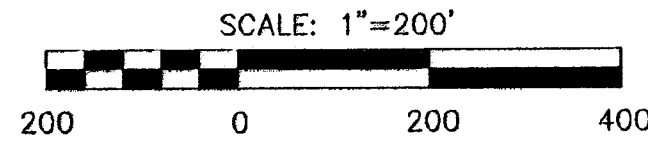


Rue 6/5/23



BM#1 C.O.W. disc 0.5 miles east of Maize Rd. on 29th St. N. 25'+/- N. of centerline of 29th St.
Elev. = 160.86

BM#2 Square cut top of curb N. end of island at Meadow Park, S.
Elev. = 168.33

BM#3 Square cut top curb W. end of island at Shadow Lakes, East side of Tyler Rd.
Elev. = 175.81

BM#4 RR spike in W. face of South H-pole East of Tyler Rd., 3320 N. Tyler Rd.
Elev. = 175.53

BM#5 RR Spike in South face of South H-pole 3rd H-pole West of Tyler Rd. and 1/2 Mile N. of 29th St. N.
Elev. = 169.24

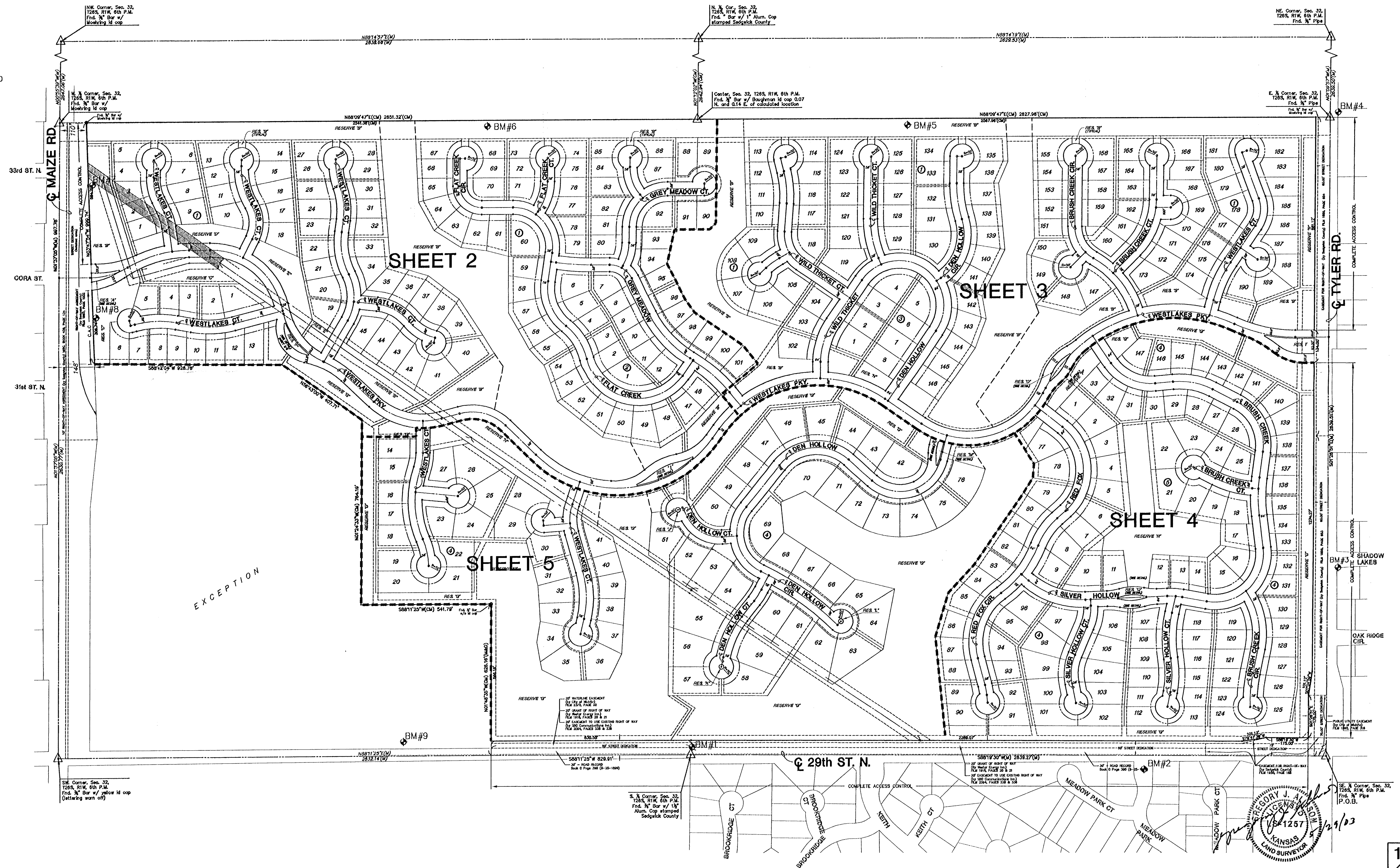
BM#6 RR Spike in South face of South H-pole 6th H-pole West of Tyler Rd. and 1/2 Mile N. of 29th St. N.
Elev. = 166.37

BM#7 PK nail (point numbered 201) in asphalt on bike path 60 feet South of 33rd St. N. on East side of Maize Rd. 28 feet NW. of PP.
Elev. = 163.97

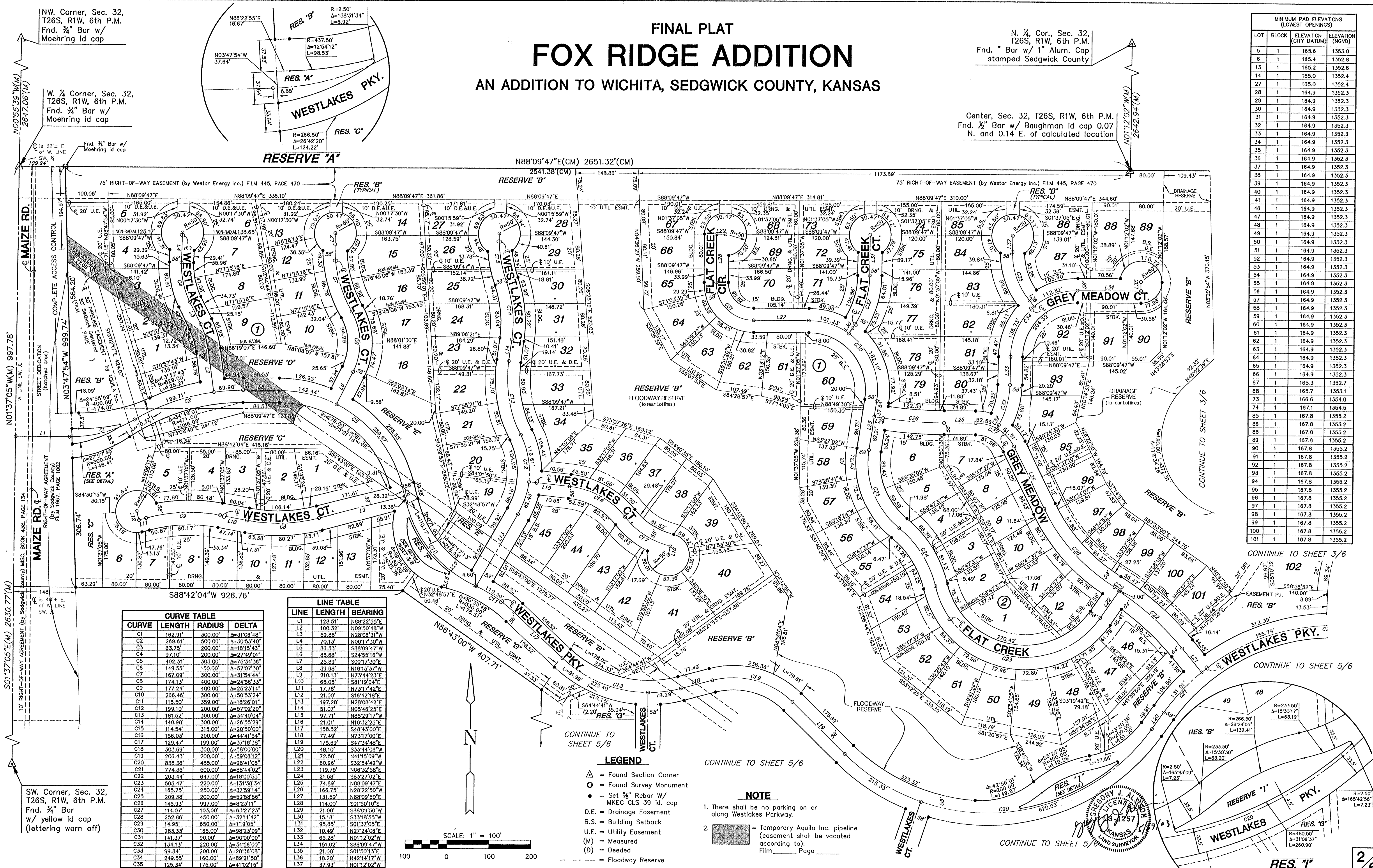
BM#8 RR spike in W. face of PP East side Maize Rd., 100 feet ± S. of Cora St.
Elev. = 165.58

BM#9 RR spike in NW face of PP N. side of 29th St. N., 6th PP West of C.O.W. Disc (Disc 1/2 mile East of Maize Rd.)
Elev. = 164.55

▲ = Found Section Corner
 ○ = Found Survey Monument
 ● = Set 5/8" Rebar W/
 MKEC CLS 39 Id. cap
 (M) = Measured
 (D) = Deeded
 — = Page Match Line



FINAL PLAT
FOX RIDGE ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



N. 1/4, Cor., Sec. 32,
T26S, R1W, 6th P.M.
Fnd. " Bar w/ 1" Alum. Cap
stamped Sedgwick County

Center, Sec. 32, T26S, R1W, 6th P.M.
Fnd. 1/2" Bar w/ Baughman id cap 0.07
N. and 0.14 E. of calculated location

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)			
LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (NGVD)
5	1	165.6	1353.0
6	1	165.4	1352.8
13	1	165.2	1352.6
14	1	165.0	1352.4
27	1	165.0	1352.4
28	1	164.9	1352.3
29	1	164.9	1352.3
30	1	164.9	1352.3
31	1	164.9	1352.3
32	1	164.9	1352.3
33	1	164.9	1352.3
34	1	164.9	1352.3
35	1	164.9	1352.3
36	1	164.9	1352.3
37	1	164.9	1352.3
38	1	164.9	1352.3
39	1	164.9	1352.3
40	1	164.9	1352.3
41	1	164.9	1352.3
46	1	164.9	1352.3
47	1	164.9	1352.3
48	1	164.9	1352.3
49	1	164.9	1352.3
50	1	164.9	1352.3
51	1	164.9	1352.3
52	1	164.9	1352.3
53	1	164.9	1352.3
54	1	164.9	1352.3
55	1	164.9	1352.3
56	1	164.9	1352.3
57	1	164.9	1352.3
58	1	164.9	1352.3
59	1	164.9	1352.3
60	1	164.9	1352.3
61	1	164.9	1352.3
62	1	164.9	1352.3
63	1	164.9	1352.3
64	1	164.9	1352.3
65	1	164.9	1352.3
66	1	164.9	1352.3
67	1	165.3	1352.7
68	1	165.7	1353.1
73	1	166.6	1354.0
74	1	167.1	1354.5
85	1	167.8	1355.2
86	1	167.8	1355.2
88	1	167.8	1355.2
89	1	167.8	1355.2
90	1	167.8	1355.2
91	1	167.8	1355.2
92	1	167.8	1355.2
93	1	167.8	1355.2
94	1	167.8	1355.2
95	1	167.8	1355.2
96	1	167.8	1355.2
97	1	167.8	1355.2
98	1	167.8	1355.2
99	1	167.8	1355.2
100	1	167.8	1355.2
101	1	167.8	1355.2

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	182.91'	300.00'	Δ=31°08'48"
C2	269.61'	500.00'	Δ=30°53'40"
C3	63.75'	200.00'	Δ=18°15'43"
C4	97.10'	200.00'	Δ=27°49'01"
C5	402.31'	305.00'	Δ=75°34'36"
C6	149.55'	150.00'	Δ=57°07'30"
C7	187.09'	300.00'	Δ=31°54'44"
C8	174.13'	400.00'	Δ=24°56'33"
C9	177.24'	400.00'	Δ=25°23'14"
C10	266.46'	300.00'	Δ=50°53'24"
C11	115.50'	359.00'	Δ=18°28'01"
C12	199.10'	200.00'	Δ=57°02'20"
C13	181.52'	300.00'	Δ=34°40'04"
C14	140.38'	300.00'	Δ=28°55'29"
C15	114.54'	315.00'	Δ=20°50'00"
C16	156.03'	200.00'	Δ=44°41'54"
C17	129.47'	199.00'	Δ=37°16'38"
C18	303.69'	300.00'	Δ=58°00'00"
C19	206.43'	200.00'	Δ=59°08'12"
C20	835.36'	485.00'	Δ=98°41'06"
C21	774.35'	500.00'	Δ=88°44'02"
C22	203.44'	647.00'	Δ=18°00'55"
C23	505.47'	220.00'	Δ=131°38'34"
C24	165.75'	250.00'	Δ=37°59'14"
C25	209.38'	200.00'	Δ=59°58'56"
C26	145.93'	997.00'	Δ=82°31'11"
C27	114.07'	103.00'	Δ=63°27'23"
C28	252.86'	450.00'	Δ=32°11'42"
C29	14.95'	650.00'	Δ=1°19'05"
C30	284.33'	165.00'	Δ=82°27'09"
C31	141.37'	90.00'	Δ=90°00'00"
C32	134.13'	220.00'	Δ=34°58'00"
C33	99.84'	200.00'	Δ=28°36'08"
C34	249.55'	160.00'	Δ=89°21'50"
C35	125.34'	175.00'	Δ=41°02'15"

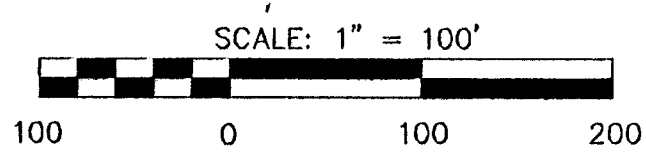
LINE TABLE		
LINE	LENGTH	BEARING
L1	128.51'	N88°22'55"E
L2	100.32'	N09°50'48"W
L3	59.88'	N28°06'31"W
L4	70.13'	N00°17'30"W
L5	86.53'	S88°09'47"W
L6	85.88'	S24°55'16"W
L7	25.89'	S00°17'30"E
L8	39.88'	N18°15'37"W
L9	210.13'	N73°44'23"E
L10	65.05'	S81°19'04"E
L11	17.76'	N73°17'42"E
L12	21.00'	S16°42'18"E
L13	197.28'	N28°08'42"E
L14	51.07'	N08°48'25"E
L15	91.01'	N85°29'17"W
L16	21.01'	N10°32'25"E
L17	158.52'	S48°43'00"E
L18	77.49'	N73°17'00"E
L19	175.69'	S47°34'48"E
L20	48.10'	S33°44'06"W
L21	72.58'	N41°15'09"W
L22	80.96'	S32°54'42"W
L23	119.75'	N08°32'58"E
L24	21.58'	S83°27'02"E
L25	74.89'	N88°09'47"E
L26	166.75'	N28°22'50"W
L27	131.59'	N88°09'50"E
L28	114.00'	S01°50'10"E
L29	21.00'	S88°09'50"W
L30	15.18'	S33°18'55"W
L31	95.85'	S01°37'05"E
L32	10.49'	N27°24'06"E
L33	66.28'	N01°12'02"W
L34	151.02'	S88°09'47"W
L35	21.00'	S01°50'13"E
L36	18.20'	N42°14'17"W
L37	37.93'	N01°12'02"W

- LEGEND**
- Δ = Found Section Corner
 - = Found Survey Monument
 - = Set 5/8" Rebar w/ MKEC CLS 39 id. cap
 - D.E. = Drainage Easement
 - B.S. = Building Setback
 - U.E. = Utility Easement
 - (M) = Measured
 - (D) = Deeded
 - = Floodway Reserve

NOTE

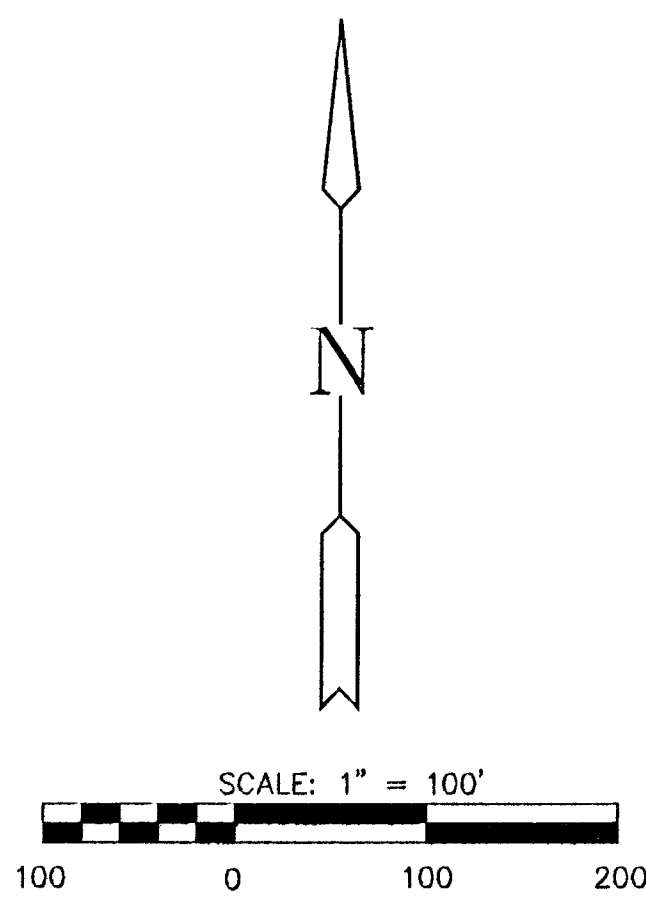
1. There shall be no parking on or along Westlakes Parkway.

2. [Symbol] = Temporary Aquila Inc. pipeline (easement shall be vacated according to):
Film _____ Page _____



6. CIVIL 160118 View Prop 160118.dwg 05/28/03 11:12:09 AM CDT

FINAL PLAT
FOX RIDGE ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

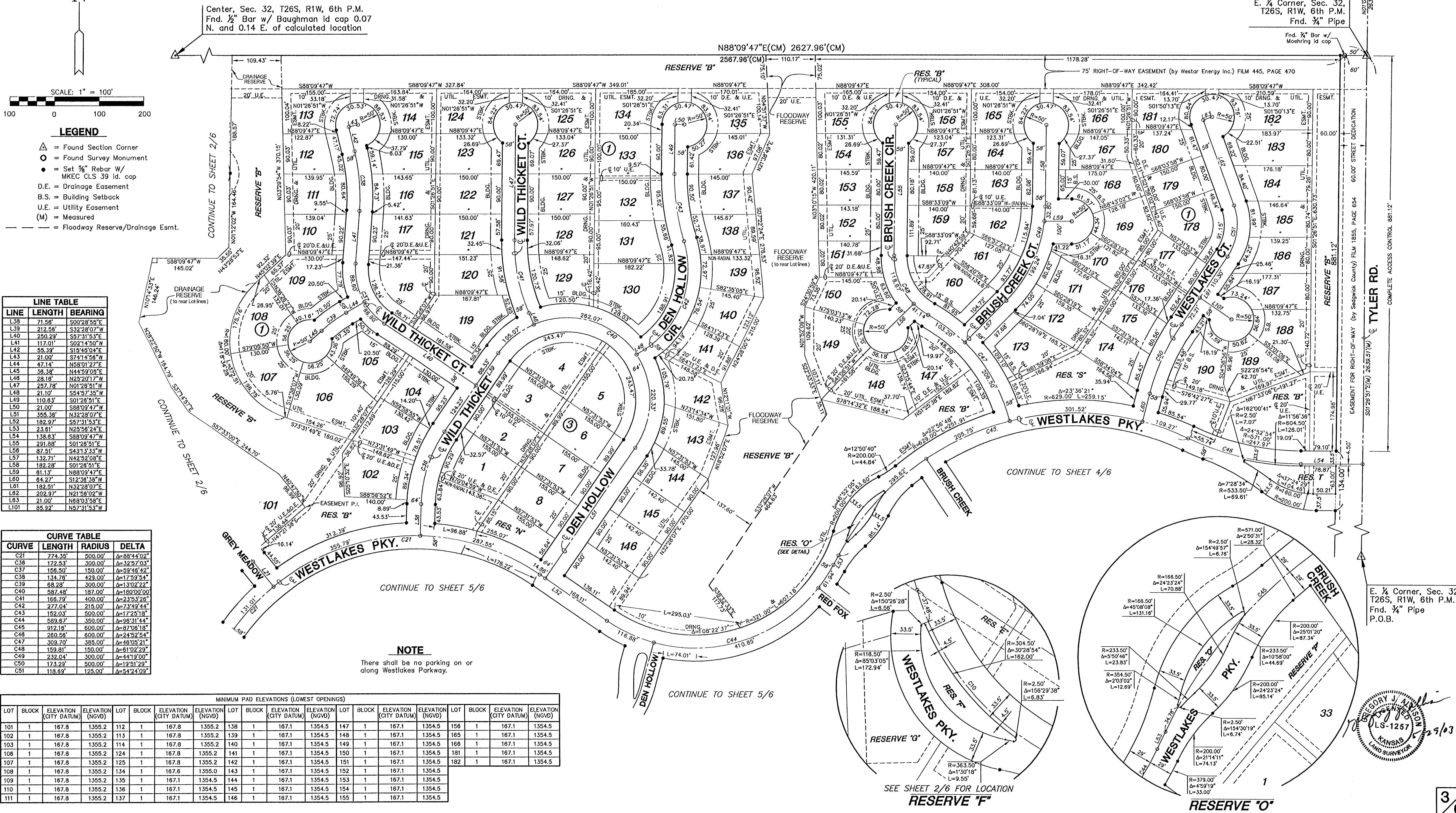


- LEGEND**
- △ = Found Section Corner
 - = Found Survey Monument
 - = Set 3/8" Rebar w/ MKEC CLS 39 id. cap
 - D.E. = Drainage Easement
 - B.S. = Building Setback
 - U.E. = Utility Easement
 - (M) = Measured
 - = Floodway Reserve/Drainage Esmt.

LINE TABLE		
LINE	LENGTH	BEARING
L38	71.58'	S00°28'55"E
L39	212.58'	S32°28'07"W
L40	250.29'	S27°31'53"E
L41	117.01'	S02°14'50"W
L42	55.39'	S15°45'04"E
L43	21.00'	S74°14'56"W
L44	47.14'	N58°01'27"E
L45	38.38'	N44°59'09"E
L46	28.18'	N25°20'17"W
L47	257.78'	N01°28'51"W
L48	21.10'	S54°57'35"W
L49	110.83'	S01°28'51"E
L50	21.00'	S88°09'47"W
L51	355.36'	N32°28'07"E
L52	182.97'	S27°31'53"E
L53	23.61'	N25°56'24"E
L54	139.83'	S88°09'47"W
L55	291.88'	S01°28'51"E
L56	87.51'	S43°13'33"W
L57	132.71'	N42°52'08"E
L58	182.28'	S01°28'51"E
L59	61.13'	N88°09'47"E
L60	64.27'	S12°36'38"W
L61	182.91'	N32°28'07"E
L62	202.97'	N21°58'02"W
L63	21.00'	N88°03'58"E
L101	85.92'	N57°31'53"W

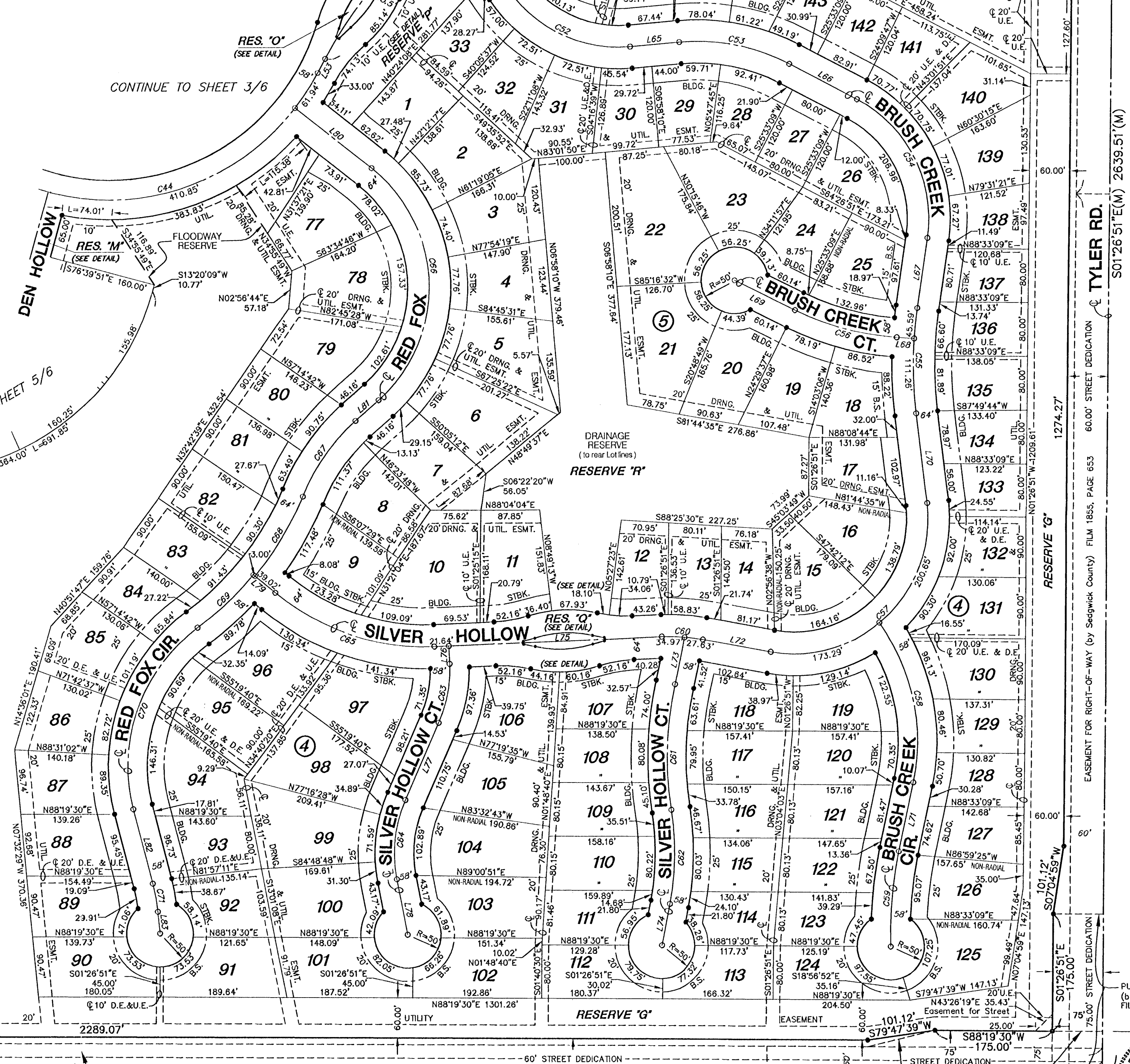
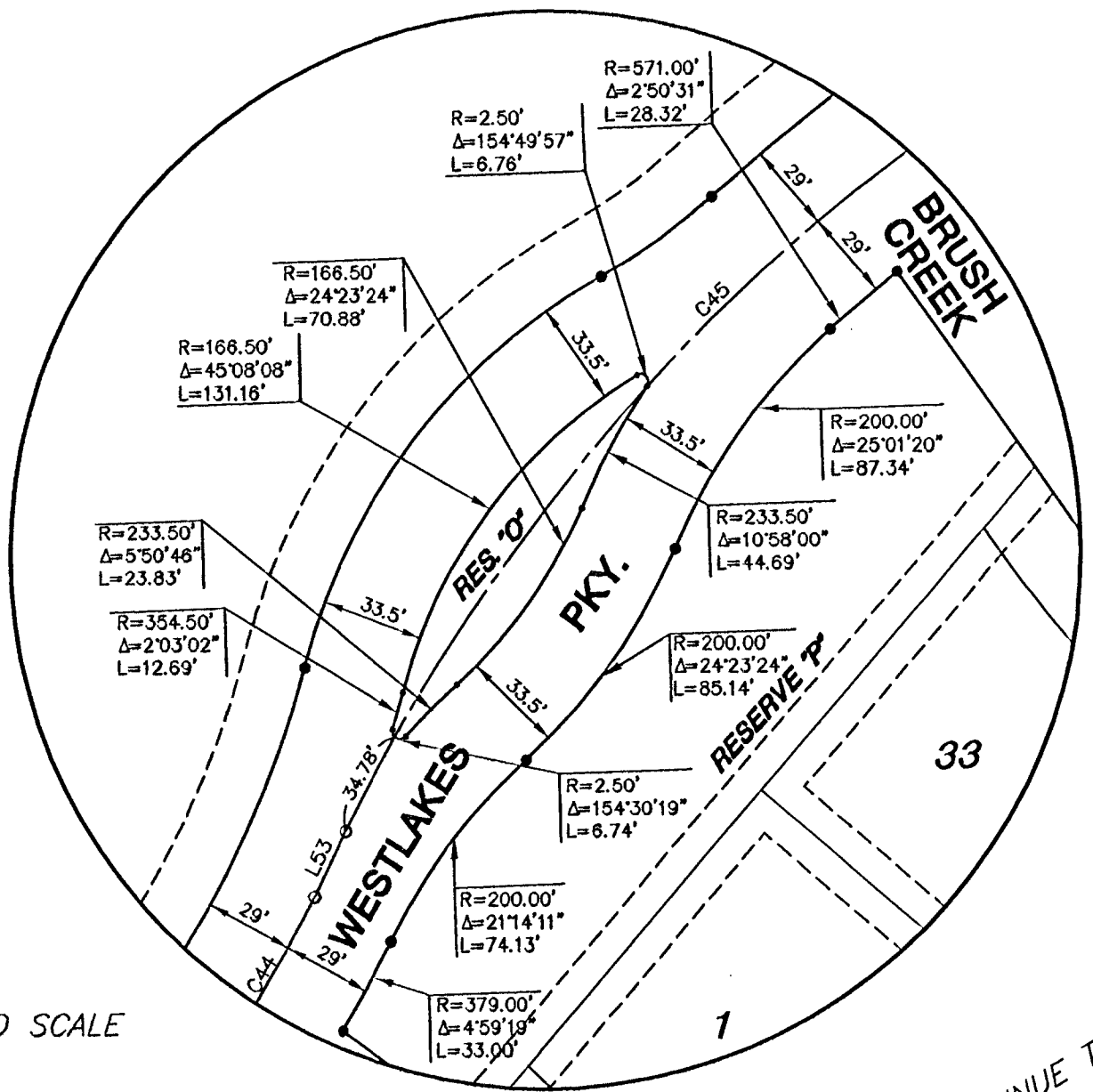
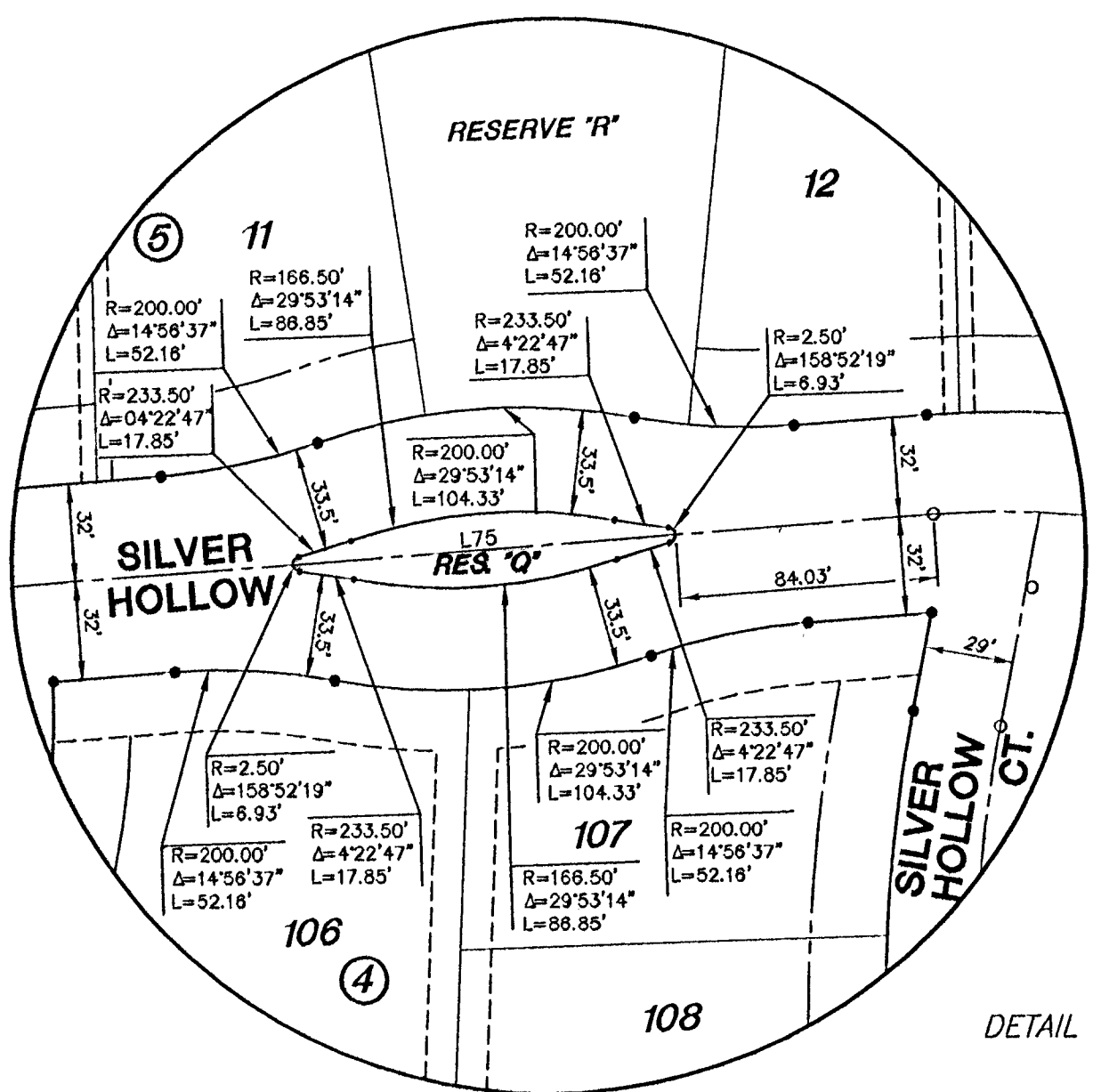
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C21	774.35'	500.00'	Δ=88°44'02"
C36	172.53'	300.00'	Δ=32°57'03"
C37	158.50'	150.00'	Δ=59°46'42"
C38	134.78'	429.00'	Δ=17°59'54"
C39	68.28'	300.00'	Δ=13°02'22"
C40	587.48'	187.00'	Δ=180°00'00"
C41	168.79'	400.00'	Δ=23°53'26"
C42	277.04'	215.00'	Δ=73°49'44"
C43	192.03'	500.00'	Δ=17°23'18"
C44	589.67'	350.00'	Δ=56°31'44"
C45	612.18'	600.00'	Δ=87°06'18"
C46	280.56'	600.00'	Δ=24°52'54"
C47	309.70'	385.00'	Δ=46°05'21"
C48	159.81'	150.00'	Δ=61°02'29"
C49	232.04'	300.00'	Δ=44°19'00"
C50	173.29'	500.00'	Δ=19°51'29"
C51	118.69'	125.00'	Δ=54°24'09"

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)											
LOT	BLOCK	ELEVATION (CITY DATUM)	LOT	BLOCK	ELEVATION (CITY DATUM)	LOT	BLOCK	ELEVATION (CITY DATUM)	LOT	BLOCK	ELEVATION (CITY DATUM)
101	1	167.8	1355.2	112	1	167.8	1355.2	138	1	167.1	1354.5
102	1	167.8	1355.2	113	1	167.8	1355.2	139	1	167.1	1354.5
103	1	167.8	1355.2	114	1	167.8	1355.2	140	1	167.1	1354.5
106	1	167.8	1355.2	124	1	167.8	1355.2	141	1	167.1	1354.5
107	1	167.8	1355.2	125	1	167.8	1355.2	142	1	167.1	1354.5
108	1	167.8	1355.2	134	1	167.6	1355.0	143	1	167.1	1354.5
109	1	167.8	1355.2	135	1	167.1	1354.5	144	1	167.1	1354.5
110	1	167.8	1355.2	136	1	167.1	1354.5	145	1	167.1	1354.5
111	1	167.8	1355.2	137	1	167.1	1354.5	146	1	167.1	1354.5



SEAL OF THE SURVEYOR
KANSAS
LAND SURVEYOR
29/03

FINAL PLAT
FOX RIDGE ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)			
LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (NGVD)
77	4	164.9	1352.3
78	4	164.9	1352.3
79	4	164.9	1352.3
80	4	164.9	1352.3
81	4	164.9	1352.3
82	4	164.9	1352.3
83	4	164.9	1352.3
84	4	164.9	1352.3
85	4	164.9	1352.3
86	4	164.9	1352.3
87	4	164.9	1352.3
88	4	164.9	1352.3
89	4	164.9	1352.3
90	4	164.9	1352.3
2	5	167.9	1355.3
3	5	167.9	1355.3
4	5	167.9	1355.3
5	5	167.9	1355.3
6	5	167.9	1355.3
7	5	167.9	1355.3
8	5	167.9	1355.3
9	5	167.9	1355.3
10	5	167.9	1355.3
11	5	167.9	1355.3
12	5	167.9	1355.3
13	5	167.9	1355.3
14	5	167.9	1355.3
15	5	167.9	1355.3
16	5	167.9	1355.3
17	5	167.9	1355.3
18	5	167.9	1355.3
19	5	167.9	1355.3
20	5	167.9	1355.3
21	5	167.9	1355.3
22	5	167.9	1355.3
30	5	167.9	1355.3
31	5	167.9	1355.3

- LEGEND**
- △ = Found Section Corner
 - = Found Survey Monument
 - = Set 5/8" Rebar W/
MKEC CLS 39 Id. cap
 - D.E. = Drainage Easement
 - B.S. = Building Setback
 - U.E. = Utility Easement
 - (M) = Measured
 - = Floodway Reserve

NOTES

1. There shall be no parking on or
along Westlakes Parkway.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C44	589.66'	350.00'	Δ=96°31'44"
C45	912.16'	600.00'	Δ=87°08'18"
C46	260.56'	600.00'	Δ=24°52'54"
C52	213.42'	200.00'	Δ=61°08'22"
C53	170.28'	300.00'	Δ=32°31'19"
C54	246.38'	200.00'	Δ=70°34'58"
C55	156.85'	600.00'	Δ=14°58'42"
C56	158.56'	400.00'	Δ=22°42'46"
C57	373.34'	200.00'	Δ=107°07'33"
C58	248.70'	300.00'	Δ=47°29'52"
C59	141.66'	600.00'	Δ=13°31'39"
C60	62.60'	285.00'	Δ=12°35'03"
C61	188.28'	500.00'	Δ=21°34'21"
C62	140.60'	400.00'	Δ=20°08'23"
C63	89.31'	200.00'	Δ=25°45'28"
C64	120.34'	200.00'	Δ=34°28'27"
C65	255.75'	350.00'	Δ=41°52'01"
C66	394.00'	225.00'	Δ=100°19'56"
C67	139.37'	300.00'	Δ=26°37'04"
C68	139.97'	450.00'	Δ=17°46'16"
C69	114.38'	447.00'	Δ=14°39'42"
C70	304.23'	253.00'	Δ=68°53'52"
C71	42.33'	275.00'	Δ=8°49'08"

LINE TABLE		
LINE	LENGTH	BEARING
L53	23.61'	N25°56'24"E
L54	138.63'	S88°09'47"W
L64	135.85'	S35°49'48"E
L65	73.72'	N83°01'50"E
L66	113.90'	S84°26'51"E
L67	105.94'	S06°08'04"W
L68	25.98'	S88°13'08"E
L69	100.87'	S85°30'23"E
L70	134.97'	N08°50'58"W
L71	102.90'	S09°45'06"W
L72	102.90'	S81°43'05"E
L73	70.70'	N10°28'03"E
L74	62.53'	N09°02'05"E
L75	339.88'	N89°41'51"E
L76	26.41'	N04°18'09"W
L77	125.29'	N21°27'20"E
L78	83.90'	N13°01'08"W
L79	42.02'	N52°26'08"W
L80	144.37'	S53°55'16"E
L81	46.16'	S46°24'40"W
L82	114.54'	N16°40'18"W
L83	32.69'	N07°51'12"W

S. 1/4 Corner, Sec. 32,
T26S, R1W, 6th P.M.
Fnd. 3/4" Bar w/ 1 1/2"
Alum. Cap stamped
Sedgwick County

20' GRANT OF RIGHT OF WAY
(By Westar Energy Inc.)
FILM 1918, PAGES 20 & 21
20' EASEMENT TO USE EXISTING RIGHT OF WAY
(By SBC Communications Inc.)
FILM 2094, PAGES 335 & 336

30' - ROAD RECORD
Book C Page 390 (9-25-1899)

EASEMENT FOR RIGHT-OF-WAY
(By Sedgwick County)
FILM 1950, PAGE 165

E. 1/4 Corner, Sec. 32,
T26S, R1W, 6th P.M.
P.O.B. Fnd. 3/4" Pipe

GREGORY J. ALLEN
LICENSED SURVEYOR
KANSAS
15126

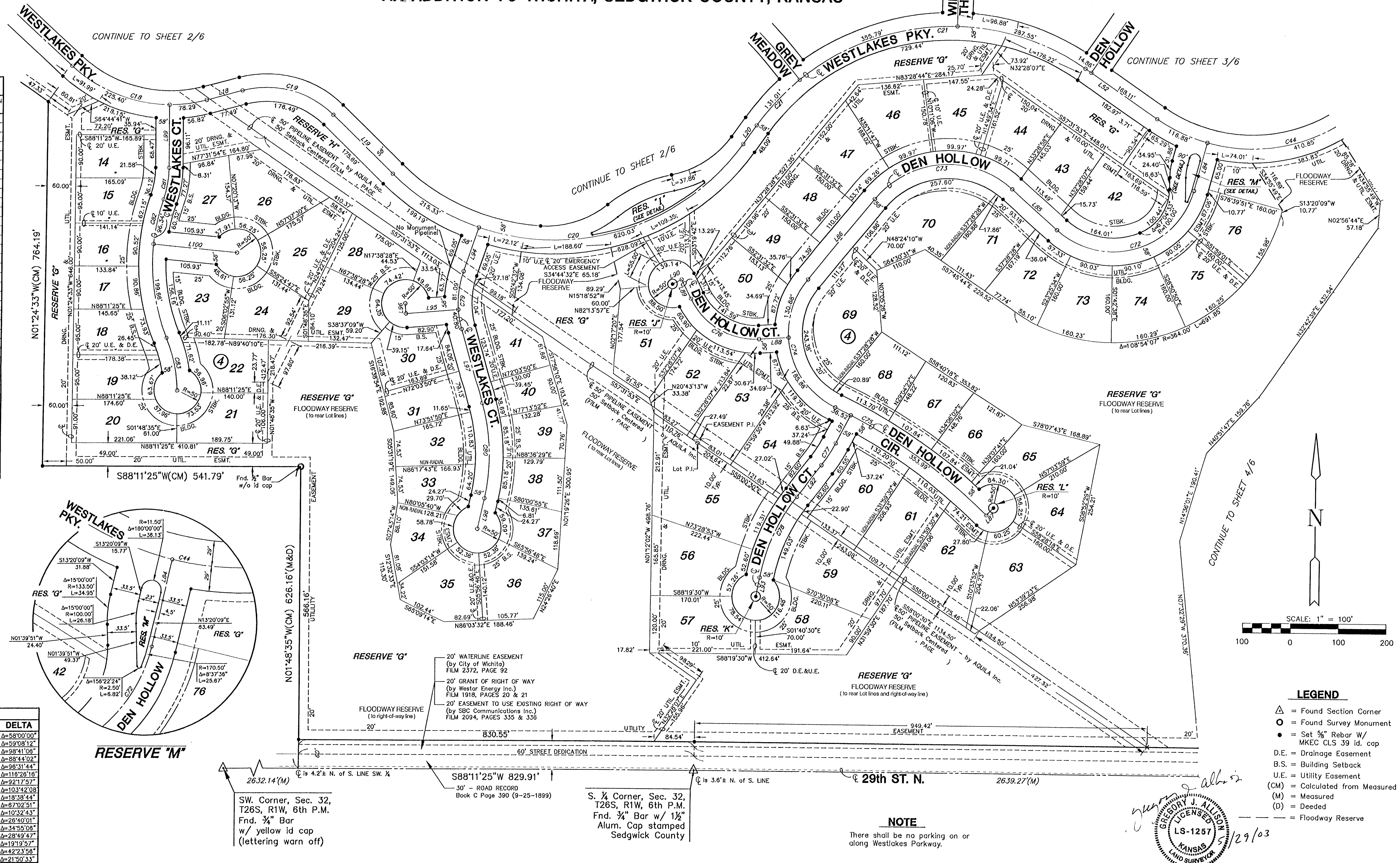
FINAL PLAT
FOX RIDGE ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)			
LOT	BLOCK	ELEVATION (GTY DATUM)	ELEVATION (NGVD)
21	4	164.9	1352.3
22	4	164.9	1352.3
24	4	164.9	1352.3
29	4	164.9	1352.3
30	4	164.9	1352.3
31	4	164.9	1352.3
32	4	164.9	1352.3
33	4	164.9	1352.3
34	4	164.9	1352.3
35	4	164.9	1352.3
36	4	164.9	1352.3
37	4	164.9	1352.3
38	4	164.9	1352.3
39	4	164.9	1352.3
40	4	164.9	1352.3
41	4	164.9	1352.3
51	4	164.9	1352.3
52	4	164.9	1352.3
55	4	164.9	1352.3
56	4	164.9	1352.3
57	4	164.9	1352.3
58	4	164.9	1352.3
59	4	164.9	1352.3
61	4	164.9	1352.3
62	4	164.9	1352.3
63	4	164.9	1352.3
64	4	164.9	1352.3
65	4	164.9	1352.3
66	4	164.9	1352.3
67	4	164.9	1352.3
68	4	164.9	1352.3
69	4	164.9	1352.3
70	4	164.9	1352.3
71	4	164.9	1352.3
72	4	164.9	1352.3
73	4	164.9	1352.3
74	4	164.9	1352.3
75	4	164.9	1352.3
76	4	164.9	1352.3

LINE TABLE		
LINE	LENGTH	BEARING
L18	77.49'	N73°17'00"E
L19	175.69'	S47°34'48"E
L20	48.09'	S33°44'06"W
L21	182.97'	S9°31'53"E
L84	103.66'	S13°20'09"E
L85	18.22'	N50°13'55"W
L86	218.13'	S31°28'58"E
L87	21.00'	S42°25'03"E
L88	61.82'	N84°37'23"E
L89	45.00'	S28°19'45"E
L90	21.00'	N61°40'15"E
L91	66.60'	N25°30'57"E
L92	82.60'	N36°03'40"E
L93	39.99'	N09°23'39"E
L94	97.23'	S16°58'56"W
L95	110.04'	S83°45'09"E
L96	21.00'	N61°40'15"E
L97	131.19'	S31°58'10"E
L98	65.00'	S10°53'38"W
L99	132.14'	S01°45'55"E
L100	176.79'	N86°13'56"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C18	303.69'	300.00'	=58°00'00"
C19	206.43'	200.00'	=59°08'12"
C20	83.35'	485.00'	=98°41'06"
C21	774.35'	500.00'	=88°44'02"
C22	589.66'	350.00'	=96°31'44"
C72	355.64'	175.00'	=116°26'18"
C73	322.19'	200.00'	=92°17'57"
C74	316.74'	175.00'	=103°42'08"
C75	390.51'	1200.00'	=18°38'44"
C76	175.53'	150.00'	=87°02'51"
C77	55.22'	300.00'	=10°32'43"
C78	186.17'	400.00'	=26°40'01"
C79	121.89'	200.00'	=34°55'06"
C80	201.27'	400.00'	=28°49'47"
C81	87.48'	200.00'	=19°19'57"
C82	298.00'	400.00'	=42°23'56"
C83	114.37'	300.00'	=21°50'33"



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Wichita-Sedgwick County Metropolitan Area Planning Department

April 28, 2003

CORRECTION

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

RE: SUB 2003-07 -- Final Plat of Fox Ridge Addition

At the regular meeting of the Metropolitan Area Planning Commission on April 24, 2003, 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 March 28, 2003, in addition to the following revised Item R: "Fox Ridge Parkway" shall be named "Westlakes" or Forest Park", **subject to approval by GIS.**

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.

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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch



Wichita-Sedgwick County Metropolitan Area Planning Department

March 28, 2003

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

RE: SUB 2003-07 -- Final Plat of Fox Ridge Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 13, 2003, 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. 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 Engineering needs to comment on the status of the applicant's drainage plan. **Stormwater Management has advised that the drainage study for this area has been completed. City Engineering has approved the drainage plan.**
- E. Traffic Engineering has approved the 58-ft right-of-way width of Fox Ridge Parkway contingent upon no parking which should be denoted on the plat. 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. Left turn lanes are also needed along Tyler and Maize. Traffic calming devices are also requested.**

- G. 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. **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.**
- 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.
- J. The paving guarantee shall include construction of a paved surface for the emergency access easements. The text of the instrument shall indicate the type of driving surface to be installed and address installation and maintenance. Standard gating and signing are required per City Fire Department standards.
- 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. **A connection needs to be platted between Den Hollow Ct and Fox Ridge Parkway.**

- 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. *This modification has been approved.*
- R. *GIS* needs to comment on the plat's street names. *Revised street names are requested. The applicant shall meet with GIS to resolve this issue prior to MAPC meeting.*
- 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.
- 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. 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 is working with the Pipeline company to have this easement confined. The applicant shall provide documentation addressing permitted uses in that pipeline easement.*
- V. 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.
- W. 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.
- X. 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.)
- Y. 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.

- Z. 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.
- AA. 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.
- BB. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than one acre 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.
- CC. Perimeter closure computations shall be submitted with the final plat tracing.
- DD. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- EE. 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 and SBC have requested additional easements.**
- FF. 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 (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 when the zoning case is also presented. You will be notified of the date and time of the meeting.

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

STAFF REPORT

(Final Plat Approved 3/27/03; Preliminary Plat Approved 2-13-03)

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

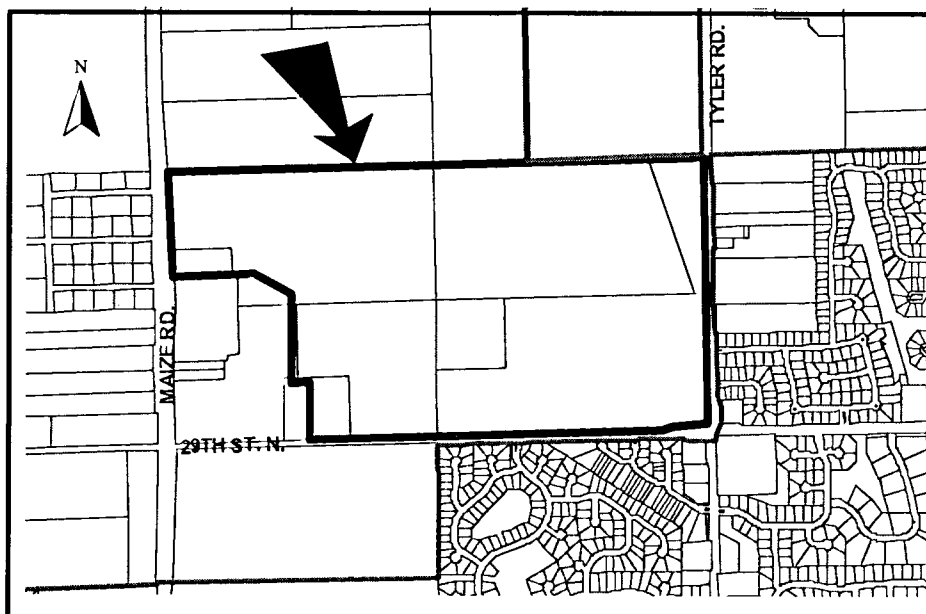
NUMBER OF LOTS

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

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

SUB 2003-07 -- Final Plat of FOX RIDGE ADDITION

April 24, 2003 - Page 5

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