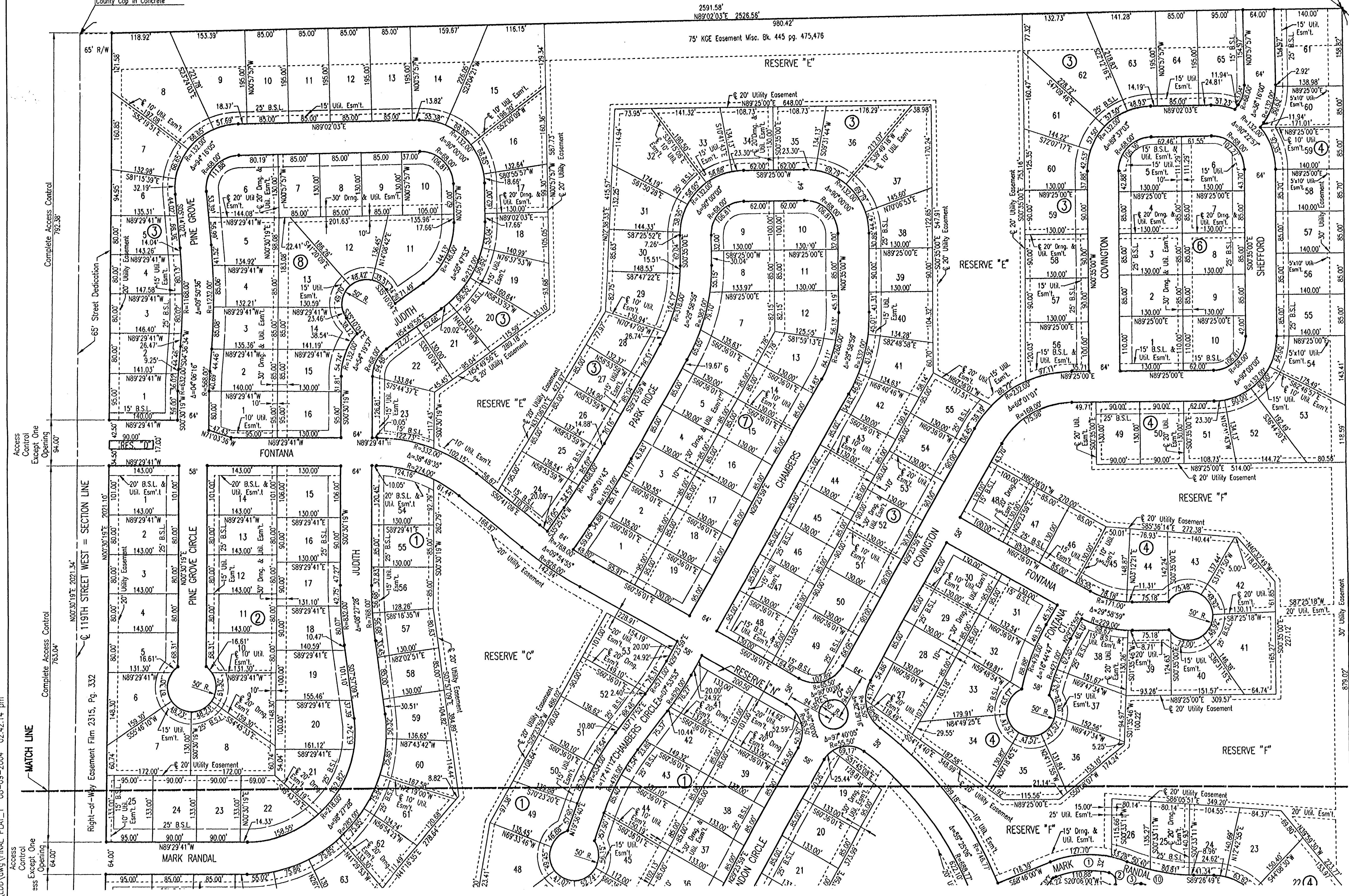


Received
FINAL TRACING REC'D
4-23-04

FONTANA

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

Center Sec. 31, T26S, R1W
Found 3/4" Pipe



SCALE: 1" = 100'
• = 1/2" REBAR W/PEC CAP UNLESS OTHERWISE NOTED

BENCHMARKS:

BM#1: C.O.W. DISK STAMPED "NO STAMP" ±22.0' S. OF S1/4 COR. SEC. 31, T26S, R1W. ELEV. = 178.29 CITY DATUM 1365.69 N.G.V.D.

BM#2: SET "T" POST ±10' E. AND 10' N. OF S.E. COR. 5 ACRE EXCEPTION OR ±65' E. AND ±40' N. OF S.E. COR. GOV. LOT 4. ELEV. = 176.39 CITY DATUM

BM#3: FOUND 600 STEP NAIL IN S.E. FACE OF POWER POLE ON THE N.W. COR. 119TH ST. WEST AND 29TH ST. N. ±36' N.W. OF S.W. COR. SEC. 31, T26S, R1W. ELEV. = 174.92 CITY DATUM

BM#4: FOUND R.R. SPIKE IN W. FACE OF POWER POLE ON E. SIDE 119TH ST. WEST ADJACENT TO 3133 N. 119TH, OR ±18' S. AND ±28' E. OF THE N.W. COR. GOV. LOT 4. ELEV. = 171.955 CITY DATUM

BM#5: SET R.R. SPIKE IN S. FACE S. POLE 2 POLE ELECTRIC LINE STRUCTURE ON E. SIDE 119TH ST. WEST OR ±9' S. AND 25' E. OF W1/4 COR. SEC. 31, T26S, R1W. ELEV. = 171.135 CITY DATUM

BM#6: SET R.R. SPIKE IN S. FACE OF S. POLE 2 POLE ELECTRIC LINE STRUCTURE, 2ND STRUCTURE W. OF CENTER SEC. 31, T26S, R1W. ELEV. = 168.755 CITY DATUM

BM#7: SET "T" POST IN PI DITCH BERM N-E, ±20' E. OF CENTER SEC. 31, T26S, R1W. ELEV. = 168.93 CITY DATUM

BM#8: SET "T" POST ±15' S. OF N.W. COR. SW1/4, SE1/4, SEC. 31, T26S, R1W. ELEV. = 169.43 CITY DATUM

BM#9: SET "T" POST ±70' W. AND ±75' S. OF N.E. COR. SW1/4, SE1/4, SEC. 31, T26S, R1W. ELEV. = 163.705 CITY DATUM

BM#10: FOUND R.R. SPIKE IN POLE "NO USE" ON N. SIDE 29TH ST. N. BESIDE POWER POLE, ±130' E. OF DRIVE TO S. FOR 10825 W. 29TH ST. NORTH. ELEV. = 163.57 CITY DATUM

BM#11: SET "T" POST ±75' S.S.E. OF CENTER PIVOT POINT IRRIGATION NEAR CENTER SW1/4 SEC. 31, T26S, R1W. ELEV. = 175.165 CITY DATUM

DNMR: OPER. JUS. SCALE: 1"=100.00
Q:\2004\04007\LDG\FINAL PLAT_1 08-09-2004 02:42:14 pm



Wichita-Sedgwick County Metropolitan Area Planning Department

April 8, 2004

Rob Hartman
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: SUB 2004-36 -- One-Step Final Plat of Fontana Addition

At the regular meeting of the Metropolitan Area Planning Commission on April 8, 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 2, 2004, with the following revision to Item G:

"Traffic Engineering has requested petitions for left and right-turn lanes along 29th Street North."

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, Senior Planner
Current Plans Division



Wichita-Sedgwick County Metropolitan Area Planning Department

April 2, 2004

Rob Hartman
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: SUB 2004-36 -- One-Step Final Plat of Fontana Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 1, 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. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.
- 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. County Engineering requests a drainage plan.
- E. This site is located over the Equus Beds aquifer. The Equus Beds Management District has advised that the construction of ponds within the Reserves needs to be approved by the Division of Water Resources.
- F. The street right-of-way on 119th St. West needs to be 65 feet.
- G. County Engineering has requested a guarantee for paving of right and left turn lanes on 119th St. at Fontana. Traffic Engineering has requested petitions for left and right turn lanes along 29th North and 6% of the cost of a traffic signal.

The Subdivision Committee approved this plat without the traffic signal. It needs to be determined if 119th Street is annexed into Maize.

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T 316.268.4421 F 316.268.4390

www.wichita.gov

- H. A 58-ft right-of-way width is permitted for Fontana subject to "No Parking" on both sides of the street. The face of the plat shall be referenced accordingly.
- I. Traffic Engineering has requested contingent traffic improvements to Fontana (e.g. traffic calming devices). The Subdivision Committee approved this plat without this condition.
- J. Traffic Engineering has requested a street stub to the east for in order to provide for connection with potential subdivision of the adjacent property. The Subdivision Committee approved this plat without this condition.
- K. 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 and sidewalks along both sides of Fontana which functions as a collector. The Subdivision Committee approved this plat with sidewalks only on one side of Fontana.
- L. The plat's text shall include reference to "lots, blocks, streets and reserves" in the owner's certificate.
- M. The parking areas adjoining Reserves K and L need be included as "parking easements" within the Reserves. The easements need to be at least 20-feet deep and no wider than 50 feet. The parking easements shall be referenced in the plat's text specifying that the easements are granted for residential parking only and that no obstructions shall be constructed or placed within the easements.
- N. 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.
- O. 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.
- P. If any of the intended recreational uses for the reserves includes a swimming pool, a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.
- Q. City Fire Department needs to comment on the street length of Fontana Ct serving Lots 19 to 40, Block 1. The Subdivision Regulations limit urban cul-de-sacs to 800 feet in length unless an emergency access easement is proposed. The street length is approved. A modification on street length has been approved by the Subdivision Committee.
- R. In accordance with the City Fire Department access standards, a 20-ft roadway for ingress and 24-ft roadway for egress is needed at the Sonoma entrance.

- S. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- T. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-foot or 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.
- U. GIS needs to comment on the plat's street names. *New street names are needed as denoted on the Engineer's copy of the plat.*
- V. The platting 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.
- W. 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.)
- X. 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.
- Y. 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.
- Z. 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.
- AA. 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.
- BB. Perimeter closure computations shall be submitted with the final plat tracing.
- CC. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

- DD. 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, Aquila and SBC have requested additional easements. Sedgwick County Rural Electric Cooperative will be requesting additional easements which will be determined prior to the MAPC meeting.*
- EE. 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, April 8, 2004. The meeting will begin at 12:30 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

NES:ch

Enclosure

Copies to: Larry A. Chambers, Socora Homes, Inc., 737 N. Waco, Ste. 400, Wichita, KS 67203
Kevin Holman, Sedgwick County Fire Department
Jim Armour, Acting City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

STAFF REPORT

(One-Step Final Plat Approved 4/1/04)

CASE NUMBER: SUB 2004-36 -- FONTANA ADDITION

OWNER/APPLICANT: Socora Homes, Inc., 727 N. Waco, Ste. 400, Wichita, KS 67203

SURVEYOR/ENGINEER: PEC, 303 S. Topeka, Wichita, KS 67202

LOCATION: East side of 119th St. West, North side of 29th St. North

SITE SIZE: 137.5 Acres

NUMBER OF LOTS

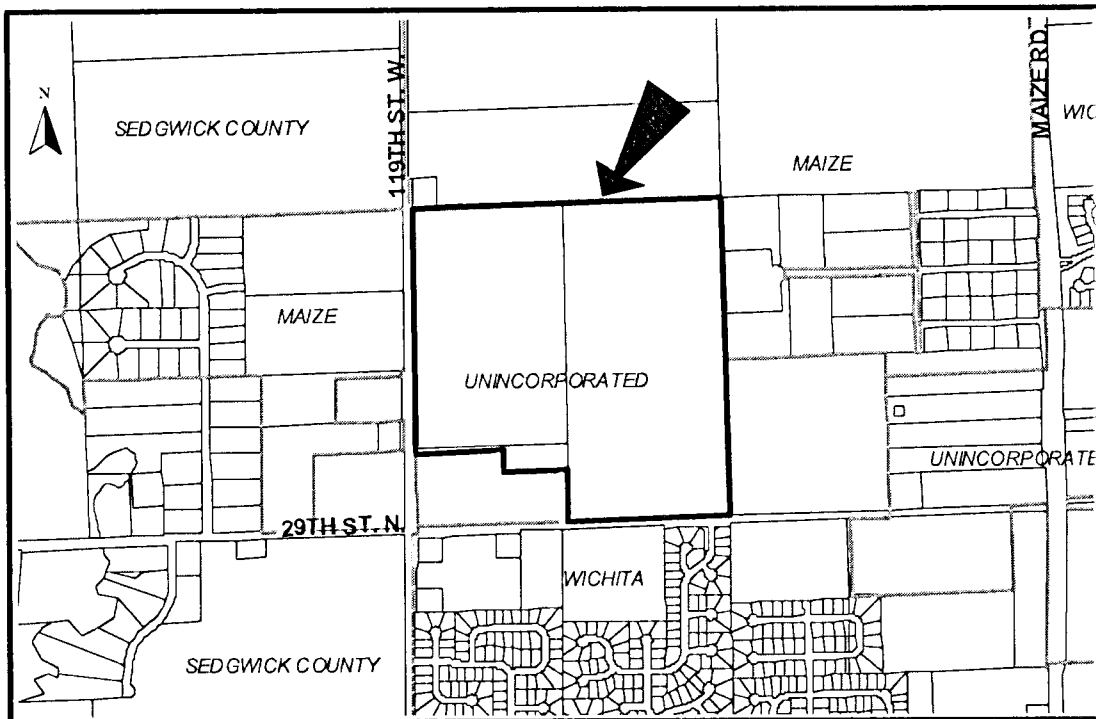
Residential:	276
Office:	
Commercial:	
Industrial:	
Total:	<u>276</u>

MINIMUM LOT AREA: 9,600 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



SUB 2004-36 -- One-Step Final Plat of FONTANA ADDITION
April 8, 2004 - Page 2

NOTE: This site is located in the County adjoining Wichita's city limits and annexation is required. The site is currently zoned SF-20, Single-Family residential and will be converted to SF-5, Single-Family Residential upon annexation.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.
- 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. County Engineering requests a drainage plan.
- E. This site is located over the Equus Beds aquifer. The Equus Beds Management District has advised that the construction of ponds within the Reserves needs to be approved by the Division of Water Resources.
- F. The street right-of-way on 119th St. West needs to be 65 feet.
- G. County Engineering has requested a guarantee for paving of right and left turn lanes on 119th St. at Fontana. Traffic Engineering has requested petitions for left and right turn lanes along 29th North and 6% of the cost of a traffic signal.

The Subdivision Committee approved this plat without the traffic signal. It needs to be determined if 119th Street is annexed into Maize.
- H. A 58-ft right-of-way width is permitted for Fontana subject to "No Parking" on both sides of the street. The face of the plat shall be referenced accordingly.
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SUB 2004-36 -- One-Step Final Plat of FONTANA ADDITION
April 8, 2004 - Page 3

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SUB 2004-36 -- One-Step Final Plat of FONTANA ADDITION
April 8, 2004 - Page 4

- X. 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.
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AFFIDAVIT

STATE OF KANSAS, COUNTY OF SEDGWICK: ss

James Armour, P.E., City Engineer for the City of Wichita, Kansas, being duly sworn, on oath states:

I have examined the recorded plat of Fontana Addition to Wichita, Sedgwick County, Kansas, and have found the following street names to be changed:

N PARK RIDGE ST; from the North Right-of-way of W Fontana St, serving Lots 24 – 34 of Block 3; and serving Lots 1-9 of Block 7 should be changed to **N PARKRIDGE ST**.

FURTHER AFFLIANT SAITH NOT.

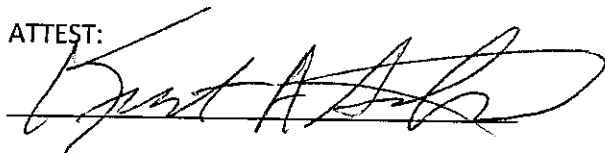


James Armour, P.E.

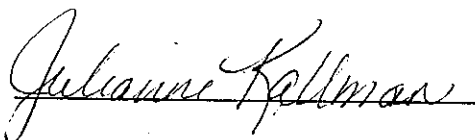
Dated this 10th day of Nov, 2008

(Seal)

ATTEST:



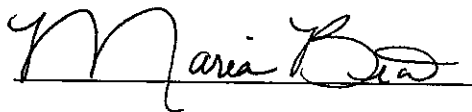
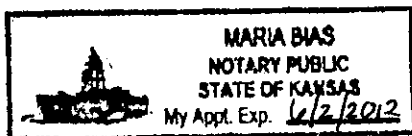
Kurt Schroeder, Office of Central Inspection



Julianne Kallman, Public Works, Engineering

STATE OF KANSAS, COUNTY OF SEDGWICK: ss

Be it remembered that on this 10th day of November, 2008, before me a notary public in and for said County and State, came James Armour, to me known to be the same person who executed the foregoing instrument duly acknowledged by me. In testimony whereof, I have hereunto set my hand and affixed my Notarial Seal the day and the year written



My appointment Expires June 2, 2012