FILE COPY

FINAL PLAT

SHADY RIDGE ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

We, MKEC Engineering Consultants, Inc., a Registered Corporate Land Surveyor in Kansas, do hereby certify that we have been in responsible charge of surveying and platting of "SHADY RIDGE ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, and Streets, the same being accurately set forth in the accompanying plat and described herein:

A replat of a portion of land lying in "Woodland Heights 2nd Addition", an addition to Wichita, Kansas;
A replat of all of Lot 2, said addition, EXCEPT; West 260 feet thereof,
TOGETHER WITH;
A replat of Lots 3 and 4, of said addition.

All reserves, streets, utility easements, building setbacks, access control, together with, a Drainage Easement recorded Film 198, Page 170; together with, a Utility Easement recorded Film 2332, Page 247, together with any and all established public rights-of-way within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this___day of_____2004.

Gregory J. Allison, PE, LS #1257
MKEC Engineering Consultants, Inc.
411 North Webb Road
Wichita, Kansas 67206

Know all men by these presents that we the undersigned property owners of the land above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, a Block, and Streets the same to be known as "SHADY RIDGE ADDITION," an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat are hereby granted to the public. Streets are hereby dedicated to and for the public. A drainage plan has been developed for this plat and all drainage easements, right-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 storm water. This subdivision is in part of the Northwest Quarter, Section 22, Township 27 South, Range 1 West, of the Sixth Principal Meridian. Lots 6, 7, 17, 18, 19, 20, 21, 31, 32, 33, 34, 35, and 36, are required to adhere to the minimum pad elevation as shown on the "Minimum Pad Elevations" table.

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)		
LOT	ELEVATION (CITY DATUM)	ELEVATION (NGVD)
6	141.0	1328.4
7	140.0	1327.4
17	139.0	1326.4
18	139.0	1326.4
19	136.5	1323.9
20	136.0	1323.4
21	135.0	1322.4
31	130.0	1317.4
32	129.0	1316.4
33	128.5	1315.9
34	128.0	1315.4
35	127.5	1314.9
36	127.5	1314.9

THE CREW, A KANSAS GENERAL PARTNERSHIP

_____, Partner
Roger W. Evans, Partner

_____, Partner
Tom Warner, Partner

_____, Partner
Bruce Riddle, Partner

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on ____ day of _____, 2004, by Roger W. Evans, Tom Warner, and Bruce Riddle, Partners, The Crew, a Kansas General Partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

_____, Notary Public
Notary Public:

My Term Expires: _____

We Prairie State Bank, holders of a mortgage on the above described property, do hereby consent to the plat of "SHADY RIDGE ADDITION."

PRAIRIE STATE BANK

_____, Senior Vice President
Carmen Campbell

This instrument was acknowledged before me on ____ day of _____, 2004, by Carmen Campbell, Senior Vice President, Prairie State Bank.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

_____, Notary Public
Notary Public:

My Term Expires: _____

This plat of "SHADY RIDGE ADDITION" 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 PLANNING COMMISSION

_____, Chair
Ronald L. Marnell, Chair

_____, Secretary
John L. Schlegel, Secretary

At the direction of the City Council.

_____, Mayor
Carlos Mayans, Mayor

_____, City Clerk
Karen Schofield, City Clerk

Entered on transfer record this ____ day of _____, 2004

_____, County Clerk
Don Brace, County Clerk

STATE OF KANSAS, SEDGWICK COUNTY} ss:

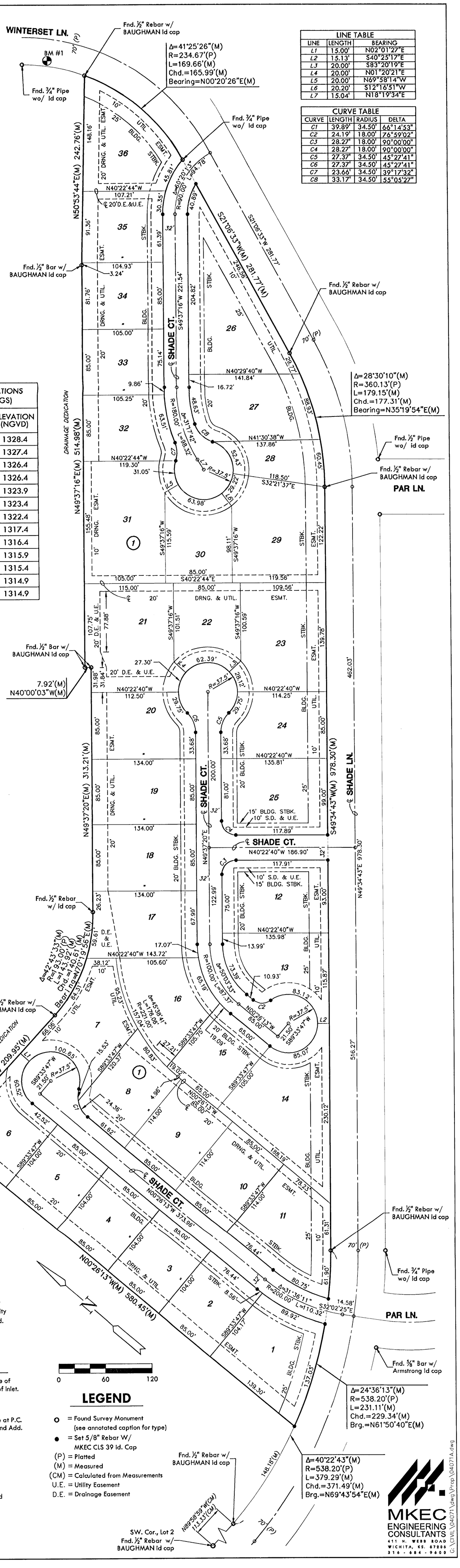
This is to certify that this instrument was filed for record in the Register of Deeds office this ____ day of _____, 2004, at _____ o'clock _M; and is duly recorded.

_____, Register of Deeds
Bill Meek, Register of Deeds

_____, Deputy
Linda Kizzire, Deputy

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

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



LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00'	N02°01'27"E
L2	15.13'	S40°25'17"E
L3	20.00'	S83°20'19"E
L4	20.00'	N01°20'21"E
L5	20.00'	N69°58'14"W
L6	20.20'	S12°16'51"W
L7	15.04'	N18°19'34"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	39.89'	34.50'	66°14'53"
C2	24.19'	18.00'	76°59'02"
C3	28.27'	18.00'	90°00'00"
C4	28.27'	18.00'	90°00'00"
C5	27.37'	34.50'	45°27'41"
C6	27.37'	34.50'	45°27'41"
C7	23.66'	34.50'	39°17'32"
C8	33.17'	34.50'	55°05'27"

EASEMENTS

All easements encircling the streets are platted 15 foot street drainage, and utility easement except where otherwise noted.

BENCH MARKS

BM #1 — City Disc NW. corner RCBC West side of Shade and Winterset at SW corner of inlet.
Elev. = 127.21' City Datum
1314.61' NGVD

BM #2 — Square cut NW. corner S. side Shade at P.C. of Lot 1, Blk. 1, Farmington Square 2nd Add.
Elev. = 146.06' City Datum
1333.46' NGVD

ZONING

This plat shall conform to recorded Community Unit Plan DP-59

LEGEND

- O = Found Survey Monument (see annotated caption for type)
- ● = Set 5/8" Rebar W/ MKEC CLS 39 id. Cap
- (P) = Platted
- (M) = Measured
- (CM) = Calculated from Measurements
- U.E. = Utility Easement
- D.E. = Drainage Easement

MKEC ENGINEERING CONSULTANTS
411 N. WEBB ROAD
WICHITA, KS. 67206
316 - 684 - 9600

G:\CIVIL\04071\dwg\Prop\04071A.dwg

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 8, 2004

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2004-35 -- One-Step Final Plat of Shady Ridge 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.

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

NES:ch

Copies to: Roger W. Evans and Tom Warner, The Crew, 7328 E. Elm Ct., Wichita, KS 67206
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

CITY OF WICHITA

Wichita·Sedgwick County Metropolitan Area Planning Department

April 2, 2004

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2004-35 -- One-Step Final Plat of Shady Ridge 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. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.

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

C. City Engineering needs to comment on the status of the applicant's drainage plan. ***Revisions are needed. Minimum pads need to be platted on lots adjacent to the drainage dedication.***

D. The Applicant shall guarantee the paving of the proposed streets.

E. A CUP adjustment is needed so that the perimeter of the proposed residential block matches the perimeters of the CUP parcel boundaries.

F. 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.

G. 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 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.

H. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

I. GIS needs to comment on the plat's street names. ***The street names shall all be denoted as "Shade Ct".***

J. The drainage dedication along the northwesterly line of the subdivision needs to be labeled.

K. The plattor's text shall include that the "subdivision is in the Northwest Quarter of Section 22, Township 27 South, Range 1 West".

L. In the plattor's text "Film 23232" needs to be corrected.

M. In the legal description the word "Block 1" needs to be removed (Woodland Heights 2nd Addition was only platted into Lots).

N. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

O. 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.

P. 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.)

Q. 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.

R. 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.

S. 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.

T. 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.

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

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

W. 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.***

X. 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: Roger W. Evans and Tom Warner, The Crew, 7328 E. Elm Ct., Wichita, KS 67206
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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4-5
APRIL 8, 2004

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

CASE NUMBER: SUB 2004-35 -- SHADY RIDGE ADDITION

OWNER/APPLICANT: The Crew, a General Partnership, 7328 E. Elm Ct., Wichita, KS 67206

SURVEYOR/ENGINEER: MKEC Engineering Consultants Inc., 411 N. Webb Road, Wichita, KS 67206

LOCATION: South of Central, East of Ridge

SITE SIZE: 14.58 Acres

NUMBER OF LOTS

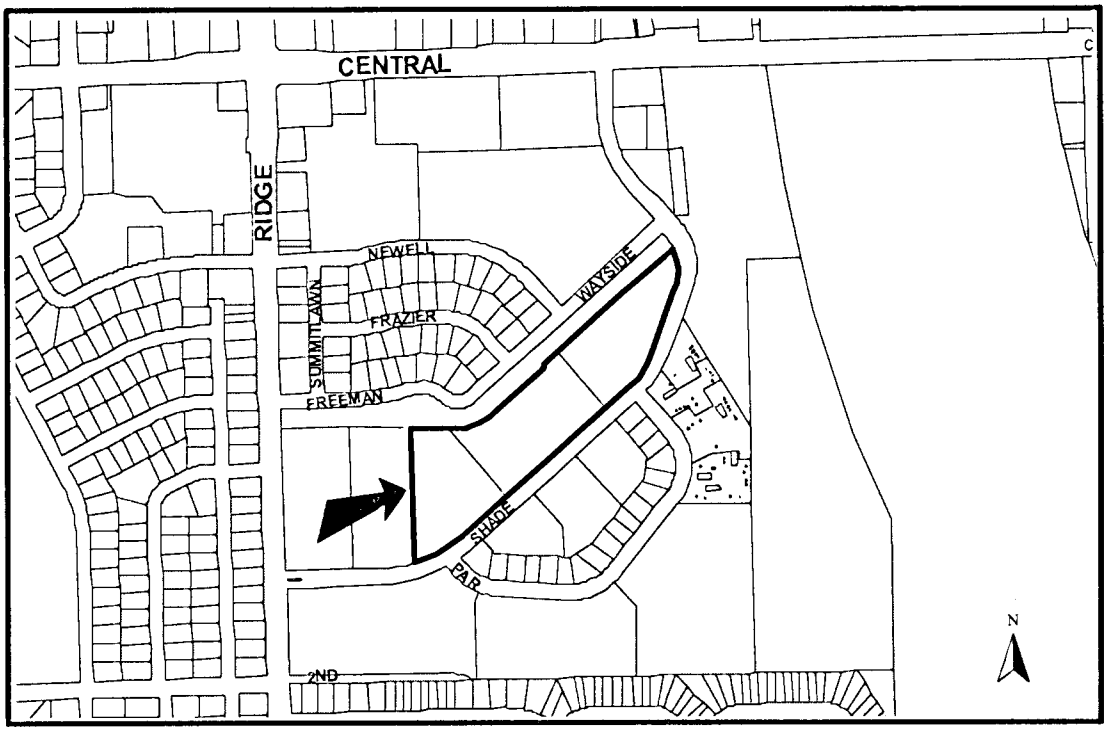
Residential:	36
Office:	
Commercial:	
Industrial:	
Total:	36

MINIMUM LOT AREA: 6,278 Sq. Ft.

CURRENT ZONING: MF-18, Multi-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of a portion of the Woodland Heights 2nd Addition and is subject to the Farmington Square Community Unit Plan (DP-59). The applicant is proposing duplexes.

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.

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

C. City Engineering needs to comment on the status of the applicant's drainage plan. ***Revisions are needed. Minimum pads need to be platted on lots adjacent to the drainage dedication.***

D. The Applicant shall guarantee the paving of the proposed streets.

E. A CUP adjustment is needed so that the perimeter of the proposed residential block matches the perimeters of the CUP parcel boundaries.

F. 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.

G. 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 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.

H. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

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