

SCANNED

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4  
FEBRUARY 13, 2003

STAFF REPORT  
(PRELIMINARY PLAT)

CASE NUMBER: SUB 2003-07 -- FOX RIDGE ADDITION

OWNER/APPLICANT: Fox Ridge Development Co. Inc., Attn: Marv Schellenberg, 7926 W. 21st, Wichita, KS 67205; Leo M. and Vivian L. Rink, Revocable Trust, 3100 N. Maize Road, Wichita, KS 67205; Curtis W. and Karen S. Rink, 3124 N. Maize Road, Wichita, KS 67205; Ricky D. and Darlene D. Barton, 9926 W. 29th St. N., Wichita, KS 67205; First Mennonite Brethren Church, 8000 W. 21st St., Wichita, KS 67205

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

LOCATION: North side of 29th St. North, between Maize and Tyler

SITE SIZE: 260 acres

NUMBER OF LOTS

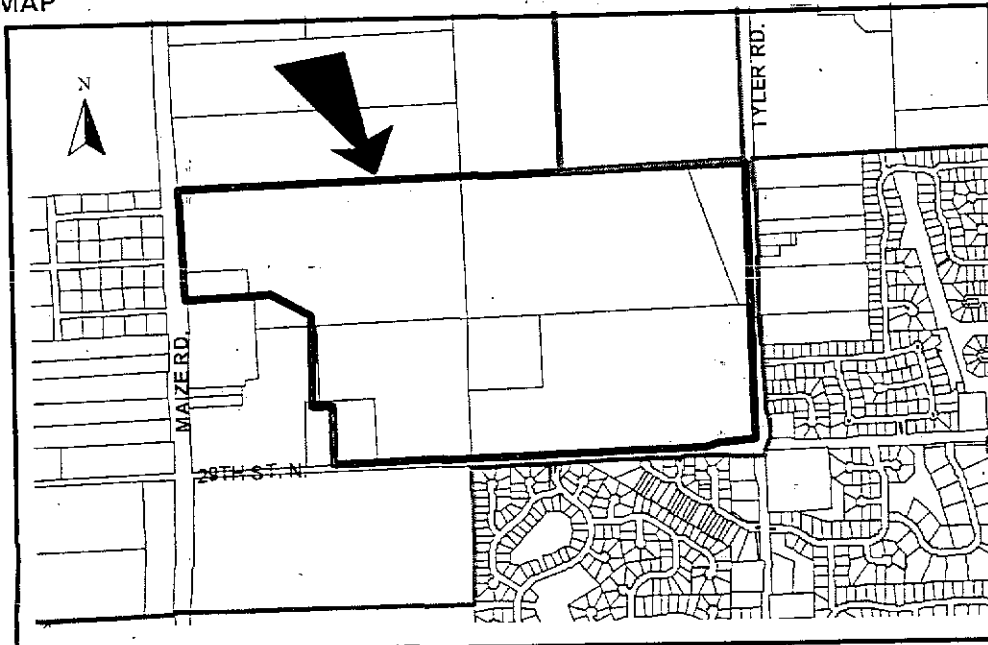
Residential:	390
Office:	
Commercial:	
Industrial:	
Total:	<u>390</u>

MINIMUM LOT AREA: 9,600 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential, LC, Limited Commercial

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



SCANNED

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**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. The Applicant proposes a zone change from LC, Limited Commercial for property in the southeast portion of the plat to SF-5, Single-Family Residential. The site is located within the 100-year floodplain.

Planning Staff recommends approval of the plat.

**STAFF COMMENTS:**

- A. As this site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted. The final plat shall not be scheduled for City Council review until annexation has occurred.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. City Engineering needs to comment on the need for other guarantees or easements.
- 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 concept.
- E. The plat's text shall denote the creation of the floodway reserves in addition to including the standard floodway language.
- F. Traffic Engineering has requested the right-of-way width of Fox Ridge Parkway be increased to 66 feet to conform with the collector street standards. A guarantee for left turn lanes will be needed.
- G. Traffic Engineering has requested the right-of-way width of the loop streets Meadow Run and Bushtail/Den Hollow be increased to 64 feet.
- H. County/Traffic Engineering needs to comment on the need for any improvements to perimeter streets. County Engineering advises that the Applicant should consider future signalization of Fox Ridge at Maize Road or create a major connection on 29th St. Traffic Engineering requests a contingent traffic signal at the Fox Ridge Parkway entrance on Tyler Road. Traffic calming devices are also requested.
- I. Traffic/County Engineering needs to comment on the access controls. The plat proposes complete access control along the plat's frontage to Maize, 29th St. North, and Tyler. The final plat shall reference the dedication of access controls in the plat's text. County Engineering has requested that Fox Ridge Parkway be aligned with Cora across Maize Road. Traffic Engineering and City Fire Department request the extension of Mosswood Circle to 29<sup>th</sup> St. North.
- J. The Access Management Regulations require an additional 25-ft x 25-ft corner clip at the intersection of Tyler and 29th St. North.
- K. The plat's text shall note the dedication of the streets to and for the use of the public.

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- L. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all non cul-de-sac streets including the loop streets and on both sides of Fox Ridge Parkway which is functioning as a collector.
- M. MAPD recommends pedestrian access connections extending to the school property to the north.
- N. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted to have a wetland determination completed.
- O. A site plan shall be submitted with the final plat for the pool/clubhouse included in Reserve T, 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.
- P. The final plat shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- Q. 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. This covenant shall also provide for the Homeowners' Association to maintain the "parking strip" located between this site's east, south and west property lines and driving surface for the perimeter streets.
- R. 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.
- S. City Fire Department needs to comment on the street length of Mosswood Circle (1,100 feet), Hunters Pointe Ct (1,850 feet) and Hunters Pointe Cir (1800 feet). The Subdivision Regulations limit urban cul-de-sacs to 800 feet in length unless an emergency access easement is proposed. City Fire Department has requested a connection extending south from Mosswood Circle to 29<sup>th</sup> St. North. A connection shall also be platted between Hunters Pointe Ct and Fox Ridge Parkway.
- 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 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. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 28-32 and Lots 35-38, Block 1 along Meadow Run Ct. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.

- V. The City Fire Department/GIS needs to comment on the plat's street names. Revised street names are needed.
- W. Traffic Engineering requests that the width of Reserve DD located at the Tyler Road entrance needs to be decreased.
- X. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City of Wichita.
- Y. The recording information for all pipeline easements shall be indicated on the face of the plat.
- Z. For the pipeline easement on the property, the final plat shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
- AA. The Subdivision regulations discourage the inclusion of pipeline easements within the perimeter of residential lots. It is recommended that the pipeline crossing the plat be included within a Reserve, or in the alternative a restrictive covenant provided identifying the pipeline easement.
- BB. 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.
- CC. 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.
- DD. 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.)
- EE. 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.
- FF. 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.
- GG. 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.

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- HH. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- II. Perimeter closure computations shall be submitted with the final plat tracing.
- JJ. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- KK. 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.
- LL. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

STAFF REPORT  
(Final Plat, Preliminary Plat Approved 2-13-03)

CASE NUMBER: SUB 2003-07 -- FOX RIDGE ADDITION

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NUMBER OF LOTS

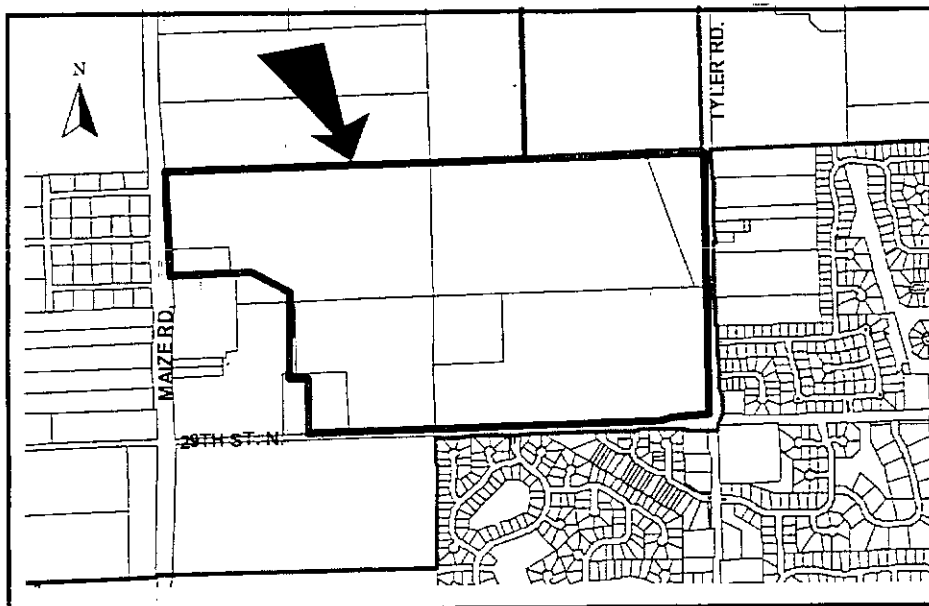
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Planning Staff recommends approval of the plat.

**STAFF COMMENTS:**

- A. As this site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted. The final plat shall not be scheduled for City Council review until annexation has occurred.
- 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 a drainage study is being prepared for this area and that approval of the final drainage plan will need to occur after completion of the study.
- E. Traffic Engineering has approved the 58-ft right-of-way width of Fox Ridge Parkway contingent upon no parking. A guarantee for left turn lanes is needed along Fox Ridge Parkway at the intersections of Den Hollow, Grey Fox, and Brush Creek.
- F. Traffic Engineering requests a contingent traffic signal at the Fox Ridge Parkway entrance on Maize Road. Traffic calming devices are also requested.
- G. Traffic/County Engineering needs to comment on the access controls. The plat proposes complete access control along the plat's frontage to Maize, 29th St. North, and Tyler. The final plat shall reference the dedication of access controls in the plat's text. County Engineering has requested that Fox Ridge Parkway be aligned with Cora across Maize Road. Traffic Engineering and City Fire Department request the extension of Silver Hollow Ct to 29th North through a paved temporary emergency access. Upon construction of the entrances along both Maize and Tyler, the emergency access may be removed.

Fox Ridge Parkway has been relocated as requested. Silver Hollow Ct has not been extended to 29<sup>th</sup> St. North as requested.
- H. The Access Management Regulations require an additional 25-ft x 25-ft corner clip at the intersection of Tyler and 29th St. North which may be platted as a street easement.

This easement has been platted as requested; however it needs to be labeled.
- I. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all non cul-de-sac streets including the loop streets and on both sides of Fox Ridge Parkway which is functioning as a collector.

SUB 2003-07 -- Final Plat of FOX RIDGE ADDITION  
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- J. MAPD recommends pedestrian access connections extending to the school property to the north.

These connections have been platted as requested.

- K. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted to have a wetland determination completed.

- L. A site plan shall be submitted with the final plat for the pool/clubhouse included in Reserve U, 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.

- 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. This covenant shall also provide for the Homeowners' Association to maintain the "parking strip" located between this site's east, south and west property lines and driving surface for the perimeter streets.

- 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. City Fire Department needs to comment on the street length of Den Hollow Ct (1,850 feet) and Den Hollow Cir (1800 feet). The Subdivision Regulations limit urban cul-de-sacs to 800 feet in length unless an emergency access easement is proposed. City Fire Department has requested a connection be platted between Den Hollow Ct and Fox Ridge Parkway.

This connection has not been platted as requested.

- P. 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.

- Q. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 28-32, Block 1 along Silver Fox Circle. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.

- R. GIS needs to comment on the plat's street names. Revised street names are requested.

- S. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City of Wichita.

SUB 2003-07 -- Final Plat of FOX RIDGE ADDITION  
March 27, 2003 - Page 4

- T. The recording information for all pipeline easements shall be indicated on the face of the plat.
- U. For the pipeline easement on the property, the final plat shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
- V. The Subdivision regulations discourage the inclusion of pipeline easements within the perimeter of residential lots. It is recommended that the pipeline crossing the plat be included within a Reserve, or in the alternative a restrictive covenant provided identifying the pipeline easement. *The applicant shall provide documentation addressing permitted uses in that pipeline easement.*
- W. 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.
- X. 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.
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**SUB 2003-07 -- Final Plat of FOX RIDGE ADDITION**  
**March 27, 2003 - Page 5**

- FF. 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.
- GG. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.



## Huang, Vicky

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**From:** Carrier, Christopher  
**Sent:** Wednesday, February 12, 2003 1:14 PM  
**To:** Huang, Vicky ; Miller, Dale  
**Cc:** Cable, Neil; Lackey, Stephen  
**Subject:** Subdivision Committee - Fox Ridge Addition

**Sensitivity:** Private

When this comes up on the agenda tomorrow at Subdivision Committee, we need to be sure that one of the stipulations of approval involves the submittal of an acceptable drainage plan, considering the impact that development of the Cadillac Lake Basin will have in drainage thru Chadsworth and other lands downstream. The applicant should be aware of the fact that runoff controls, more restrictive than our normal ones, may be imposed depending on the outcome of the study that Baughman will do and should have done before the final plat is submitted.

Let me know if you want me to come up to address this otherwise I will assume that Vicki will.

Please note my new e-mail address.

Christopher M. Carrier  
Storm Water Engineer  
City of Wichita  
ccarrier@wichita.gov

**DATE:** March 26, 2003

**TO:** Wichita-Sedgwick County Metropolitan Area Planning Commission

**FROM:** Wichita-Sedgwick County Address Committee

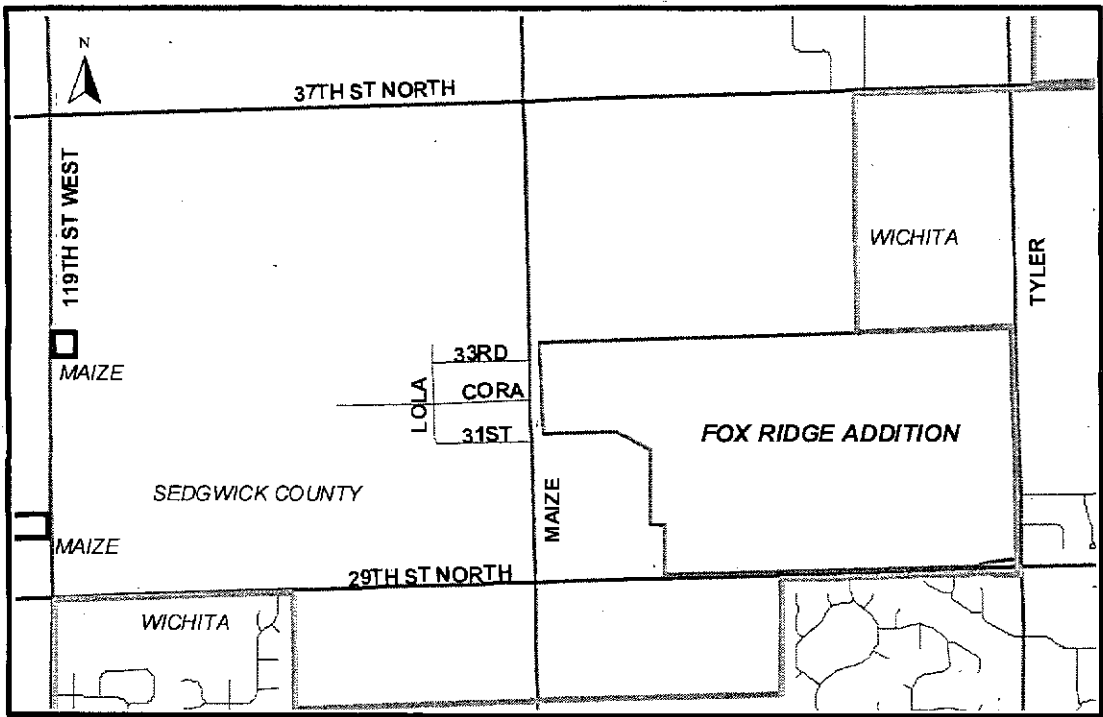
**SUBJECT:** SUB 2003-07 – **FOX RIDGE ADDITION**

The Wichita-Sedgwick County Address Committee is developing standards and guidelines for assigning of unique address identifiers for homes, businesses, and /or properties. This committee is also reviewing plats to ensure that street names, numbers, suffixes, and definitions are consistent with the proposed standards and guidelines.

At the March 11 Address Committee meeting, the vote was to unanimously oppose the use of Fox Ridge as a street name in the proposed Fox Ridge Addition. The vote to oppose this street name is based on the following:

- Emergency Services - The concern is the potential for confusion when citizens needing emergency services call Sedgwick County's Emergency Communications (911). When citizens are calling 911 for emergency services, they have a tendency to frantically report the location of their emergency and can occasionally mis-communicate. Emergency services personnel on the Address Committee were concerned about the delay in reporting and relaying the correct information to emergency responders because of its similarity with several other street names that already utilize "Ridge". There are currently 51 street names that currently use Ridge as part of their street name.
- Cora Street Name - Cora is an existing street name that is west of Maize Rd. between 29<sup>th</sup> St. N. and 37<sup>th</sup> St. N. Cora is immediately west of the proposed Fox Ridge Addition and "lines up" with the location for the proposed Fox Ridge street name. As shown in the attached map, Cora would be directly across the street from the proposed Fox Ridge street name.
- Street Names throughout Sedgwick County – GIS records show that 76% of the street names throughout Sedgwick County have a total length of less than 1 mile. The Address Committee is trying to minimize the number of street names throughout Sedgwick County. This would hopefully curtail the tendency to duplicate some version of existing street names and avoid the potential for confusion when citizens need emergency services.

The recommendation of the Address Committee is to replace Fox Ridge with Cora as a street name in the proposed Fox Ridge Addition.



## Fox Ridge Addition

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### Parcel Closures

Project: G:\Civil\99118\COGO

COGO Revisions:

Date: Wednesday, May 07, 2003

COGO Project: None

**Parcel name:** --Final Plat Pre St. Ded.

Line Course: S 88-19-29.5 W Length: 2639.266	North: 1704172.871 East: 1617752.166
Line Course: S 88-11-24.5 W Length: 829.912	North: 1704095.719 East: 1615114.028
Line Course: N 01-48-35.0 W Length: 626.160	North: 1704069.508 East: 1614284.530
Line Course: S 88-11-25.0 W Length: 541.785	North: 1704695.355 East: 1614264.755
Line Course: N 01-24-33.4 W Length: 764.185	North: 1704678.246 East: 1613723.240
Line Course: N 56-43-00.2 W Length: 407.711	North: 1705442.200 East: 1613704.446
Line Course: S 88-42-04.0 W Length: 926.762	North: 1705665.943 East: 1613363.613
Line Course: N 01-37-04.8 W Length: 997.776	North: 1705644.935 East: 1612437.089
Line Course: N 88-09-47.4 E Length: 2651.320	North: 1706642.313 East: 1612408.916
Line Course: N 88-09-47.2 E Length: 2627.960	North: 1706727.297 East: 1615058.874
Line Course: S 01-26-51.4 E Length: 2639.506	North: 1706811.534 East: 1617685.483
	North: 1704172.870 East: 1617752.165

Perimeter: 15652.343 Area: 11,542,206. sq.ft. 264.97 acres

### Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: S 46-41-47.7 W

Error North: -0.0007 East: -0.0007

Precision 1: 15,652,343.000

**Parcel name:** --Final Plat Post St. Ded.

Line Course: S 88-19-29.5 W Length: 175.001	North: 1704245.655 East: 1617675.302
Line Course: S 79-47-38.7 W Length: 101.119	North: 1704240.540 East: 1617500.376
Line Course: S 88-19-29.6 W Length: 2289.065	North: 1704222.623 East: 1617400.857
Line Course: S 88-11-24.7 W Length: 830.550	North: 1704155.709 East: 1615112.770

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Last saved by Brian Lindebak

Line Course: N 01-48-35.0 W Length: 566.159

North: 1704129.478 East: 1614282.635

Line Course: S 88-11-25.0 W Length: 541.785

North: 1704695.355 East: 1614264.755

Line Course: N 01-24-33.4 W Length: 764.185

North: 1704678.245 East: 1613723.240

Line Course: N 56-43-00.2 W Length: 407.711

North: 1705442.199 East: 1613704.446

Line Course: S 88-42-04.0 W Length: 778.783

North: 1705665.942 East: 1613363.613

Line Course: N 03-47-54.0 W Length: 999.744

North: 1705648.289 East: 1612585.030

Line Course: N 88-09-47.4 E Length: 2541.377

North: 1706645.837 East: 1612518.802

Line Course: N 88-09-47.2 E Length: 2567.959

North: 1706727.296 East: 1615058.873

Line Course: S 01-26-51.4 E Length: 2289.394

North: 1706809.610 East: 1617625.512

Line Course: S 07-04-58.9 W Length: 101.120

North: 1704520.947 East: 1617683.349

Line Course: S 01-26-51.4 E Length: 175.000

North: 1704420.599 East: 1617670.880

North: 1704245.655 East: 1617675.301

Perimeter: 15128.952 Area: 11,043,553. sq.ft. 253.52 acres

*Mapcheck Closure - (Uses listed courses and chords)*

Error Closure: 0.001 Course: S 52-24-00.3 W

Error North: -0.0007 East: -0.0010

Precision 1: 15,128,952.000

**Parcel name:** STREET1

Line Course: N 88-22-55.2 E Length: 128.505

North: 1706001.712 East: 1612427.011

North: 1706005.341 East: 1612555.465

Curve Length: 5.850 Radius: 300.000  
Delta: 1-07-02.1 Tangent: 2.925  
Chord: 5.850 Course: N 87-49-24.2 E  
Course In: N 01-37-04.8 W Course Out: S 02-44-06.9 E  
RP North: 1706305.221 East: 1612546.994  
End North: 1706005.563 East: 1612561.311

Curve Length: 115.131 Radius: 300.000  
Delta: 21-59-18.2 Tangent: 58.283  
Chord: 114.426 Course: N 76-16-14.0 E  
Course In: N 02-44-06.9 W Course Out: S 24-43-25.1 E  
RP North: 1706305.221 East: 1612546.995  
End North: 1706032.720 East: 1612672.467

Curve Length: 41.928 Radius: 300.000  
Delta: 8-00-27.5 Tangent: 20.998  
Chord: 41.894 Course: N 61-16-21.2 E  
Course In: N 24-43-25.1 W Course Out: S 32-43-52.6 E



**MKEC ENGINEERING CONSULTANTS, INC.**

411 North Webb Road  
Wichita, Kansas 67206  
T 316.684.9600 F 316.684.5100  
**LETTER OF TRANSMITTAL**

PROJECT: Fox Ridge 2<sup>nd</sup> Addition TO: Ms. Vicky Huang  
PROJECT NO: 07053 City of Wichita – Engineering  
DATE: March 8, 2007 455 North Main – 7<sup>th</sup> Floor  
Wichita, Kansas 67202

We are sending you the following items:

- Attached
- Under separate cover
- Via Delivery

- Drawings
- Specifications
- Maps
- Computer Disks
- Petitions
- Other

**COMMENTS:** Sending one (1) copy of the Drainage Report along with a CD of the electronic files for the above referenced project.

- For Your Approval
- For Your Use
- Approved As Noted
- As Requested
- For Your Files
- For Review and Comment

**REMARKS:** Please feel free to contact us with any questions you might have.

Signed: Kara Anderson  
Kara Anderson, P.E.

CC: