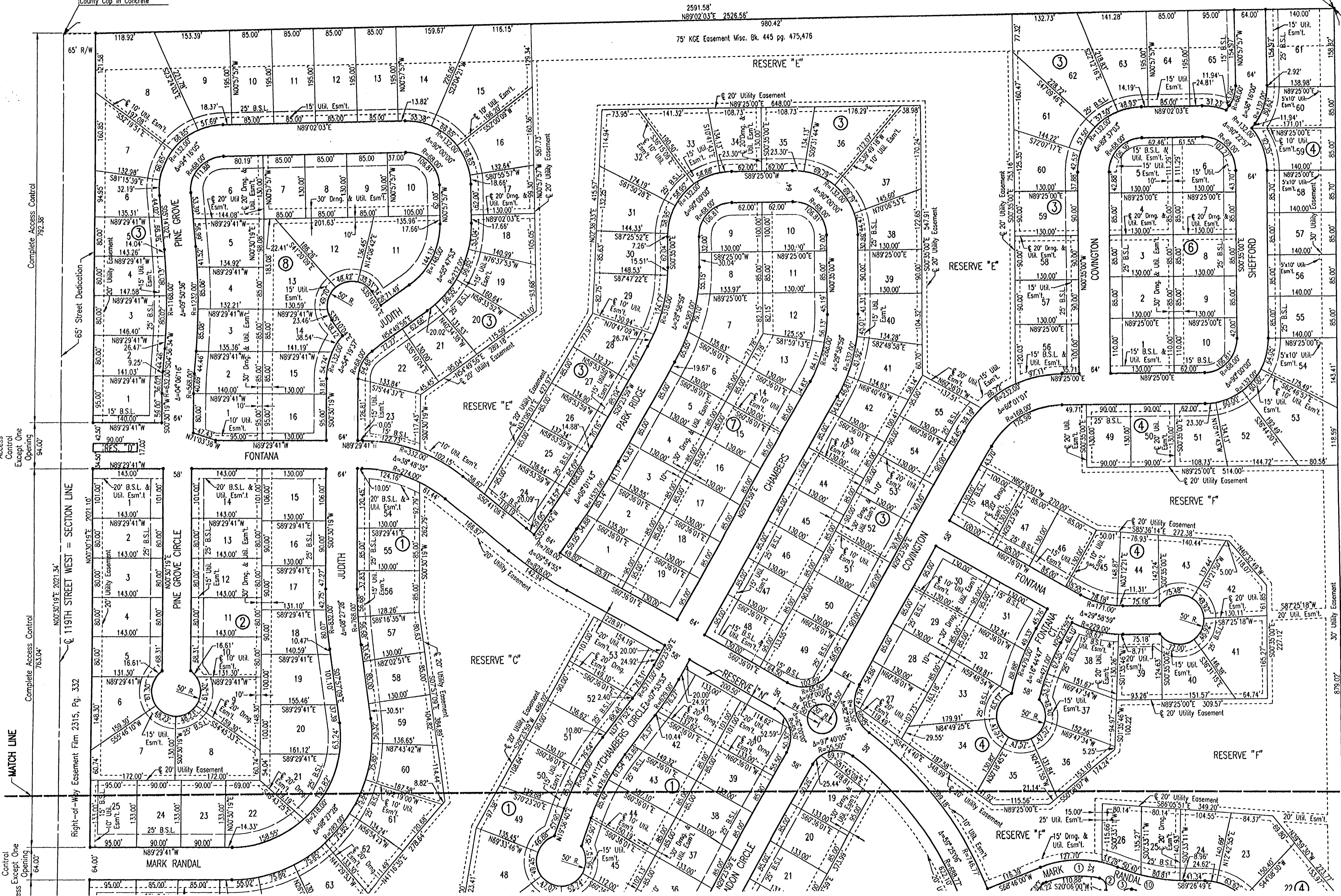


Received  
**FINAL TRACING REC'D**  
4.25.04

# FONTANA

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

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



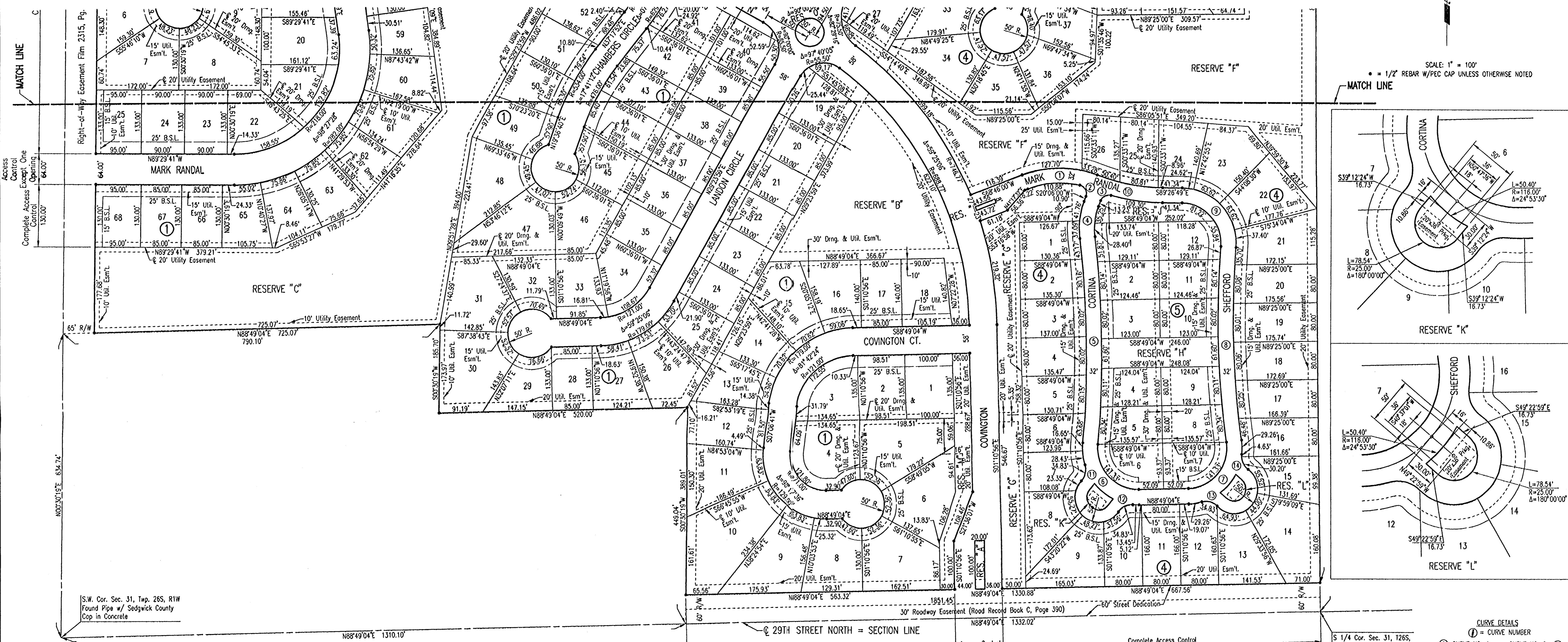
- SCALE: 1" = 100'  
• = 1/2" REBAR W/PEC CAP UNLESS OTHERWISE NOTED
- BENCHMARKS:
- BM#1: C.O.W. DISK STAMPED "NO STAMP" ±22.0" S. OF S1/4 COR. SEC. 31, T26S, R1W. ELEV. = 178.29 CITY DATUM 1365.69 N.G.V.D.
  - BM#2: SET "T" POST ±10' E. AND 10' N. OF S.E. COR. 5 ACRE EXCEPTION OR ±65' E. AND ±40' N. 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. 191TH 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\LD0\FINAL PLAT\_1\_08-09-2004 02:42:14 pm

# FONTANA

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

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



STATE OF KANSAS }  
 COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS 10th DAY OF August, 2004, WE HAVE SURVEYED AND PLATTED FONTANA, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS, AND RESERVES; THE SAME BEING DESCRIBED AS FOLLOWS:

THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 1 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, EXCEPT THE SOUTH 634.74 FEET OF THE WEST 790.10 FEET AND EXCEPT THE EAST 520.00 FEET OF THE WEST 1310.10 FEET OF THE SOUTH 449.04 FEET THEREOF.

ALL PUBLIC EASEMENTS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF KSA 12-512(d) AMENDED.

MINIMUM PAD ELEVATIONS (LOWEST OPENING) SHALL BE AS FOLLOWS:

BLOCK	CITY DATUM	NGVD
BLOCK 1	LOTS 31, 47-68	174.4
BLOCK 3	LOTS 15-41, 55-62	171.7
BLOCK 4	LOTS 22-25, 36-41	171.3
	LOTS 26 & 35	173.8
	LOTS 42-53	171.5

JAMES R. BECKETT, R.L.S. NO. 832  
 PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED.

THE STREET DEDICATIONS ALONG 29TH ST. NORTH AND 119TH ST. WEST ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

RESERVES "A", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O" ARE HEREBY PLATTED FOR LANDSCAPING, ENTRY MONUMENTS, DRAINAGE, SIDEWALKS, AND UTILITIES CONFINED TO EASEMENTS. RESERVE "B" IS HEREBY PLATTED FOR RECREATIONAL USES, LANDSCAPING, ENTRY MONUMENTS, DRAINAGE, SIDEWALKS, AND UTILITIES CONFINED TO EASEMENTS. RESERVES "C", "E", and "I" ARE HEREBY PLATTED FOR DRAINAGE, LAKES, LANDSCAPING, RECREATIONAL USES, SIDEWALKS AND UTILITIES CONFINED TO EASEMENTS. RESERVES "A" THROUGH "O" SHALL BE OWNED AND MAINTAINED BY AN OWNER'S ASSOCIATION TO BE FORMED WITHIN FONTANA.

ALL ADJUTER'S RIGHT OF ACCESS TO AND FROM 29TH ST. NORTH OVER AND ACROSS THE SOUTH PROPERTY LINE AND TO AND FROM 119TH ST. WEST OVER AND ACROSS THE WEST PROPERTY LINE IS HEREBY GRANTED TO THE CITY OF WICHITA. PROVIDED HOWEVER THAT THERE SHALL BE ACCESS TO 29TH STREET NORTH AT ONE LOCATION AS SHOWN, AND ACCESS TO 119TH ST. WEST AT TWO LOCATIONS AS SHOWN.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED CERTIFICATE OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS, AND RESERVES; THE SAME TO BE KNOWN AS FONTANA, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER:  
 SOCRORA HOMES, INC.

*Larry A. Chambers*  
 LARRY A. CHAMBERS, PRESIDENT

STATE OF KANSAS }  
 COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 10th DAY OF August, 2004, BY LARRY A. CHAMBERS, PRESIDENT OF SOCRORA HOMES, INC.

*Linda S. Graham*  
 LINDA S. GRAHAM, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 2/9/06

WE, FIDELITY BANK, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF FONTANA, AN ADDITION TO SEDGWICK COUNTY, KANSAS.

*Troy Hutton*  
 TROY HUTTON, VICE PRESIDENT

STATE OF KANSAS }  
 COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 10th DAY OF August, 2004, BY TROY HUTTON, VICE PRESIDENT OF FIDELITY BANK.

*LaDeana McCary*  
 LA DEANA MCCARY, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 12-11-06

THIS PLAT OF FONTANA HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004.

WICHITA-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

RONALD L. MARNELL, CHAIR  
 JOHN L. SCHLEGEL, SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004.

TRICIA L. ROBELLO, LS #1248  
 DEPUTY COUNTY SURVEYOR  
 SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004.

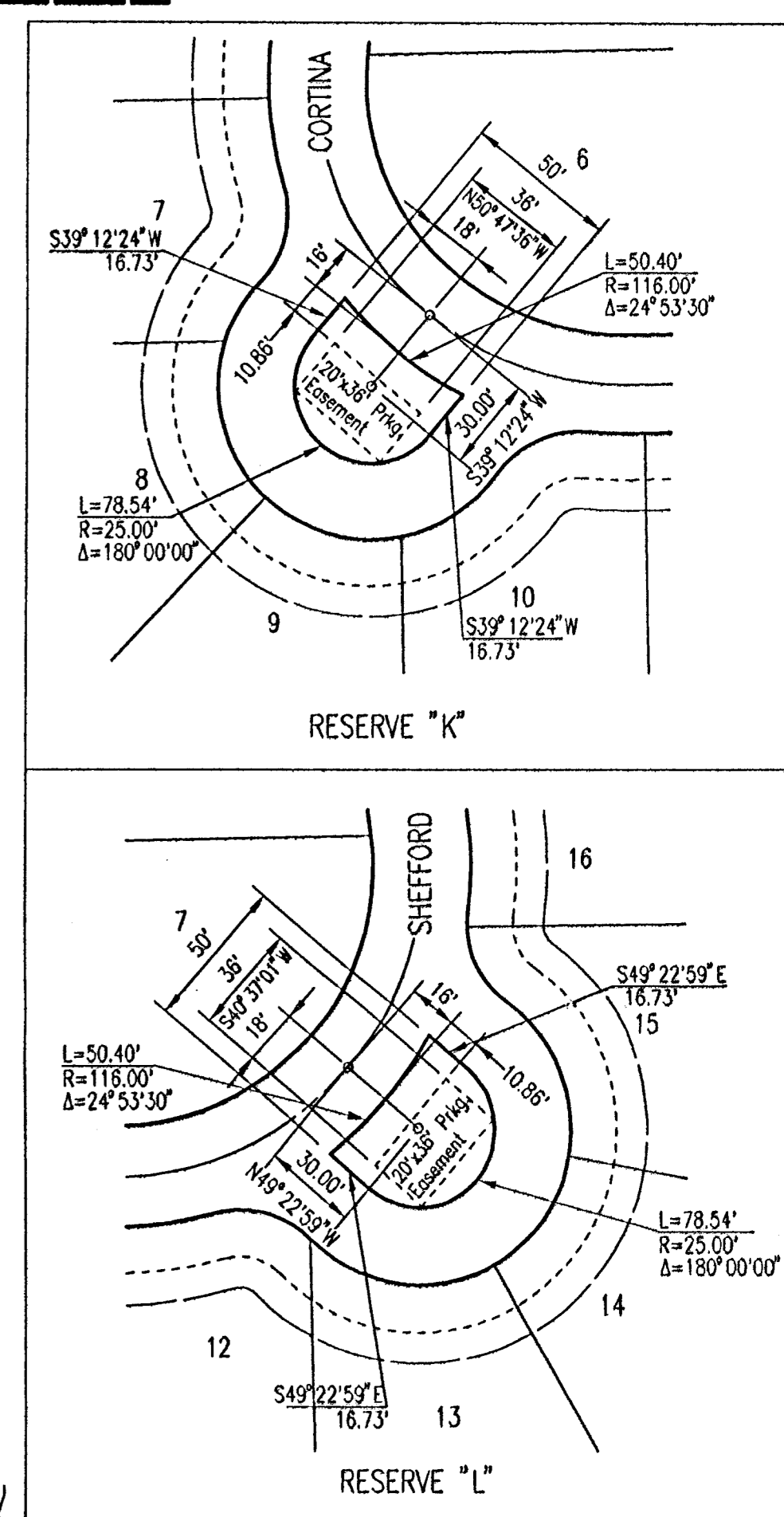
CARLOS MAYANS, MAYOR  
 KAREN SUBLETT, CITY CLERK

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004.

DON BRACE, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT \_\_\_\_\_, MO., ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004.

BILL MEEK, REGISTER OF DEEDS  
 LINDA KIZZIRE, DEPUTY



CURVE DETAILS

(D) = CURVE NUMBER

CURVE NO.	RADIUS	CHORD	CHORD BEARING	CHORD ANGLE
1	184.00'	34' 31" 37"	Δ=42° 06'	R=216.00'
2	30.41'	L=30.41'	R=18.00'	Δ=96° 48' 23"
3	184.00'	L=28.86'	R=18.00'	Δ=85° 30' 24"
4	184.00'	Δ=27° 13' 02"	R=166.00'	
5	184.00'	Δ=12° 20' 13"	R=2016.00'	
6	84.00'	Δ=96° 24' 06"	R=116.00'	
7	84.00'	Δ=96° 24' 06"	R=116.00'	
8	184.00'	Δ=11° 37' 35"	R=2016.00'	
9	84.00'	Δ=93° 29' 21"	R=116.00'	
10	384.00'	L=28.86'	R=18.00'	Δ=15° 03' 13"
11	33.00'	Δ=60° 28' 20"	R=60.00'	
12	33.00'	Δ=60° 28' 20"	R=60.00'	
13	33.00'	Δ=60° 28' 20"	R=60.00'	
14	33.00'	Δ=60° 28' 20"	R=60.00'	

DSNR: OPER: JTS SCALE: 1"=100.00  
 08-09-2004 02:43:04 pm  
 01/2004/04007/000/FINAL PLAT\_2



**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 29<sup>th</sup> 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.**

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

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.

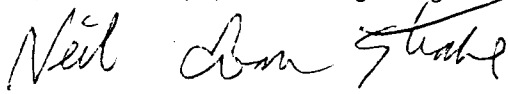
- DD. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. **Westar Energy, Aquila and SBC have requested additional easements. Sedgwick County Rural Electric Cooperative will be requesting additional 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](mailto: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 - 10<sup>th</sup> 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**

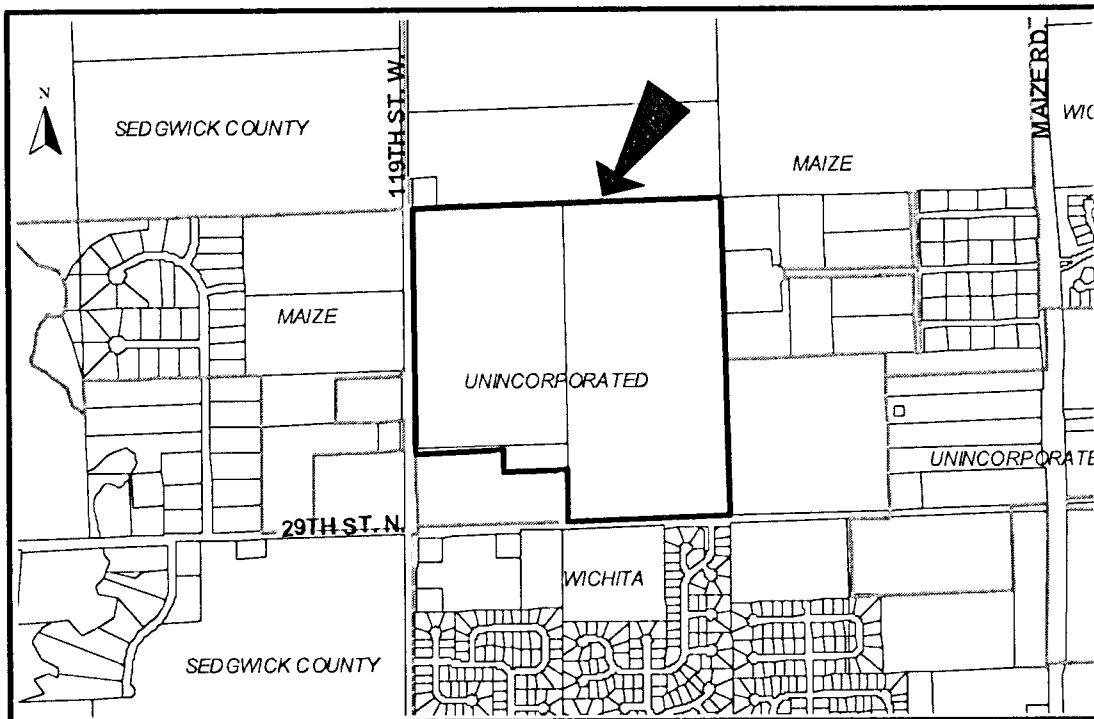
Residential:	276
Office:	
Commercial:	
Industrial:	
Total:	<u>276</u>

**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 29<sup>th</sup> 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.
- 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.

**SUB 2004-36 -- One-Step Final Plat of FONTANA ADDITION**  
**April 8, 2004 - Page 3**

- 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 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.
- 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.)

**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.
- 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](mailto:cholloway@wichita.gov)) . This will be used by the City and County GIS Department.

AFFIDAVIT

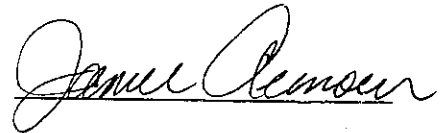
STATE OF KANSAS, COUNTY OF SEDGWICK: ss

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.

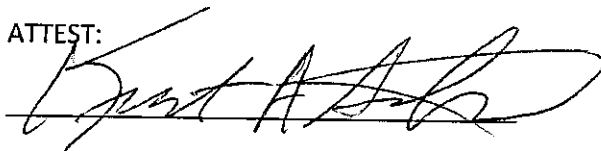


James Armour, P.E.

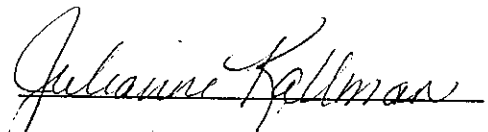
Dated this 10<sup>th</sup> day of NOV, 2008

(Seal)

ATTEST:



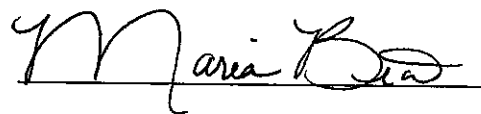
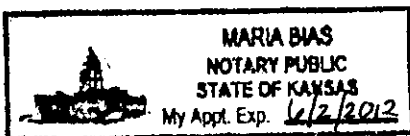
Kurt Schroeder, Office of Central Inspection



Julianne Kallman, Public Works, Engineering

STATE OF KANSAS, COUNTY OF SEDGWICK: ss

Be it remembered that on this 10<sup>th</sup> 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