V. 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.
- W. The owner of the subdivision should note that any construction that results in 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.
- X Perimeter closure computations shall be submitted with the final plat tracing.
- Y. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Z. 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. Westar Energy has requested additional easements.
- AA. 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, January 22, 2004. The meeting will begin at 1:30 p.m., in the Metropolitan Area Planning Conference Room - 10th Floor, 455 N. Main Street, Wichita, KS.

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

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



Neil Evan Strahl, Senior Planner
Current Plans Division

STAFF REPORT

(Final Plat Approved 1/15/04; Preliminary Plat Approved 10/30/03)

CASE NUMBER: SUB 2003-120 -- FAWN GROVE AT SUNSET LAKES ADDITION

OWNER/APPLICANT: Clint Miller Homes, LLC, 1907 S. Hydraulic, Wichita, KS 67211

SURVEYOR/ENGINEER: Ruggles & Bohm, P.A., Attn: Chris Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: South of Kellogg, West side of Greenwich

SITE SIZE: 49.45 Acres

NUMBER OF LOTS

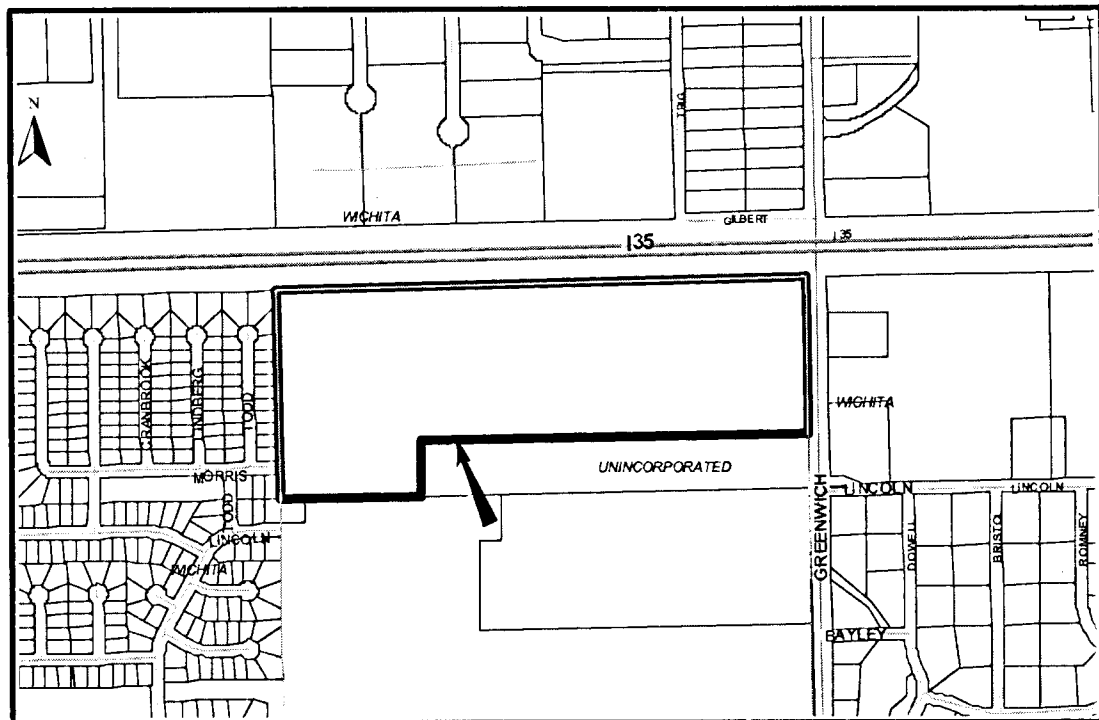
Residential:	152
Office:	2
Commercial:	
Industrial:	
Total:	154

MINIMUM LOT AREA: 6,050 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential; GO, General Office

VICINITY MAP



NOTE: This unplatted site was recently annexed into the City. The Applicant has requested a zone change (ZON 2003-64) to GO, General Office for Lot 95, Block 2, and Lot 59, Block 1.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a change.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City/County Engineering needs to comment on the status of the applicant's drainage plan. Stormwater Management has advised that the drainage plan must be in compliance with the drainage study currently being prepared for this area.

- E. The plat proposes one access opening along Greenwich. Access controls are approved.
- F. A 70-foot right-of-way for a commercial street is needed along Fawn Grove from Greenwich to the west line of Lot 1, Block 1 tapering to a 64-ft right-of-way.

The right-of-way has been platted as requested.

- G. Traffic Engineering has requested the right-of-way width be increased to 64 feet for the street stub to the south.

The right-of-way width has been platted as requested.

- H. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.
- I. It is recommended that Reserve A 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.

The Applicant has provided an additional connection from the street to the Reserve as requested.

- J. 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.
- K. 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.
- L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. 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.

- M. Block 1 west of Smithmoor should be labeled as Block 3.
- N. Traffic Engineering has requested a petition for left turn lanes.
- O. Morris does not line up with Morris as platted in Harrison Park 2nd Addition by 1.48 feet.
- P. GIS needs to comment on the plat's street names. The street names are approved.
- Q. The owners noted in the platting binder need to be signatories to the plat, or a revision to the binder showing that the site's ownership is in the party now shown on the plat application.
- R. The plat'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.
- S. 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.)
- T. 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.
- U. 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.
- V. 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.
- W. The owner of the subdivision should note that any construction that results in 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.
- X. Perimeter closure computations shall be submitted with the final plat tracing.
- Y. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Z. 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. Westar Energy has requested additional easements.
- AA. 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.