

AGRICULTURAL

Michael C. & Eleo Bath Brown

City Limits

1618 44' N90°00'00" E

Flood Control & Utility Easement

Michael C. & Eleo

GENERAL NOTES

1. Legal Description: This Final P.D.D. will include only Parcels #1 and #9 from the Preliminary P.D.D. They are legally described as follows:

Parcel #1 Block 2, Lots 1-6, Blocks 3-14 and Reserve A, Fox Run Addition
Parcel #9 Block 1 and Reserve A, Wheatridge Addition.

2. Common Space: No common open space is proposed; however, Block 3, Lot 8, of Fox Run Addition will be utilized for the storage of recreational vehicles and tracts A and B will be utilized for entrance-way signs and will be held in common ownership by the home owners association. The articles of incorporation and bylaws of the home owners association will be filed by separate instrument.

3. Use, Type, Bulk and Location of Buildings and Structures:
Parcel #1 -- Use: Single-family and two-family dwellings
-- Building Type: Frame construction
-- Bulk: Maximum Lot Coverage: 35%
Total Gross Floor Area: 600,000 sq. ft.
Maximum Building Height: 35 feet

Parcel #9 -- Use: Single-family and two-family dwellings and student housing
-- Building Type: Frame-conventional construction
-- Bulk: Maximum Lot Coverage: 35%
Total Gross Floor Area: 216,000 sq. ft.
Maximum Building Height: 35 feet

4. Streets: All streets in Parcel #1 will be dedicated to the public. All streets in Parcel #9 will be private streets and will be owned and maintained by the Owner or Owners of the lots in Parcel #9. No housing units will be sold off individually in Parcel #9 unless the P.D.D. is amended providing for the common ownership of the streets.

5. Off-Street Parking: Off-street parking shall be provided in accordance with Article 2 of the Salina Zoning Regulations. Parking spaces shall be provided subject to the number of units or square feet of buildings constructed as development occurs. Parking space shall be provided by parcel for specific uses at the following rates:

Parcel #1 -- Two parking spaces for each dwelling unit. 355 dwelling units = 710 parking spaces. One space will be provided in the garage and one on the driveway.

Parcel #9 -- Two spaces for each dwelling unit. 180 dwelling units = 360 parking spaces.

6. Preliminary Building Plans: The two parcels are already developed and no new dwelling units will be constructed. The existing structures will remain essentially as they are, except that they will be repainted and remodeled as necessary to bring them up to a uniform standard in the total development. Since no new structures are proposed, no preliminary building plans and elevations are being submitted.

7. Landscaping Plans: The area already is landscaped with street trees and foundation plantings. The developer does not anticipate further landscaping, but future owners will be permitted to add trees, shrubs, evergreens, etc. to their properties.

8. Easements: Proposed easements will be shown and recorded on the final plat for each parcel.

9. Restrictive Covenants: Restrictive covenants will be incorporated into the home owners association agreement and recorded by separate instrument.

10. Final Plat: The final plat of Fox Run and Wheatridge Additions will be recorded prior to the final recording of this document.

11. Approval of Preliminary PDD: The Preliminary Planned Development District of Fox Run and Wheatridge Additions was approved by the Salina City Planning Commission on April 1, 1979, and approved by the Salina City Commission on April 16, 1979.

12. Salina City Planning Commission Certificate:

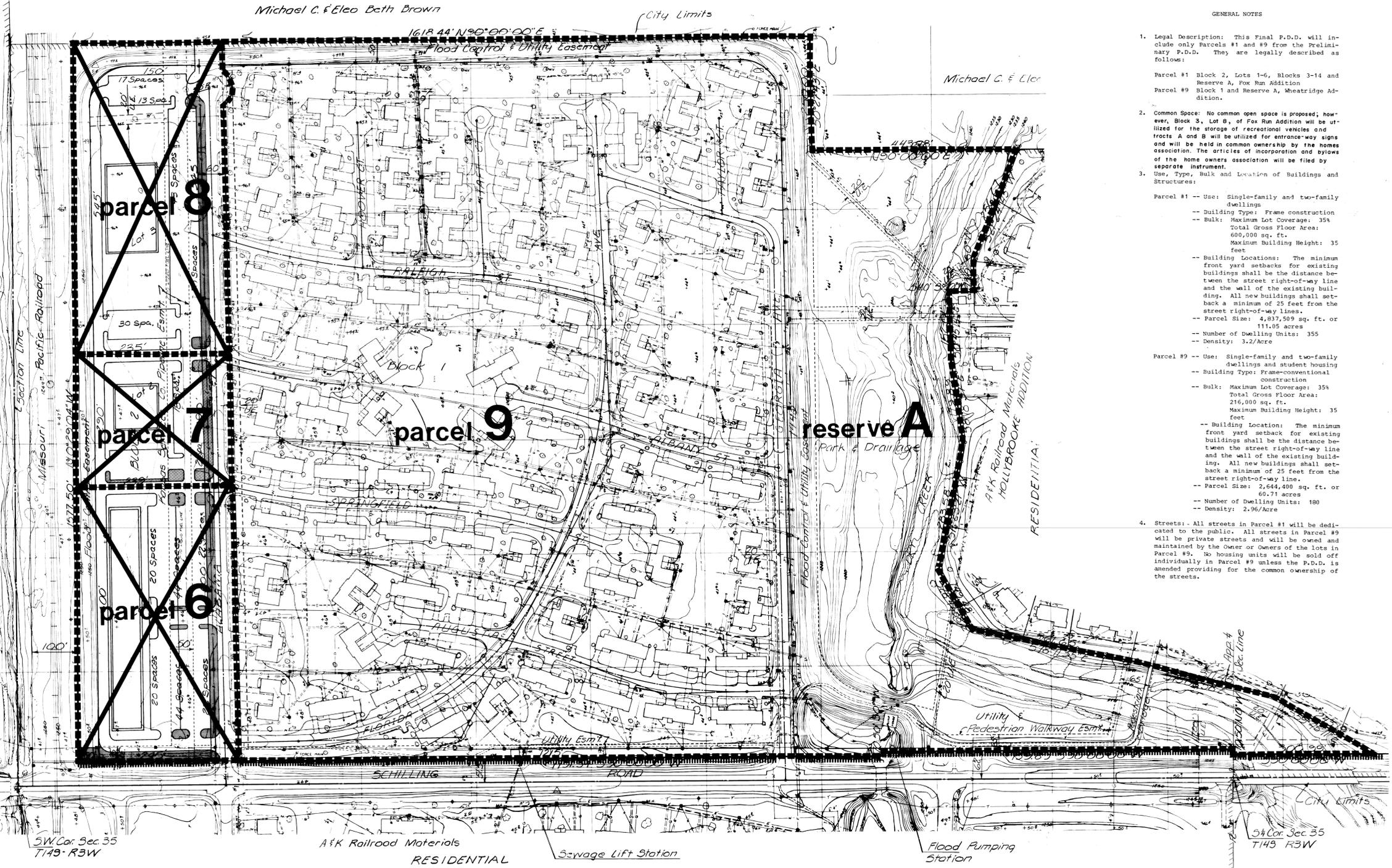
APPROVED THIS _____ DAY OF _____ 1979, BY THE SALINA CITY PLANNING COMMISSION.

Chairman

Secretary

Certification Date
City Clerk, Salina, Kansas

VACANT
AUTO AUCTION YARD
SOLIRO AIRPORT AUTHORITY
SERVICE STATION
POWER SUB-STATION



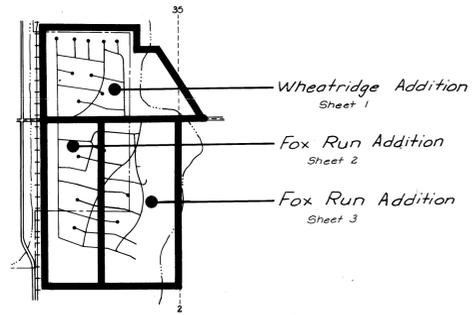
SW Cor. Sec. 35
T149 R3W

A&K Railroad Materials
RESIDENTIAL

Sewage Lift Station

Flood Pumping Station

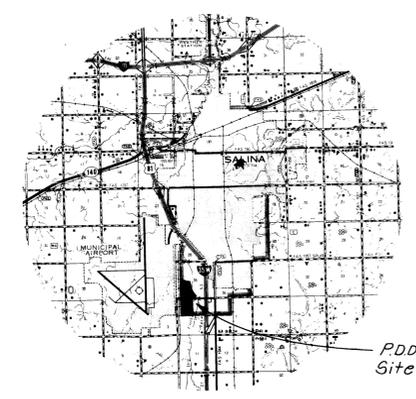
SW Cor. Sec. 35
T149 R3W



INDEX

- Sign
- Power Pole
- ▽ Street Light
- Clean Out
- Gas Valve
- Water Valve
- Manhole
- ▲ Fire Hydrant
- ▨ Prop. Landscape Area
- Sanitary Sewer
- G- Gas Line
- T- Telephone Line
- Storm Sewer
- W- Water Line
- Chain Link Fence
- City Limits
- Boundary Line
- Setback Line
- Easement Line
- Lot Line
- Existing Drainage Flow
- ▨ Access Control

LEGEND



VICINITY MAP
STATUTE MILES

Scale 1"=100'
SCALE IN FEET

Sheet 1 of 3

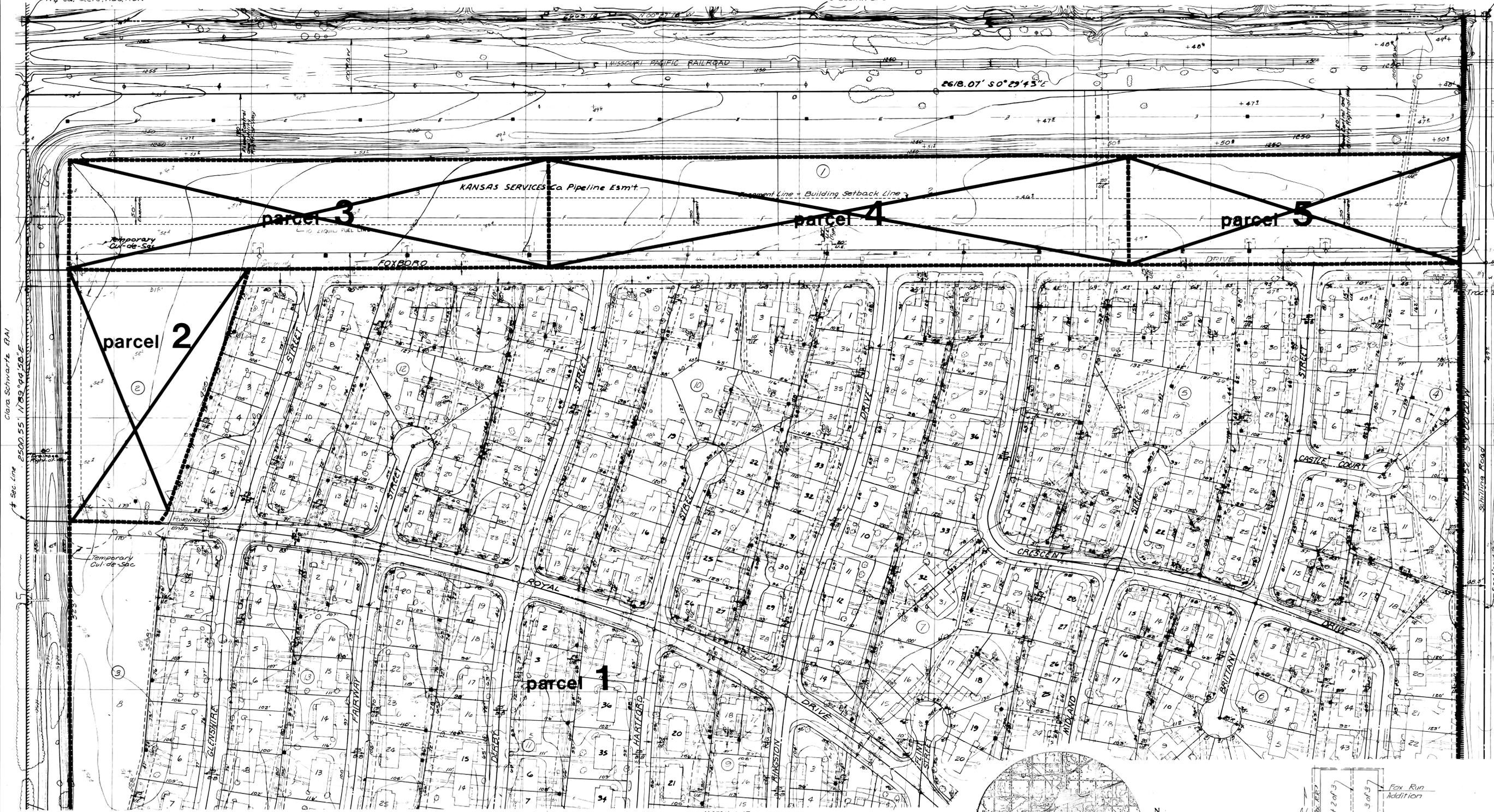
FINAL PLANNED DEVELOPMENT DISTRICT OF FOX RUN & WHEATRIDGE ADDITIONS

Wheatridge Addition

BOKHER & WILLIS
CONSULTING ENGINEERS, PLANNERS & ARCHITECTS
KANSAS CITY

M.A.D. KDP DATE 5-15-79 TRACED SRL DATE 6-7-79
CHECKED RAW DATE 6-8-79



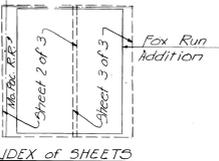
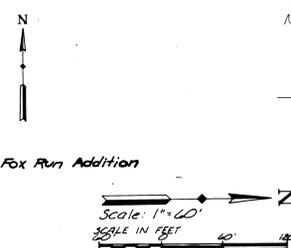
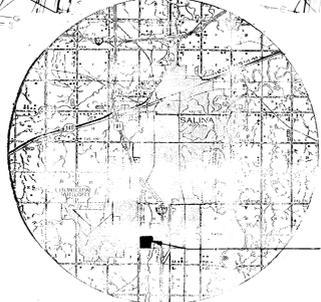


Cora Schwartz FAI
4 Sec. line 2500.55' N 79.94' 58.6" E

Section Line
1750.52' S 89.20' 20.0" W
AFK Railroad Materials Inc.

- LEGEND**
- Power Pole
 - Street Light
 - Sign
 - Gas Valve
 - Water Valve
 - Manhole
 - ▲ Fire Hydrant
 - Clearcut
 - Sanitary Sewer
 - Gas Line
 - Telephone
 - Fuel Line
 - Storm Sewer
 - Water Line
 - Chain Link Fence
 - City Limits
 - Boundary Line
 - Easement Line
 - Lot Line
 - Existing Drainage Flow
 - Telephone Pole
 - San Sewer Force Main
 - Access Control

MATCH SEE SHEET NO. 3



Sheet 2 of 3

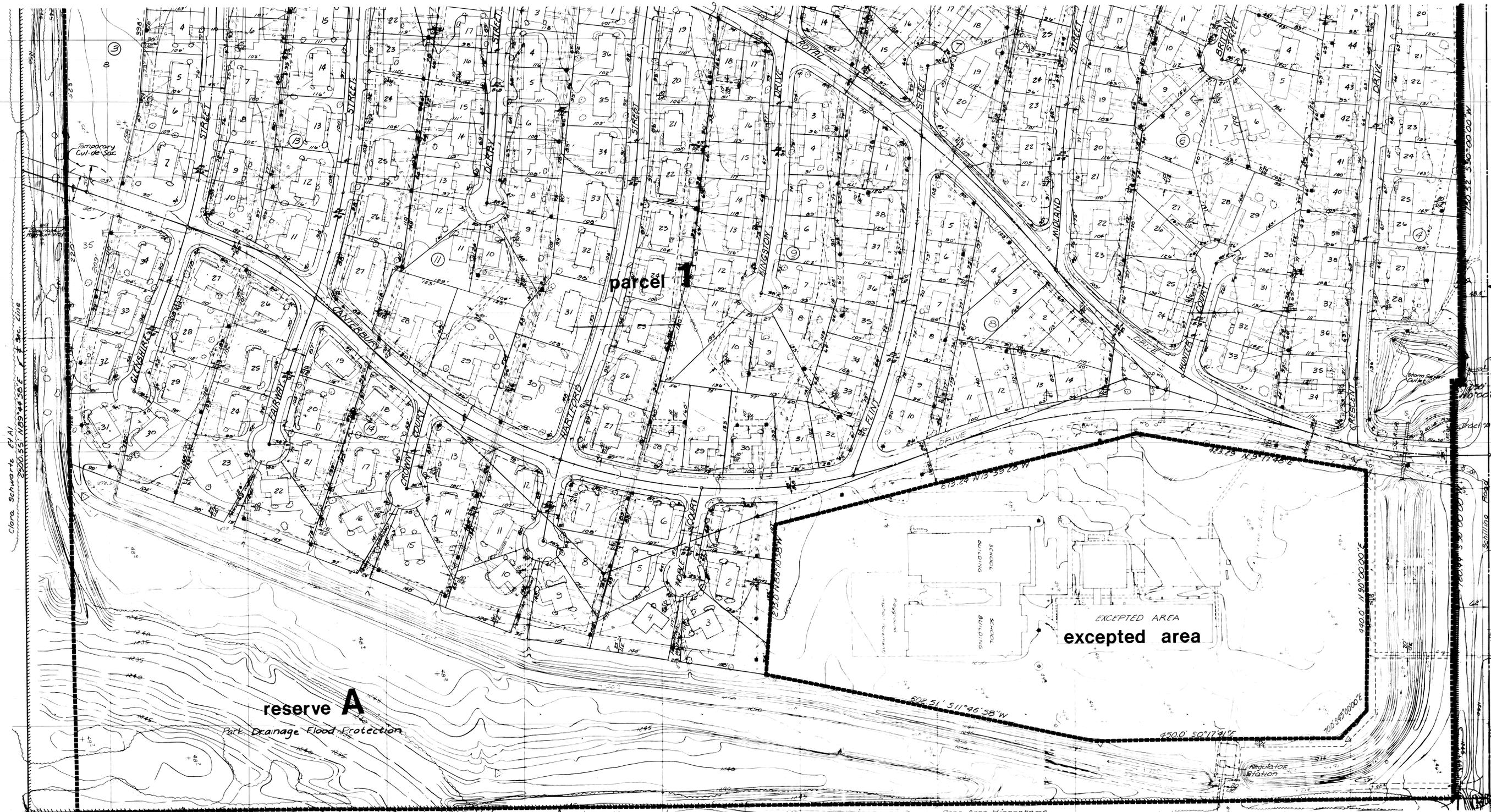
FINAL PLANNED DEVELOPMENT DISTRICT OF FOX RUN & WHEATRIDGE ADDITIONS

Fox Run Addition

BAKER & WILLIS
CONSULTING ENGINEERS, PLANNERS & ARCHITECTS
KANSAS CITY

MADE KDP DATE 5-15-79 TRACED SRL DATE 6-7-79
CHECKED RAW DATE 6-8-79 SCALE 1" = 40'

106B



Temporary
Cul-de-Sac

parcel 1

EXCEPTED AREA
excepted area

reserve A

Drainage Flood Protection

NOTE: The school grounds shown on
this plan as "EXCEPTED AREA"
are not a part of this plan.

Center Sec. 2
T155 R3W

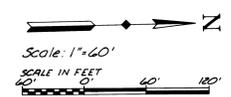
Edna P. Oberg

Sec. Line

2583.57' N0°16'12"W

Rose Anna Hinnenkamp

N 1/2 Cor. Sec. 2, T155, R3W



Sheet 3 of 3

**FINAL PLANNED DEVELOPMENT DISTRICT
OF
FOX RUN & WHEATRIDGE
ADDITIONS**

Fox Run Addition

BAKER & WILLIS
CONSULTING ENGINEERS, PLANNERS & ARCHITECTS
KANSAS CITY

MADE: KDP DATE: 5-15-79 TRACED: SRL DATE: 6-7-79
CHECKED: RAW DATE: 6-8-79 SCALE: 1"=80'