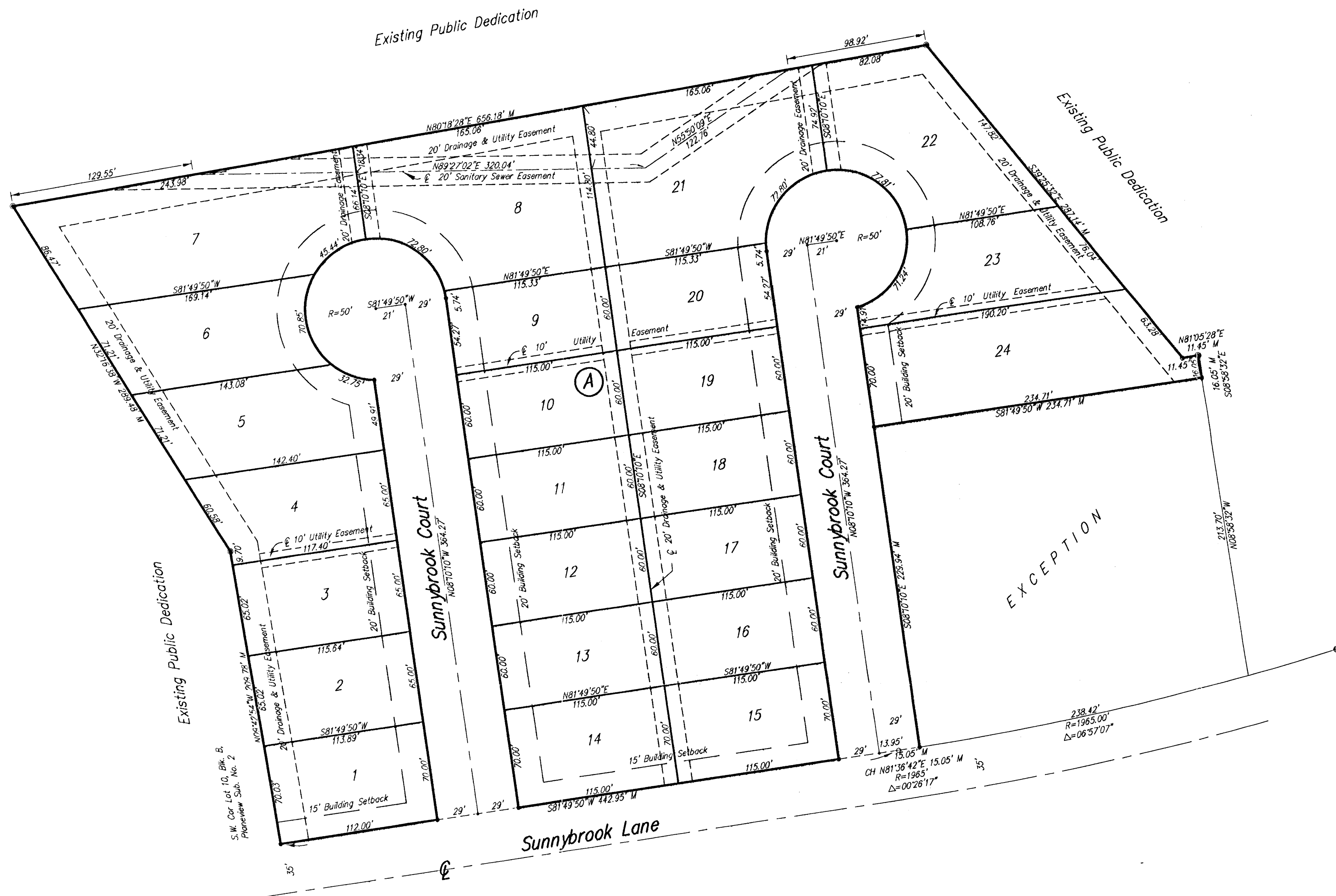


SHADOW RIDGE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

Filed from
received
11-14-02



State of Kansas) SS
Sedgwick County)

We, Savoy Company, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "SHADOW RIDGE ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as:

Lot 10, Block B, Planview Subdivision No. 2, Wichita, Kansas, except that part of Lot 10 described as beginning at the southeasterly most corner of said Lot 10; thence N08°58'32"W, 213.70 feet; thence S81°49'50"W, 234.71 feet; thence S08°10'10"E, 229.94 feet to the south line of said Lot 10; thence easterly, along the south line of said Lot 10, said south line being a curve to the left, having a radius of 1965 feet and through a central angle of 6°57'07", a distance of 238.42 feet to the place of beginning.

All Public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Savoy Company, P.A.

Date 8 Nov 2002
Mark A. Savoy, RLS #788
Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, a Block and Streets to be known as "SHADOW RIDGE ADDITION", Wichita, Sedgwick County, Kansas. The drainage and utility easements are hereby granted as indicated for the construction and maintenance of all public utilities and for drainage purposes. The streets are hereby granted to and for the use of the public. The drainage easements are hereby granted as indicated for drainage purposes. Access controls are hereby granted to the City of Wichita as indicated on the face of the plat. A drainage plan has been developed for this plat and all drainage easements, rights-of-way, or reserves shall remain at established grades, or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of stormwater.

RAS Revocable Trust, under agreement dated March 10, 2000,

Robert A. Snyder, Co-Trustee
Susan L. Peters-Snyder, Co-Trustee

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 11 day of November, 2002, by Robert A. Snyder, Co-Trustee and Susan L. Peters-Snyder, Co-Trustee of the RAS Revocable Trust, under agreement dated March 10, 2000.

Linda S. Hamby, Notary Public
My App't. Exp. 10-30-03

This plat of "SHADOW RIDGE ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 2002.

Wichita-Sedgwick County Metropolitan Area Planning Commission

J.D. Michaels, Chairman
Michael E. Lindebak, Secretary

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2002.

At the Direction of the City Council

Chris Cherches, City Manager
Pat Burnett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2002.

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

Entered on transfer record this _____ day of _____, 2002.

Don Brace, County Clerk

State of Kansas) SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2002, at o'clock _____ M: and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy



Savoy Company, P.A.
Land Surveyors

PH (316) 265-0005
FAX (316) 265-0275

Project No. 02EE004927P

335 S. Emporia, Suite 104, Wichita, KS 67202

www.savoyco.com



Wichita-Sedgwick County Metropolitan Area Planning Department

September 26, 2002

Mark Savoy
Savoy Company, P.A.
535 S. Emporia, Ste. 104
Wichita, KS 67202

RE: SUB 2002-65 -- Final Plat of Shadow Ridge Addition

At the regular meeting of the Metropolitan Area Planning Commission on September 26, 2002, 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 September 20, 2002.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

A handwritten signature in black ink, appearing to read 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

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

T 316.268.4421 F 316.268.4390

www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

September 20, 2002

Mark Savoy
Savoy Company, P.A.
535 S. Emporia, Ste. 104
Wichita, KS 67202

RE: SUB 2002-65 -- Final Plat of Shadow Ridge Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 19, 2002, the above captioned plat was considered. The action of the Committee was to approve the 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. **A revised drainage plan is needed. Drainage improvements are required which may be a part of the street paving guarantee.**
- D. The platting text in the final plat shall note the dedication of the streets to and for the use of the public.
- E. The Subdivision Regulations require street jogs of local streets to be 150 feet or greater between centerlines. **A modification has been approved for the 80-ft street jog between Sunnybrook Lane and Clifton (extending south of Sunnybrook Lane) which is less than the required 150 feet.**
- F. Due to the 58-ft streets, a zone change to SF-5, Single-Family District is needed. In the alternative, a restrictive covenant is needed limiting the site to single-family development. **The applicant intends to provide a restrictive covenant.**
- G. The applicant shall guarantee the paving of the proposed interior streets.

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

T 316.268.4421 F 316.268.4390

www.wichitagov.org

- H. The Applicant has platted 20-ft front building setbacks and 15-ft street side setbacks which represents adjustment of the Zoning Code standard of 25 feet and 20 feet respectively for the MF-29, Multi-family District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission. The Subdivision has recommended that a modification be granted.
- I. The City Fire Department/GIS needs to comment on the plat's street names. The street names are approved.
- J. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 7 and 24. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. The modification has been approved.
- K. On the final plat tracing, the MAPC signature block needs to reference "Michael E. Lindebak, Secretary".
- L. On the final plat tracing, the MAPC signature block needs to reference "Bernard A. Hentzen, Chair".
- M. 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.
- N. The platator'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.
- O. 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.)
- P. 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.
- Q. 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.
- R. 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.

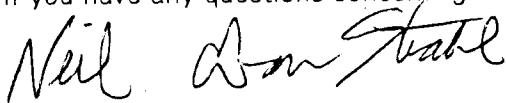
- S. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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 requests additional easements.
- W. 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.

If this plat requires the guaranteeing of improvements, a list of the five methods that have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, September 26, 2002, at 1:00 p.m.

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

If you have any questions concerning this matter, please call.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

STAFF REPORT

(FINAL PLAT APPROVED 9/19/02; PRELIMINARY PLAT APPROVED 7/18/02)

CASE NUMBER: SUB 2002-65 -- SHADOW RIDGE ADDITION

OWNER/APPLICANT: Robert Snyder, 3620 E. Sunnybrook, Wichita, KS 67210

SURVEYOR/ENGINEER: Savoy Company, P.A., Attn: Mark Savoy, 535 S. Emporia,
Suite 104, Wichita, KS 67202

LOCATION: East of Hillside, South of Pawnee

SITE SIZE: 6.4 Acres

NUMBER OF LOTS

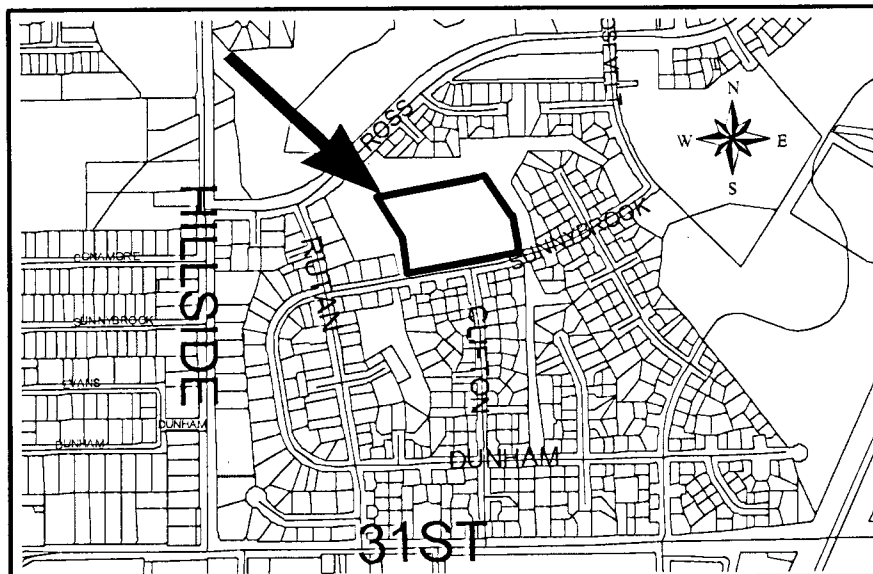
Residential:	24
Office:	
Commercial:	
Industrial:	
Total:	24

MINIMUM LOT AREA: 6,900 Sq. Ft.

CURRENT ZONING: MF-29, Multi-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of Lot 10, Block B, Plainview Subdivision No. 2.

Planning Staff recommends approval of the plat.

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. *A revised drainage plan is needed. Drainage improvements are required which may be a part of the street paving guarantee.*
- D. The plat's text in the final plat shall note the dedication of the streets to and for the use of the public.
- E. The Subdivision Regulations require street jogs of local streets to be 150 feet or greater between centerlines. *A modification has been approved for the 80-ft street jog between Sunnybrook Lane and Clifton (extending south of Sunnybrook Lane) which is less than the required 150 feet.*
- F. Due to the 58-ft streets, a zone change to SF-5, Single-Family District is needed. In the alternative, a restrictive covenant is needed limiting the site to single-family development. *The applicant intends to provide a restrictive covenant.*
- G. The applicant shall guarantee the paving of the proposed interior streets.
- H. The Applicant has platted 20-ft front building setbacks and 15-ft street side setbacks which represents adjustment of the Zoning Code standard of 25 feet and 20 feet respectively for the MF-29, Multi-family District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission. *The Subdivision has recommended that a modification be granted.*
- I. The City Fire Department/GIS needs to comment on the plat's street names. *The street names are approved.*
- J. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 7 and 24. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. *The modification has been approved.*
- K. On the final plat tracing, the MAPC signature block needs to reference "Michael E. Lindebak, Secretary".
- L. On the final plat tracing, the MAPC signature block needs to reference "Bernard A. Hentzen, Chair".

- M. 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.
- N. The platator'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.
- O. 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.)
- P. 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.
- Q. 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.
- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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 requests additional easements.
- W. 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.