

CITY OF DERBY, KANSAS



SERVICE EXTENSION PLAN FOR PROPOSED ANNEXATION

MULTIPLE TRACTS

Tract 1: South of 55th Street South approximately ½ mile west of Woodlawn Boulevard

Tract 2: Northeast corner of Patriot Avenue and Rock Road

Tract 3: East of Rock Road approximately ½ mile north of Chet Smith Avenue (87th Street South)

Tract 4: North of Chet Smith Avenue (87th Street South) approximately ¼ mile east of Rock Road

Property descriptions in this report have been organized into 4 tracts of land being considered for annexation. Each tract may consist of one or more parcels which have been assigned a parcel description consisting of the tract number and a letter. Example: Tract 3 includes 2 parcels designated as parcels 3a and 3b.

Maps and estimates referenced throughout this report are included in the appendices of this report containing the same letter designation as the map or estimate. Example: Map C3 and Estimate C1 are included in Appendix C.

January 28, 2014

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I. Introduction

The City of Derby is proposing to annex land by unilateral annexation pursuant to its authority under Kansas Statutes Annotated (K.S.A.) 12-519 *et. seq.*

As the municipal boundary of the City of Derby has expanded, a number of tracts of land have become completely or nearly completely surrounded by the incorporated territory of the City. As a result of development that has occurred in close proximity to these tracts, major municipal services are already available or can readily be made available. In most cases, the areas are already benefitting from services provided by the City of Derby. Annexation is advisable to provide for equitably sharing costs for major municipal services. Furthermore, all of the tracts considered for annexation are within the near-term growth area as identified in the City of Derby's Comprehensive Plan.

Annexation of the identified properties can be accomplished in one proceeding because the proposed areas for annexation constitute "land" eligible for annexation pursuant to K.S.A. 12-520(a). Each tract, as identified on Maps A1, B1, C1 and D1 in the appendices, is eligible for annexation pursuant to the following condition(s):

- Tract 1:** K.S.A. 12-520(a)(4) – The land lies within or mainly within the city and has a common perimeter with the city boundary line of more than 50%.
- Tract 2:** K.S.A. 12-520(a)(6) – The tract is so situated that 2/3 of any boundary line adjoins the City.
- Tract 3:** K.S.A. 12-520(a)(4) – The land lies within or mainly within the city and has a common perimeter with the city boundary line of more than 50%.
- Tract 4:** K.S.A. 12-520(a)(4) – The land lies within or mainly within the city and has a common perimeter with the city boundary line of more than 50%.

All 4 tracts may be annexed by one ordinance pursuant to K.S.A. 12-520(g). The invalidity of the annexation of any tract or land in one ordinance shall not affect the validity of the remaining tracts or lands which are annexed by the ordinance and which conform to any one or more of the above mentioned conditions permitting annexation.

II. Legal Descriptions of Proposed Annexation Areas

Complete legal descriptions of tracts 1-4 can be found in Appendices A through D.

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III. Locations of Proposed Annexation Areas

Each area proposed for annexation has been assigned a tract number for the purposes of this report. The general location of each tract is described below, and the relationship of each tract to the existing corporate boundary of the City of Derby is shown on Maps A1, B1, C1 and D1 in the appendices.

- Tract 1:** Tract 1 is located south of and adjacent to 55th Street South approximately ½ mile west of Woodlawn Boulevard. The proposed annexation area is a single unplatted 4.71 acre parcel.
- Tract 2:** Tract 2 is located on the northeast corner of the intersection of Patriot Avenue and Rock Road. The proposed annexation area is 1.85 acres and consists of 2 parcels. Parcel 2a is an unplatted 1.15 acre lot. Parcel 2b consists of 0.70 acres platted as Hullett Addition, Sedgwick County, Kansas.
- Tract 3:** Tract 3 is generally located east of and adjacent to Rock Road approximately ½ mile north of Chet Smith Avenue (87th Street S.). The proposed annexation area is 7.65 acres and consists of 2 unplatted parcels which are 2.76 acres (parcel 3a) and 4.89 acres (parcel 3b) in size.
- Tract 4:** Tract 4 is generally located ¼ mile east of Rock Road on the north side of and adjacent to 87th Street South (Chet Smith Ave.) The proposed annexation area is an unplatted 1.85 acre parcel.

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IV. Land Use and Zoning

Land Use

The areas proposed for annexation consist primarily of residential uses but also include commercial uses and vacant land. The existing use of each parcel is identified in Table 1. The estimated population of the residential tracts is approximately 11 people (4 residential tracts x 2.85 person per household average).

Table 1: Existing Land Use of Annexation Areas

Tract #		Acres	Land Use
1		4.71	Residential: Manufactured home site
2	Parcel 2a	1.15	Residential: Single-family detached dwelling
2	Parcel 2b	.70	Commercial: Free-standing retail store
3	Parcel 3a	2.76	Residential: Single-family detached dwelling
3	Parcel 3b	4.89	Vacant: (owned by owner of Parcel 3a)
4		1.85	Residential: Single-family detached dwelling

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Zoning

All tracts within the proposed annexation areas are presently zoned in accordance with the Wichita-Sedgwick County Unified Zoning Code. Table 2 shows the existing zoning of each tract.

City of Derby zoning regulations provide that upon annexation into the City, tracts are assigned a new zoning designation of R-1 “Single-Family Residential” district, or if appropriate, R-1C “Suburban Single-Family Residential” district. The property owner, the Planning Commission or the City Council may also submit an application to initiate the process to rezone the property. If annexed, the City of Derby plans to initiate rezoning of Tract 1 and Parcel 2b of Tract 2 to the commercial designations shown below in Table 2.

Property owners may request that their properties be rezoned to another appropriate zoning classification. Property owners should contact the City Planner for additional information regarding rezoning.

Table 2: Existing and Proposed Zoning

Tract #		Wichita / Sedgwick County Zoning	Proposed City of Derby Zoning
1		I-PA – Industrial Park – Airport	B-5 – Restricted Commercial, Warehousing and Limited Manufacturing
2	Parcel 2a	RR – Rural Residential	R-1 – Single-Family Residential
2	Parcel 2b	LC – Limited Commercial	B-3 – General Business
3	Parcel 3a	RR – Rural Residential	R-1C – Suburban Single-Family Residential
3	Parcel 3b	RR – Rural Residential	R-1C – Suburban Single-Family Residential
4		RR – Rural Residential	R-1 – Single-Family Residential

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V. Extension of Major Municipal Services

A. Public Streets

Tract 1: Tract 1 has direct access to a public street at its boundary with 55th Street South, a 2-lane rural roadway with open ditches. 55th Street South was overlaid by Sedgwick County in 2012. No additional improvements to 55th Street South are anticipated to be necessary in the foreseeable future. Upon annexation of Tract 1, it is anticipated that Sedgwick County will continue to provide street maintenance and services for 55th Street South, until such time as the County requests that the City annex and take over maintenance of the corridor.

When the City of Derby takes over maintenance responsibility for 55th Street South, it will be included in the city's extensive street maintenance program. Streets are periodically evaluated and given a numeric rating based on pavement condition. Streets are then selected each year to receive various pavement maintenance treatments or improvements based on their condition. Typical maintenance of city streets includes the following: crack sealing and repair, pavement sealing, patching, grading of unimproved streets, mill & overlay, and partial or complete reconstruction.

Tract 1 is currently addressed on the Sedgwick County grid system and will need to be re-addressed if annexed into the City. Table 3 on page 8 provides the proposed new address for Tract 1.

Tract 2: Both parcels comprising Tract 2 have direct access to Rock Road to the west. Rock Road at this location is a 4-lane urban arterial maintained by the City of Derby. The complete reconstruction of Rock Road to an urban standard including curb & gutter, stormwater improvements, turn lanes, and traffic signalization is included in the City of Derby's 2014 Capital Improvement Plan (CIP). The street reconstruction project will also include construction of a 5-foot sidewalk along the east side of Rock Road and an 8-foot hike & bike path along the west side, providing convenient pedestrian access to Tract 2. The reconstruction of Rock Road will be paid for by the city-at-large with all or part of the turn lanes, sidewalks, and traffic signals assessed to adjacent commercial and institutional properties. The Rock Road reconstruction project will not result in special assessments on either parcel in Tract 2. The City of Derby will continue to maintain Rock Road.

63rd Street South (Patriot Avenue) also abuts the south side of Tract 2, providing direct access to Parcel 2b. 63rd Street South is a 4-lane arterial and was completely reconstructed to an urban standard by Sedgwick County in 2008. No additional improvements to 63rd Street South are anticipated in the foreseeable future. Upon annexation of Tract 2, it is anticipated that Sedgwick County will continue to provide street maintenance and services for 63rd Street South, until such time as the County requests that the City annex and take over maintenance of the corridor.

When the City of Derby takes over maintenance responsibility for 63rd Street South, it will be included in the city's extensive street maintenance program. Streets are periodically evaluated and given a numeric rating based on pavement condition. Streets are then selected each year to receive various pavement maintenance treatments or improvements based on their condition. Typical maintenance of city streets includes the following: crack sealing and repair, pavement sealing, patching, grading of unimproved streets, mill & overlay, and partial or complete reconstruction.

The parcels in Tract 2 are currently addressed on the Sedgwick County grid system and will need to be re-addressed if annexed into the City. Table 3 on page 8 provides the proposed new addresses for the parcels in Tract 2.

Tract 3: Both parcels comprising Tract 3 have direct access to Rock Road. Rock Road at this location is a 4-lane urban arterial maintained by the City of Derby. This portion of Rock Road was reconstructed by Sedgwick County in 1997 and overlaid by the City in 2009.

The City of Derby has an extensive street maintenance program. Streets are periodically evaluated and given a numeric rating based on pavement condition. Streets are then selected each year to receive various pavement maintenance treatments or improvements based on their condition. Typical maintenance of city streets includes the following: crack sealing and repair, pavement sealing, patching, grading of unimproved streets, mill & overlay, and partial or complete reconstruction.

Rock Road adjacent to Tract 3 crosses Spring Creek. The bridge spanning the creek was built in 1997 and received significant maintenance to address erosion concerns in 2009. The bridge is included in the City's bridge inventory and is professionally inspected bi-annually.

The parcels in Tract 3 are currently addressed on the Sedgwick County grid system and will need to be re-addressed if annexed into the City. Table 3 on page 8 provides the proposed new addresses for the parcels in Tract 3.

Tract 4: Tract 4 has direct access to 87th Street South (Chet Smith Avenue), an unimproved rural arterial roadway with open ditches. The road and ditches appear to be constructed within the original street right-of-way. No additional improvements are immediately anticipated to be needed to 87th Street South; however, continued development east of Rock Road may result in the need to improve the roadway. In accordance with the city's policy on the financing of public improvements, the cost to reconstruct an arterial roadway is paid by the city-at-large with adjacent properties only assessed for required turn lanes and other improvements necessitated by their development. Petitions for necessary improvements anticipated to be assessed are obtained by the City during the development approval process.

Upon annexation of Tract 4, it is anticipated that Rockford Township will continue to provide street maintenance until such time as the County requests that the City annex and take over maintenance of the corridor.

When the City of Derby takes over maintenance responsibility for 87th Street South, it will be included in the city’s extensive street maintenance program. Streets are periodically evaluated and given a numeric rating based on pavement condition. Streets are then selected each year to receive various pavement maintenance treatments or improvements based on their condition. Typical maintenance of city streets includes the following: crack sealing and repair, pavement sealing, patching, grading of unimproved streets, mill & overlay, and partial or complete reconstruction.

Tract 4 is currently addressed on the Sedgwick County grid system and will need to be re-addressed if annexed into the City. The following Table 3 provides the proposed new address for Tract 4.

Table 3: Address Changes*

Tract #		Existing Address	Proposed New Address
1		5509 E 55 th Street South	311 E 55 th Street South
2	Parcel 2a	6340 S Rock Road	2810 N Rock Road
2	Parcel 2b	8000 E 63 rd Street	2800 N Rock Road
3	Parcel 3a	8350 S Rock Road	400 S Rock Road
3	Parcel 3b	Vacant (owned by Parcel 3a owner)	440 S Rock Road
4		8324 E 87 th Street	2030 E Chet Smith Ave

*** Street Addresses.** All tracts proposed for annexation are currently addressed on the Sedgwick County grid system. In order to maintain an addressing system within the City that provides for simple recognition by the public and emergency responders, property addresses will be changed to reflect inclusion of the property into the City. Upon annexation, City staff will notify approximately 20 governmental entities and utilities of the address changes. Table 3 (above) identifies the anticipated address changes.

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B. Water

Tract 1: An existing 16-inch main located within the 55th Street South road right-of-way is available to provide water service to Tract 1. Following annexation, water service may be extended to Tract 1 by installation of a private service line connection to the existing 16-inch water main. The cost of installation of the private service line to connect to the water distribution system will be the responsibility of the property owner; applicable connection and service fees as established by City resolution apply.

Map A3 shows a layout of the existing City of Derby water system near Tract 1.

Tract 1 is within the Sedgwick County Rural Water District #3 (RWD3) service area. When water service to the property is requested, the city will coordinate provisions for the extension of service with RWD3 as required by applicable state statutes.

Tract 2: An existing 24-inch water main located along the west side of Rock Road is available to provide water service to Tract 2. Following annexation, water service may be extended to Tract 2 for both Parcels 2a and 2b by installation of private service line connections to the existing 24-inch water main. The cost of installation of the private service lines to connect to the water distribution system will be the responsibility of the property owner; applicable connection and service fees as established by City resolution apply.

Map B3 shows a layout of the existing City of Derby water system near Tract 2.

Tract 2 is within the RWD3 service area, and RWD3 currently provides service to the properties. When water service to the properties is requested, the city will coordinate provisions for the extension of service with RWD3 as required by applicable state statutes.

Tract 3: An existing 16-inch water main located along the west side of Rock Road is available to provide water service to Tract 3. Following annexation, water service may be extended to Parcels 3a and 3b by installation of private service line connections to the existing 16-inch water main. The cost of installation of the private service lines to connect to the water distribution system will be the responsibility of the property owner; applicable connection and service fees as established by City resolution apply.

Map C3 shows a layout of the existing City of Derby water system near Tract 3.

Tract 3 is within the RWD3 service area and RWD3 currently provides service to the properties. When water service to the properties is requested, the city will coordinate provisions for the extension of service with RWD3 as required by applicable state statutes.

Tract 4: The City of Derby's water distribution system was recently expanded to provide water service and improved fire protection to developments at the intersection of Rock Road and Chet Smith Avenue (87th Street South). The system improvements included installation of a 16-inch water main within the Chet Smith Avenue right-of-way. Subsequent to annexation and receipt of a valid petition, water service will be extended to Tract 4 by extension of the existing 16-inch water line. The cost of installing required improvements will be assessed to the benefitting property. An estimate of the cost to extend water is labeled Estimate D1 and included in Appendix D. The cost estimate for extension of water is based on current construction costs; actual cost at the time of installation may vary significantly from current estimates. In

accordance with the City's Policy on the Financing of Public Improvements, the city-at-large is responsible for additional cost resulting from oversizing the water line to a diameter larger than 12 inches. Accordingly, the cost estimate included in Appendix D is based on extension of a 12-inch line.

The cost of installation of the private service lines to connect to the water distribution system will be the responsibility of the property owner; applicable connection and service fees as established by City resolution apply.

Map D3 in Appendix D shows a layout of the existing City of Derby water system as well as a concept layout of the proposed water line extension necessary to serve Tract 4.

Tract 4 is within the RWD3 service area, and RWD3 currently provides service to the property. When water service to the properties is requested, the city will coordinate provisions for the extension of service with RWD3 as required by applicable state statutes.

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C. Sanitary Sewer

Tract 1: Tract 1 is currently served by a private sanitary sewer system.

Tract 1 lies within the area served by the City's west side interceptor. This interceptor sewer ranges from 12 inches to 30 inches in size and is generally located along State Highway K-15 and the Arkansas River south to Market Street. Following annexation, sewer service can be provided to Tract 1 by connection of a service line to the existing sanitary sewer system constructed in Derby Corporate Park. Existing lines have sufficient capacity to handle future wastewater flows from Tract 1.

The cost of installation of the private service lines to connect to the sewer system will be the responsibility of the property owner; applicable connection and service fees as established by City resolution apply.

Map A4 shows locations of existing sanitary sewer in the area of Tract 1.

Tract 2: Parcel 2a and Parcel 2b are currently served by private sanitary sewer systems.

Both parcels within Tract 2 are within the area served by the City's mid-town sewer interceptor. A 10-inch main line was constructed in 2007 to serve development within the Anderson Farm Commercial Additions on the west side of Rock Road, across from the proposed annexation area. Following annexation and receipt of a valid petition, sanitary sewer service may be extended to Parcels 2a and 2b by extension of a sanitary sewer lateral from the existing 10-inch sewer along the west side of Rock Road. Existing lines have sufficient capacity to handle future wastewater flows from Tract 2.

The cost of installing required improvements will be assessed to the benefitting property. An estimate of the cost to extend sewer is labeled Estimate B1 and included in Appendix B. The cost estimate for extension of sewer is based on current construction costs; actual cost at the time of installation may vary significantly from current estimates. The cost of installation of the private service lines to connect to the sewer system will be the responsibility of the property owner; applicable connection and service fees as established by City resolution apply.

Map B4 shows a layout of the existing sanitary sewer system near Tract 2 as well as a concept layout of the proposed sewer extension necessary to serve Parcels 2a and 2b.

Tract 3: Parcel 3a and Parcel 3b of the proposed annexation area are currently served by a private sanitary sewer system.

Both parcels within Tract 3 can be extended service from an existing 21-inch sewer main located adjacent to Country View Drive in the Springcreek 2nd Addition. Following annexation and receipt of a valid petition, sanitary sewer service may be extended to Parcels 3a and 3b by extension of a sanitary sewer lateral from the existing 21-inch sewer. Existing lines have sufficient capacity to handle future wastewater flows from Tract 3.

The cost of installing required improvements will be assessed to the benefitting property. An estimate of the cost to extend sewer is labeled Estimate C1 and included in Appendix C. The cost estimate for extension of sewer is based on current construction costs; actual cost at the time of installation may vary significantly from current estimates. The cost of installation of the

private service lines to connect to the sewer system will be the responsibility of the property owner; applicable connection and service fees as established by City resolution apply.

Map C4 shows locations of existing sewer lines in the area and also shows a concept layout of a sewer extension that could be utilized for providing municipal wastewater service to Parcels 3a and 3b.

Tract 4: Tract 4 of the proposed annexation area is currently served by a private sanitary sewer system.

Tract 4 is within the area served by the City's southeast sewer interceptor, a 36-inch sewer located generally along Spring Creek. An 8-inch sewer line connecting to the southeast interceptor was constructed in 2012 to serve the First Christian Church Addition which nearly surrounds Tract 4. Following annexation and receipt of a valid petition, sanitary sewer service may be extended to Tract 4 by extension of an 8-inch sanitary sewer from the existing 8-inch sewer located adjacent to Chet Smith Avenue west of Tract 4. An additional option for extension of municipal wastewater service is to extend service from the Dove Hollow Addition to the east of Tract 4. This option will not be available until the Dove Hollow Addition is developed. Existing lines have sufficient capacity to handle future wastewater flows from Tract 4.

The cost of installing required improvements will be assessed to the benefitting property. Estimates of the cost to extend sewer service as shown on Maps D4 and D5 are labeled as Estimate D2 and D3, respectively, and included in Appendix D. The cost estimates for extension of sewer are based on current construction costs; actual cost at the time of installation may vary significantly from current estimates. The cost of installation of the private service lines to connect to the sewer system will be the responsibility of the property owner; applicable connection and service fees as established by City resolution apply.

Maps D4 & D5 show locations of existing and future sewer in the area and also show conceptual sewer layouts of sewer extensions that could be utilized for providing municipal wastewater service to Tract 4.

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D. Flood Protection and Stormwater Management

The City of Derby created a stormwater utility in 2013. Residential properties are currently assessed \$3 per month which is paid concurrent with the monthly utility bill. Commercial properties are assessed based on the ratio of the commercial properties impervious area to the impervious area of a typical residential unit. Properties that are not connected to city water or sewer are billed twice annually, with each billing reflecting the stormwater fee for a six-month period. Revenue collected from the stormwater fee is utilized to maintain and improve the City's stormwater system and to help meet stormwater regulatory requirements.

The City of Derby was recently admitted into the National Flood Insurance Program's Community Rating System (CRS). The CRS is a voluntary incentive program which recognizes and promotes community floodplain management activities. In December 2013, Derby was recognized as a Class 8 rated community in the CRS program (ratings are Class 1 to Class 10, with Class 1 being the highest rating). Currently, the Class 8 rating allows policyholders within Zone AE - the 1.0% recurrence interval flood hazard area (100-year flood) to be eligible for up to a 10% discount on insurance premiums. Properties outside the 1.0% recurrence interval flood hazard area are also eligible for discounted flood insurance rates. In addition to reduced insurance rates, CRS floodplain management activities enhance public safety, reduce damages to property and public infrastructure, protect the environment and improve quality of life for the community.

Tract 1: According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for Sedgwick County dated February 7, 2007, Tract 1 is located in "Zone X - Areas Determined to be Outside the 0.2 pct. Annual Chance Floodplain," sometimes referred to as the 500-year floodplain. Map A5 depicts the Flood Insurance Rate Map in the area of Tract 1.

The existing stormwater system at this location consists of shallow open ditches along 55th Street South and a shallow detention area in the southeast corner of the property. Stormwater management and maintenance of public stormwater facilities including: stream maintenance and debris removal; ditch and culvert cleaning; inspection and maintenance of enclosed stormwater systems; and enforcement of applicable stormwater and flood protection regulations are provided by the City's Department of Public Works and Utilities. Maintenance and improvement projects are scheduled and programmed by the Director of Public Works commensurate with the resources of the department.

Tract 2: According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for Sedgwick County dated February 7, 2007, both parcels in Tract 2 are located in "Zone X - Areas Determined to be Outside the 0.2 pct. Annual Chance Floodplain," sometimes referred to as the 500-year floodplain. Map B5 depicts the Flood Insurance Rate Map in the area of Tract 2.

The existing stormwater system at this location consists of a combination of curbs, stormwater inlets and open ditches along Patriot Avenue (63rd Street South) and Rock Road. To the extent practical the open ditches along Rock Road will be reduced or eliminated and replaced with an enclosed stormwater system in conjunction with the reconstruction of the roadway in 2014. Stormwater management and maintenance of public stormwater facilities including: stream maintenance and debris removal; ditch and culvert cleaning; inspection and maintenance of enclosed stormwater systems; and enforcement of applicable stormwater and flood protection

regulations are provided by the City's Department of Public Works and Utilities. Maintenance and improvement projects are scheduled and programmed by the Director of Public Works commensurate with the resources of the department.

Tract 3: According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for Sedgwick County dated February 7, 2007, all of Tract 3 is within the 0.2% recurrence interval flood hazard area (500-year flood). The southern portion of Parcel 3b is within the Spring Creek floodway. The middle portion of Parcel 3b is in "Zone AE - the 1.0% recurrence interval flood hazard area (100-year flood) for which flood elevations has been established." Map C5 depicts the Flood Insurance Rate Map in the area of Tract 3. The portions of Tract 3 identified as Floodway or Zone AE are subject to regulation as development in flood-prone areas, including but not limited to the regulations of the City's Zoning Ordinance.

The existing stormwater system at this location consists of curb and gutter on Rock Road, well maintained open ditches, culvert pipes and Spring Creek. Stormwater management and maintenance of public stormwater facilities including: stream maintenance and debris removal; ditch and culvert cleaning; inspection and maintenance of enclosed stormwater systems; and enforcement of applicable stormwater and flood protection regulations are provided by the City's Department of Public Works and Utilities. Maintenance and improvement projects are scheduled and programmed by the Director of Public Works commensurate with the resources of the department.

Tract 4: According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for Sedgwick County dated February 7, 2007, Tract 4 is located in "Zone X - Areas Determined to be Outside the 0.2 pct. Annual Chance Floodplain," sometimes referred to as the 500-year floodplain. Map D6 depicts the Flood Insurance Rate Map in the area of Tract 4.

The existing stormwater system at this location consists of shallow open ditches and a single entrance culvert. Stormwater management and maintenance of public stormwater facilities including: stream maintenance and debris removal; ditch and culvert cleaning; inspection and maintenance of enclosed stormwater systems; and enforcement of applicable stormwater and flood protection regulations are provided by the City's Department of Public Works and Utilities. Maintenance and improvement projects are scheduled and programmed by the Director of Public Works commensurate with the resources of the department.

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E. Fire Protection & Medical First Response

Fire protection and medical first response are currently provided by Sedgwick County Fire District #1. Sedgwick County Fire District #1 and Derby Fire and Rescue have an automatic aid agreement for response to structure fires in the proposed annexation areas, which is expected to continue after annexation.

Fire protection and emergency first response will be provided from Derby Fire Station #81 at 128 W. Market and Derby Fire Station #82 at 1401 N. Rock Road. Additionally, the City of Derby has purchased land at 2433 N. Buckner Street for construction of an additional fire station in the future. Currently, Derby Fire and Rescue provides a 4 minute or less response 82% of the time within the city limits.

Derby city-at-large ad valorem property taxes, sales tax, and other general revenues will finance fire protection. Residents of the area should not see any change in the provision of fire or medical first response service as a result of annexation.

Maps showing the location of existing and proposed fire stations in relationship to each of the proposed annexation areas are included in Appendices A through D.

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F. Police Protection

Upon annexation, Tracts 1-4 will be provided police protection by the Derby Police Department, headquartered at 229 N. Baltimore. Areas of police protection in the City of Derby are divided into four beats for patrol purposes.

Upon annexation, Tract 1 will be provided police protection by Beat No. 1. The population of Beat No. 1 is estimated to be 7,555 based on U.S. Census average of 2.85 persons per household. There are 3 officers assigned to Beat No. 1 over a 24-hour period; a ratio of one officer per 2,518 people. The addition of one household to Beat No. 1 resulting from this proposed annexation will not have a significant impact on the ability to provide police protection.

Tracts 2, 3, & 4 will be policed by Beat No. 4. Based on the same U.S. Census average of 2.85 persons per household, the current population of Beat No. 4 is estimated to be 3,349. There are 3 officers assigned to Beat No. 4 over a 24-hour period; a ratio of one officer per 1,116 people. The addition of 3 households to Beat No. 4 will not have a significant impact on the ability to provide police protection.

Animal Control services are also provided through the Derby Police Department. If annexed, residents of the proposed annexation areas may contact 911 to report animal control concerns.

Due to the relatively low number of people within the proposed annexation areas, no increase in police staff will be needed. The City of Derby will provide police services with existing resources. Community partnerships, proactive intervention and open dialogue between the police and citizens will be critical to the successful protection of these areas.

Maps showing the relationship between proposed annexation areas and existing police beats are included in Appendices A through D.

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G. Parks

High Park is the largest park in the city, consisting of approximately 105 acres. The amenities at High Park include a 10 acre stocked lake, playgrounds, shelters, picnic areas, walking trails, ball fields and open space. Overall, Derby has 335 acres of parks which are open to the public, all of which are located within five miles of the proposed annexation areas.

Other Derby parks are located throughout the city and provide open space and recreation space for Derby residents. The City of Derby also has an extensive network (more than 25 miles) of hike and bike paths throughout the city. The path system connects many of the City's parks, schools and other destinations. Tracts 2 and 3 have direct access to the existing hike and bike path system. Tract 4 does not currently have direct access to an existing hike & bike path but is within ¼ mile of the path system. The Aviation Pathway hike and bike path which will connect the City of Derby's path system to Wichita's will include a segment along Buckner within ½ mile of Tract 1.

There are no Sedgwick County parks in the southeastern portion of the County.

Annexation of the proposed annexation area will have no significant effect on the Derby park system.

Maps provided in Appendices A through D show locations of existing city parks and hike & bike paths.

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H. Trash & Recycling Services

On July 28, 2009, the Derby City Council approved a contract for city-wide trash and recycling collection services with Waste Connections, Inc. The franchised trash service began December 1, 2009 and has resulted in lower costs for most residents while providing more services for all residents. Trash pickup is on a weekly basis and provides options on cart size, free bulky waste pickup such as mattresses or appliances, and free cart roll-out service for disabled and elderly residents.

Biweekly recycling services are included but not mandatory. Recyclables such as cardboard, chipboard, plastics #1 - #7, steel and aluminum cans, glass, newspaper, magazines, junk mail, phone books, etc. are collected curbside in a single-stream (no sorting required) recycling cart. Waste Connections weighs the recyclables and credits points to the customer's "Recycle Bank" account; credits may be redeemed for valuable coupons to local and on-line businesses.

This city-wide contract results in a more efficient system (thus reducing cost), reduces truck traffic which is good for street maintenance, reduces noise and air pollution, and improves general tidiness of the neighborhoods.

Upon annexation, each residential household will be required to enroll for trash service with Waste Connections. Some exemptions are possible; contact City Hall for details. Each customer is responsible for the cost of their trash service. Three trash cart sizes are currently available – 35, 65 or 95 gallons. Quarterly rates as of December 1, 2013 are \$35.48, \$42.08 or \$48.69 respectively. These rates include both trash and recycling service.

Commercial properties are not required to contract with Waste Connections and may continue their existing service.

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I. Library

Derby Public Library is a member of the South Central Kansas Regional Library System. Property owners of the proposed annexation areas are presently served by the Derby Public Library, paid for in part by grants from the regional library system. Upon annexation, property owners will continue to have library service equal to or better than the level of service currently provided.

A new public library building was constructed and opened to serve the area in November 2009. The facility is located on Walnut Grove Road, one block west of Rock Road (approximately two miles from the furthest proposed annexation area). The facility includes more than 37,000 square feet of space and functions as a regional library and community meeting facility. The library is open to the public and serves patrons from both within and outside of the corporate limits of the city. The library is funded through a combination of property and sales taxes.

Annexation of the proposed annexation areas will not significantly affect the library's operation.

Maps showing the location of the Derby Public Library in relationship to each of the proposed annexation areas are included in Appendices A through D.

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VI. Ad Valorem Taxes

The current total appraised value and assessed valuation of the proposed annexation area is shown in the table below:

Table 4: Total Appraised Values and Assessed Valuations

<u>2013 Appraised Value *</u>	<u>2013 Assessed Valuation</u>
\$785,060	\$132,197

* As of 1/1/2014 – Source: Sedgwick County

Upon annexation, County Fire District, South Central Kansas Library and respective township taxes (Gypsum, Riverside and Rockford) will no longer be assessed, and property owners will begin to pay the City of Derby's levy of 47.054 mills (2013 Mill Levy).

In order to determine how annexation will affect property owners within the proposed annexation areas, sample detailed breakdowns of ad valorem taxes, before and after annexation, are included in Appendices A through D. Samples are provided for each tract and parcel where appropriate, based upon the 2013 appraised value assigned by the Sedgwick County Appraiser's Office.

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VII. Timetable for Services

The proposed financing and timetable for the extension of major municipal services to the proposed annexation area are shown in Table 5. Most citywide municipal services such as fire and police protection, parks, library, building inspection and other general government services will be extended to the area immediately upon annexation.

Table 5: Timing and Financing of Services

Service	Proposed for the Area	Timing	Financing
Street Maintenance	Yes	Upon Annexation	City at Large
Local Street Improvements	As Required	Upon Petition	Per City Policy
Street Signage	Yes	Upon Annexation	City at Large
Ditch Cleaning	Yes	Upon Annexation	City at Large
Culvert Cleaning	Yes	Upon Annexation	City at Large
Stream Maintenance	Yes	Upon Annexation	City at Large
Water Laterals & Fire Hydrants	As Required	Upon Petition	Per City Policy
Sewer Laterals	As Required	Upon Petition	Per City Policy
Fire Protection	Provided by City	Upon Annexation	City at Large
Medical First Response	Provided by City	Upon Annexation	City at Large
Police Protection	Provided by City	Upon Annexation	City at Large
Parks	Identified	Existing	City at Large
Library	Yes	Existing	City at Large/sales tax/fees
Trash & Recycling	Yes	Upon Annexation	Owner or tenant
City Building Code Enforcement	Yes	Upon Annexation	City at Large and user fees
City Health & Nuisance Code Enforcement	Yes	Upon Annexation	City at Large and user fees
Minimum Housing Code & Zoning Code Enforcement	Yes	Upon Annexation	City at Large and user fees

Appendix A: Tract 1

Legal Description

Tract 1: Beginning at a Point 285.00 feet West of the Northeast corner of the Northwest Quarter, Section 25, Township 28 South, Range 1 East, of the 6th Principal Meridian, Sedgwick County, Kansas; thence South 687.06 feet; thence West 317.00 feet; thence North 687.06 feet; thence East 317.00 feet to the Point of Beginning.

Ad Valorem Taxes

Sample Tax Breakdown: **Tract 1**

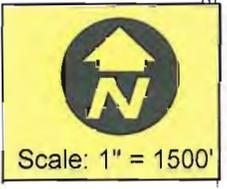
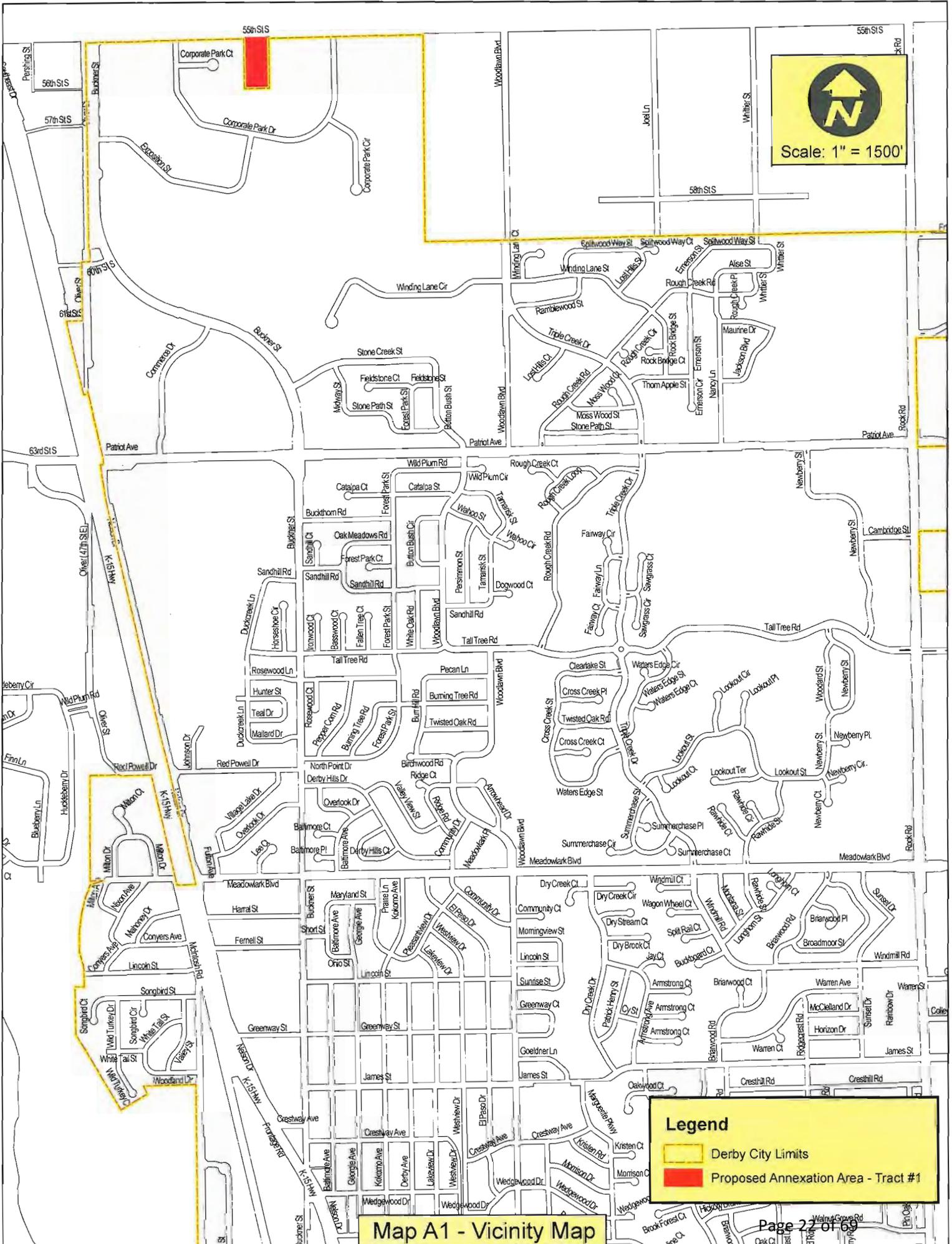
"Example" Appraised Value According to Sedgwick County = \$34,620

"Example" Assessed Value (Total Taxable Value) = \$3,981

Tax = Assessed Value x Mill Levy / 1,000

Taxing Entity	Mill Levy	Current Taxes	Taxes Upon Annexation	Estimated Net Change
State of Kansas	1.5	\$5.97	\$5.97	\$0.00
Sedgwick County	29.447	\$117.24	\$117.24	\$0.00
Riverside Township	3.218	\$12.81	\$0.00	-\$12.81
USD 260	24.359	\$96.98	\$96.98	\$0.00
USD 260 SG	20	\$79.63	\$79.63	\$0.00
USD 260 Bond #2	7.949	\$31.65	\$31.65	\$0.00
County Fire District	18.398	\$73.25	\$0.00	-\$73.25
South Central Kansas Library	1.138	\$4.53	\$0.00	-\$4.53
Recreation Commission	6.998	\$27.86	\$27.86	\$0.00
City of Derby	47.054	\$0.00	\$187.34	\$187.34
Property Tax Total		\$449.91	\$546.66	\$96.75

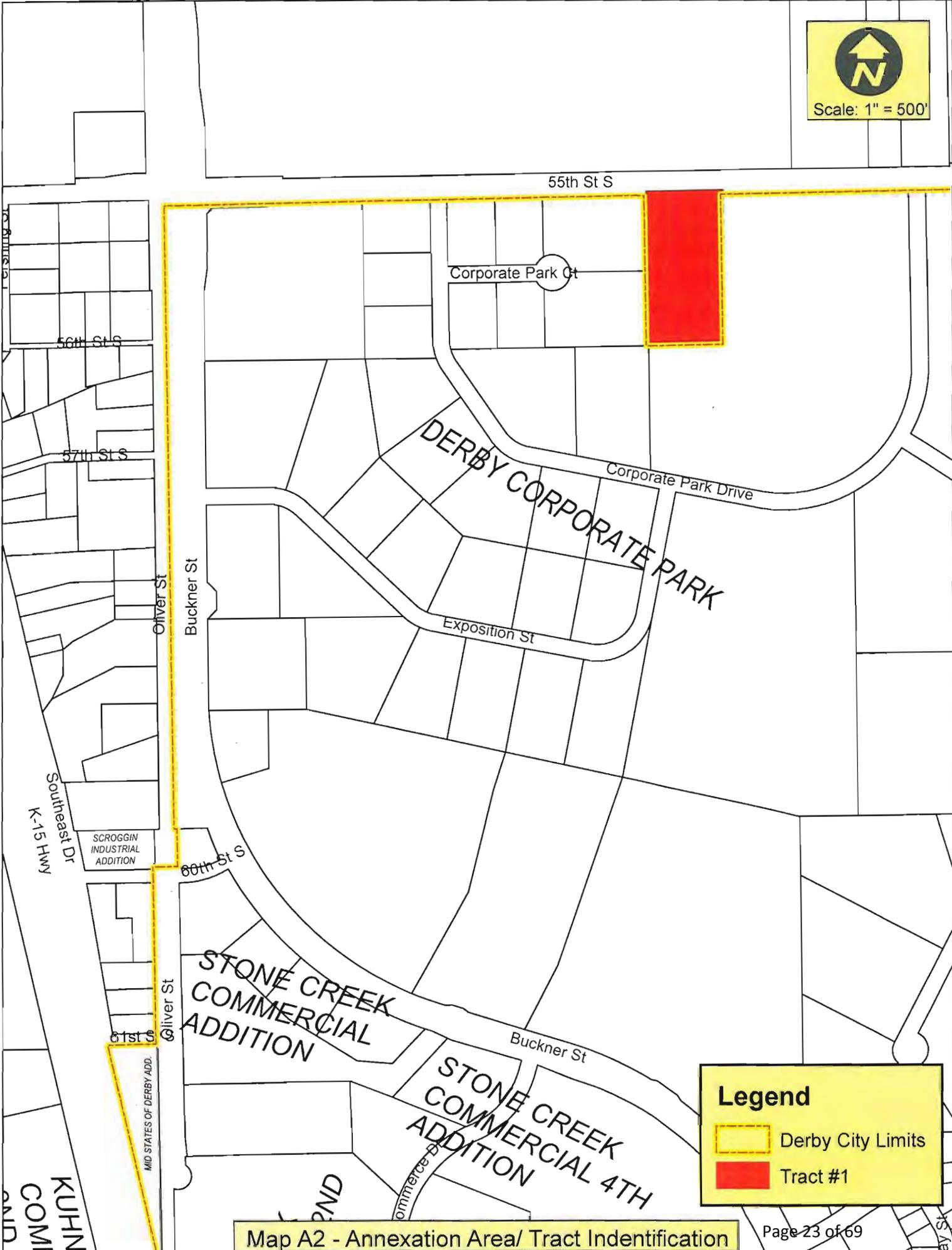
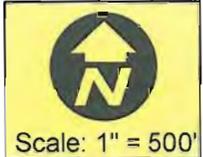
* All costs are annual unless otherwise noted. (A mill is one dollar per \$1,000 of assessed valuation.)



Legend

- Derby City Limits
- Proposed Annexation Area - Tract #1

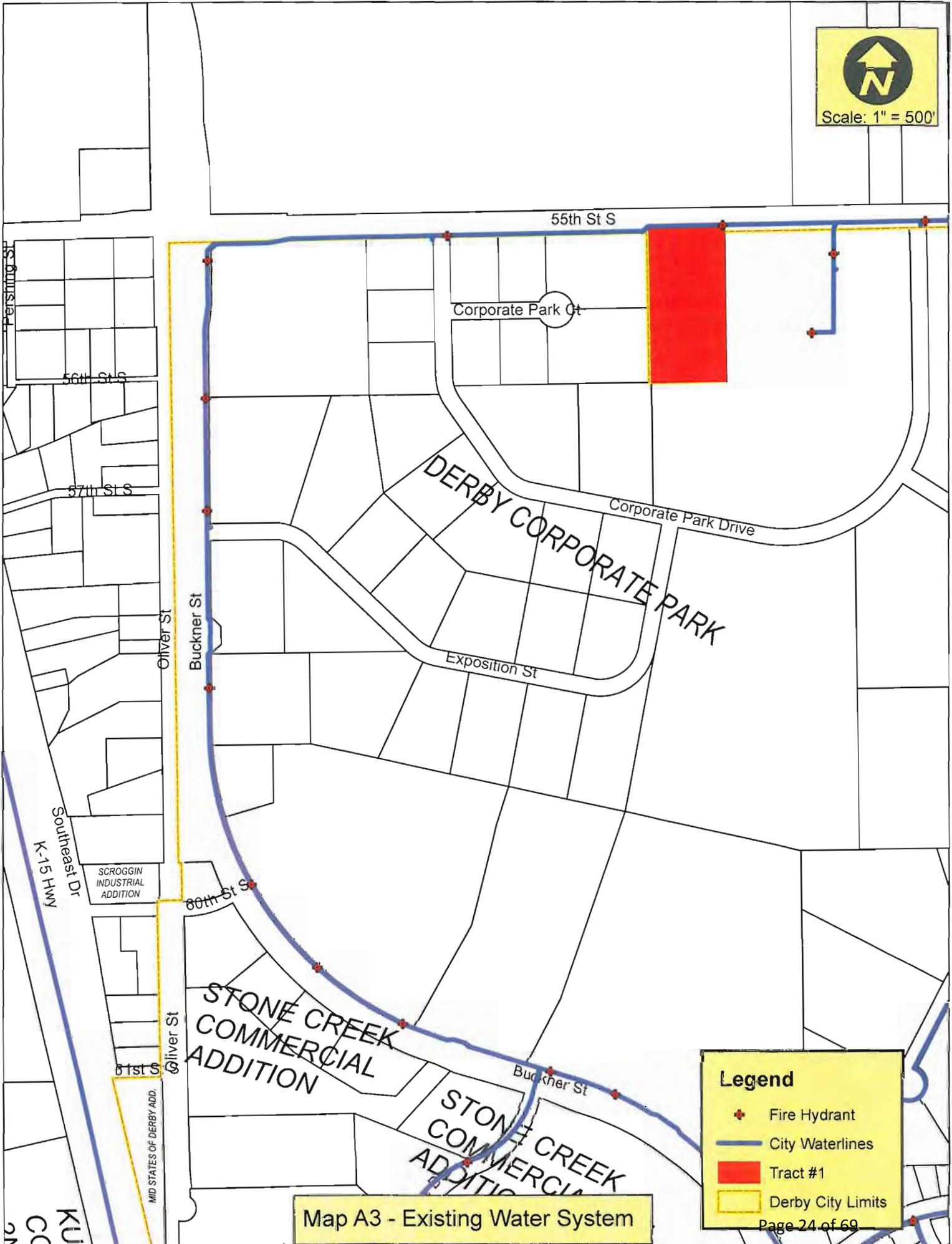
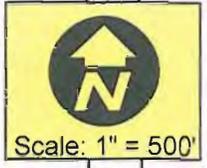
Map A1 - Vicinity Map



Legend

- Derby City Limits
- Tract #1

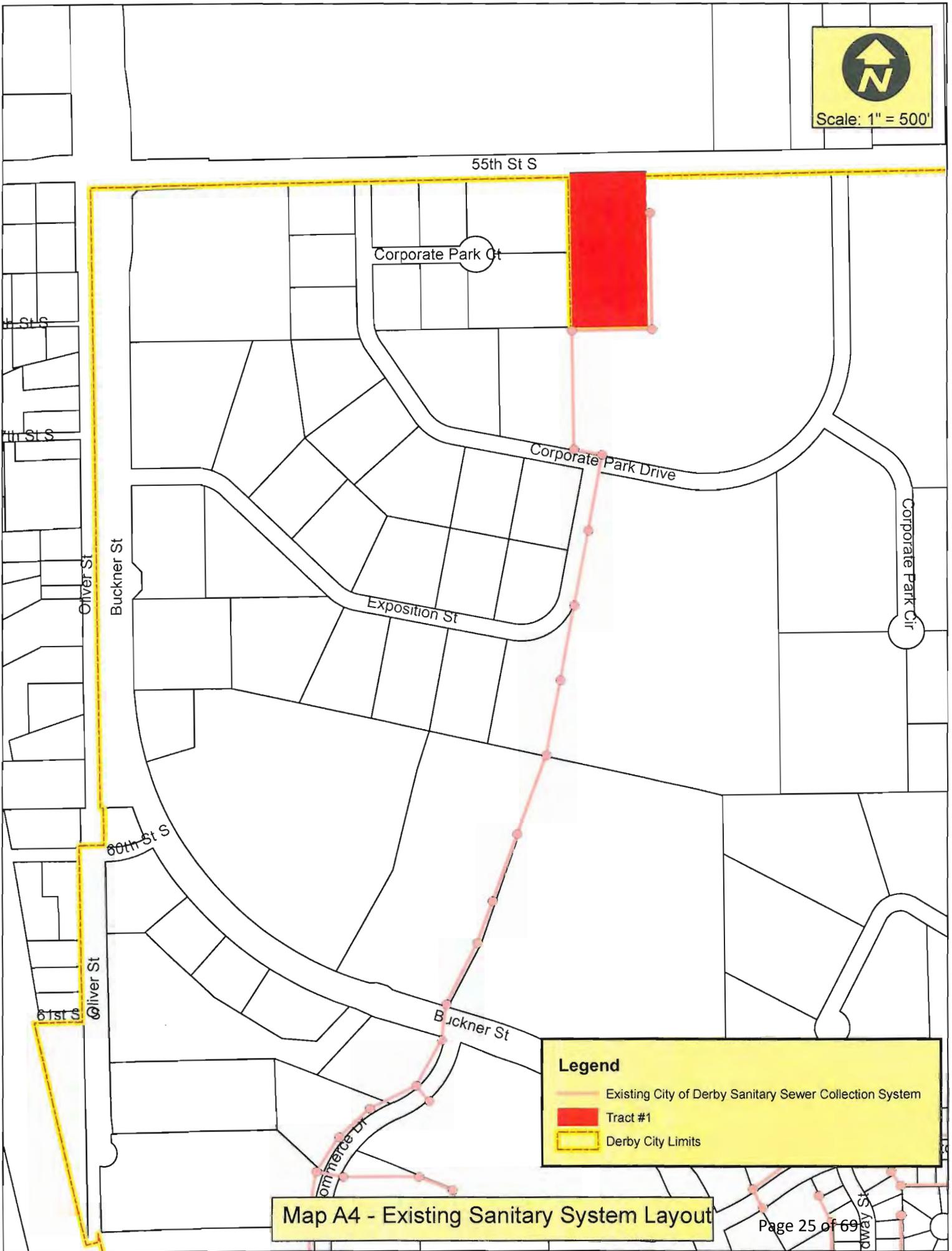
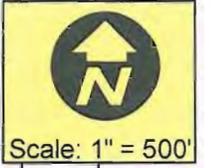
Map A2 - Annexation Area/ Tract Identification



Legend

- Fire Hydrant
- City Waterlines
- Tract #1
- Derby City Limits

Map A3 - Existing Water System



Legend

- Existing City of Derby Sanitary Sewer Collection System
- Tract #1
- Derby City Limits

Map A4 - Existing Sanitary System Layout



Not to Scale

Panel 0509

55th St S

Corporate Park Ct

56th St S

57th St S

Corporate Park Drive

Exposition St

Oliver St

Buckner St

60th St S

Southwest Dr

K-15 Highway

61st St S

Oliver St

Buckner

Commerce Dr

Panel 0508

Legend

- Derby City Limits
- Tract #1
- Base Flood Elevation Lines

s_fld_haz_ln

LN_TYP

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- 1 PCT ANNUAL CHANCE FLOOD HAZARD
- END OF SPATIAL EXTENT
- FLOODWAY
- LIMIT OF DETAILED STUDY
- LIMIT OF FLOODWAY
- LIMIT OF STUDY
- SOURCE BOUNDARY
- ZONE BREAK

FEMA Transportation Features

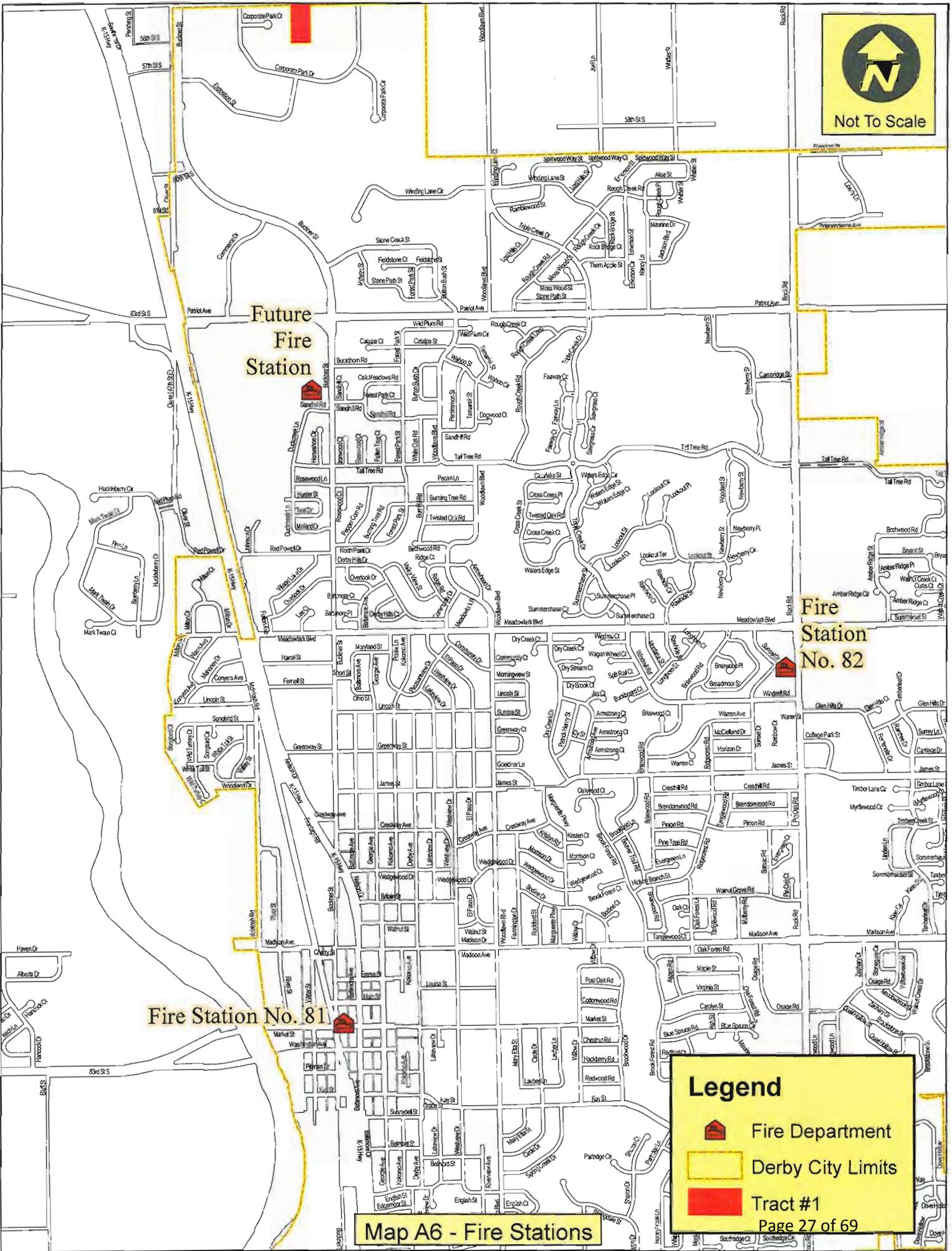
TRANS_TYP

- PRIMARY ROAD
- SECONDARY ROAD
- ACTIVE RAILROAD
- Arkansas River Banks
- Stream Flowlines
- COD_LOMC_Map020207
- FIRM Panels

Flood Hazard Areas (s_fld_haz_ar)

FLD_ZONE, FLOODWAY

- X - 0.2 Pct. Annual Chance Flood Hazard
- A - No Base Flood Elevations Determined
- AE - Base Flood Elevations Determined
- AE - Floodway Areas in Zone AE
- AH - Flood Depths of 1 to 3 Ft. - Base Flood Elevations Determined
- AO - Flood Depths of 1 to 3 Ft. - Average Depths Determined
- Area Not Included
- X - Areas Determined to be Outside the 0.2 Pct. Annual Chance Floodplain
- X - Protected by Levee



Fire Station No. 81

Future Fire Station

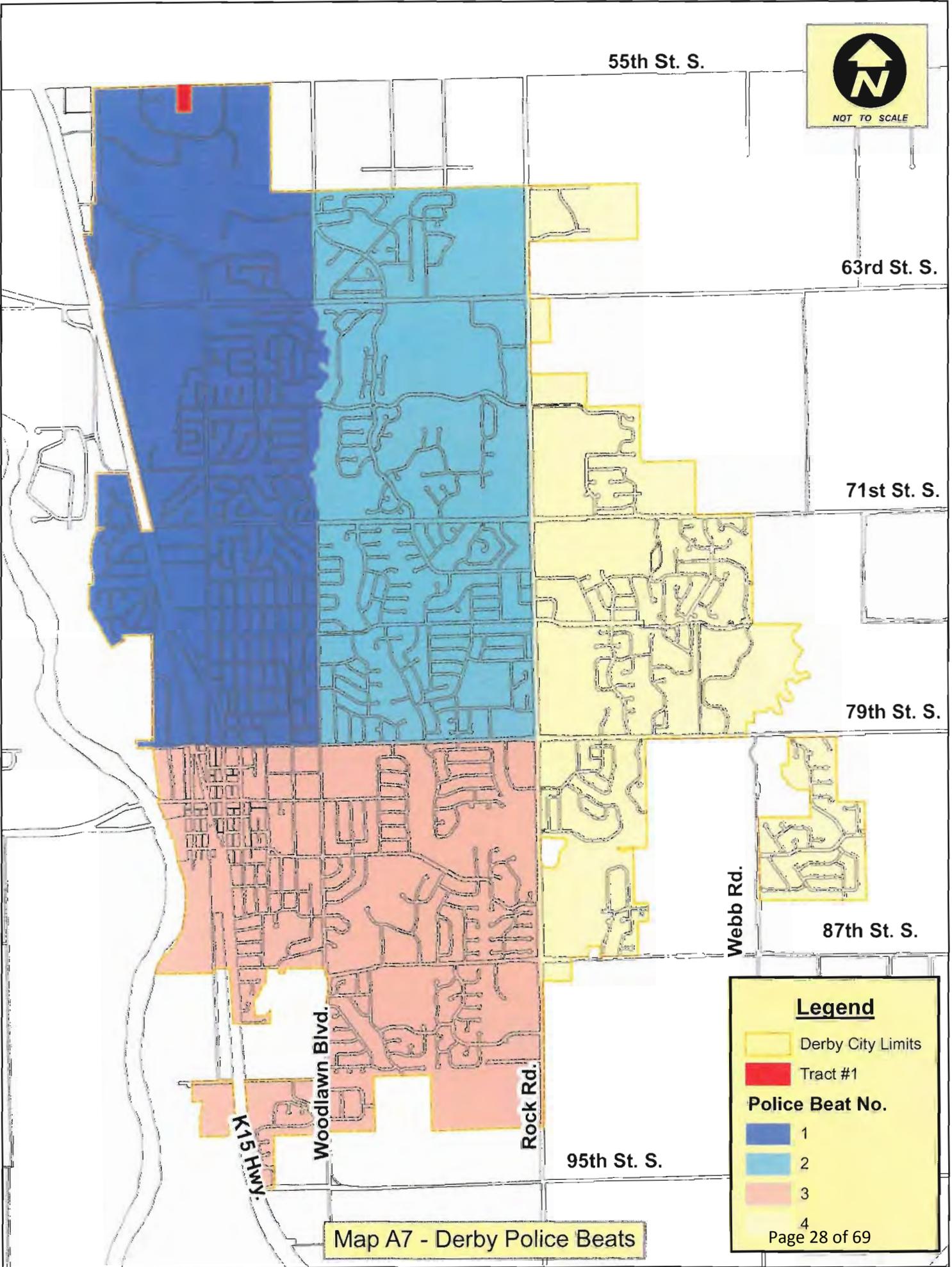
Fire Station No. 82

Legend

-  Fire Department
-  Derby City Limits
-  Tract #1

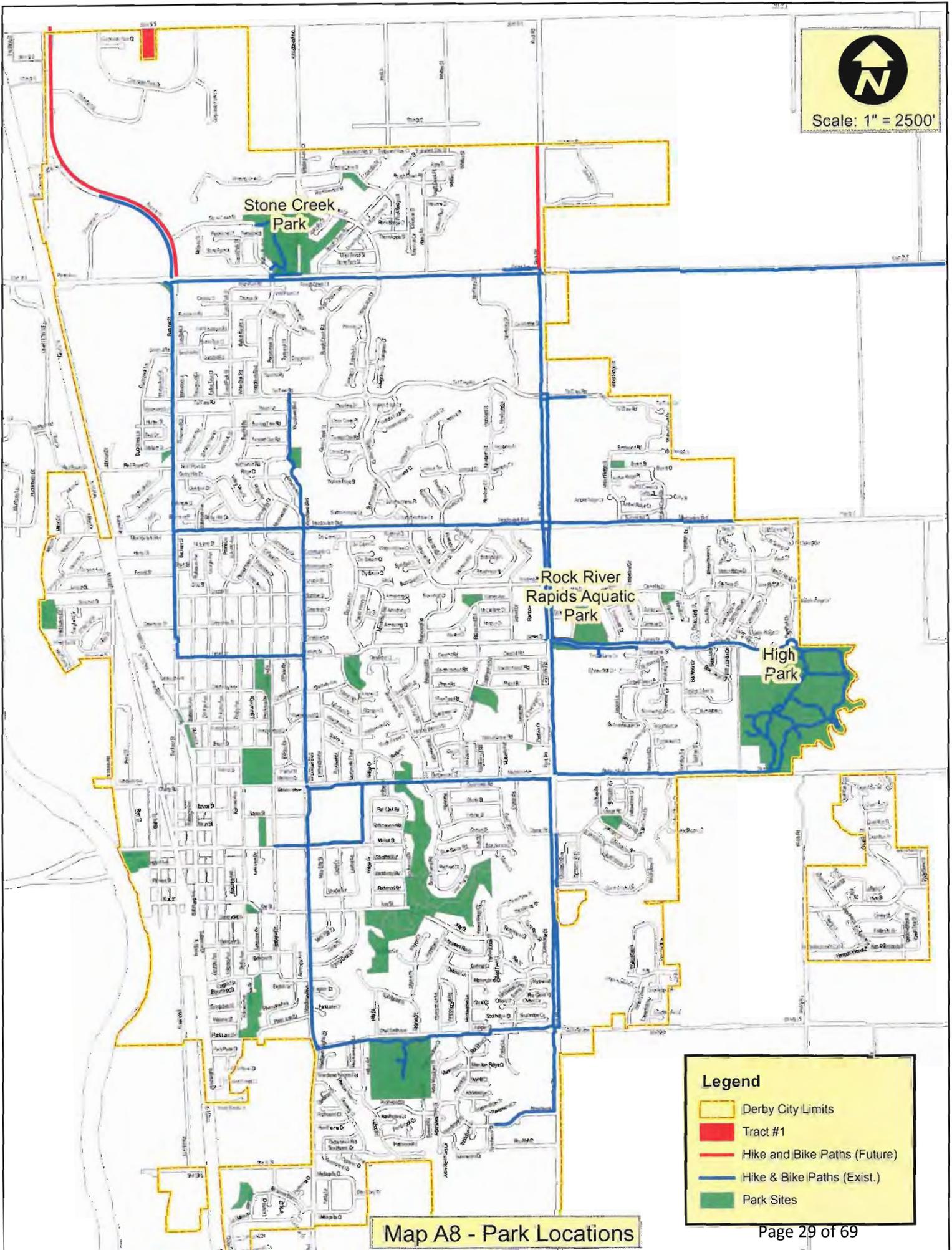
Page 27 of 69

Map A6 - Fire Stations





Scale: 1" = 2500'



Stone Creek Park

Rock River Rapids Aquatic Park

High Park

Legend

-  Derby City Limits
-  Tract #1
-  Hike and Bike Paths (Future)
-  Hike & Bike Paths (Exist.)
-  Park Sites

Map A8 - Park Locations

Appendix B: Tract 2

Legal Description

Parcel 2a: Beginning at a Point 10.00 rods North of the Southwest Corner of the Southwest Quarter, Section 29, Township 28 South, Range 2 East, of the 6th Principal Meridian, Sedgwick County, Kansas; thence East 22.40 rods; thence North 10.00 rods; thence West 22.40 rods; thence South 10.00 rods to the Point of Beginning; EXCEPT for the South 10.00 feet; AND EXCEPT for the West 45.00 feet of road right-of-way.

Parcel 2b: Lot 1, Block 1, Hullett Addition, Sedgwick County, Kansas.

Ad Valorem Taxes

Sample Tax Breakdown: **Tract 2, Parcel 2a**

"Example" Appraised Value According to Sedgwick County = \$118,500

"Example" Assessed Value (Total Taxable Value) = \$13,628

Tax = Assessed Value x Mill Levy / 1,000

Taxing Entity	Mill Levy	Current Taxes	Taxes Upon Annexation	Estimated Net Change
State of Kansas	1.5	\$20.44	\$20.44	\$0.00
Sedgwick County	29.447	\$401.29	\$401.29	\$0.00
Gypsum Township	4.759	\$64.85	\$0.00	-\$64.85
USD 260	24.359	\$331.95	\$331.95	\$0.00
USD 260 SG	20	\$272.55	\$272.55	\$0.00
USD 260 Bond #2	7.949	\$108.32	\$108.32	\$0.00
County Fire District	18.398	\$250.72	\$0.00	-\$250.72
South Central Kansas Library	1.138	\$15.51	\$0.00	-\$15.51
Recreation Commission	6.998	\$95.37	\$95.37	\$0.00
City of Derby	47.054	\$0.00	\$641.23	\$641.23
Property Tax Total		\$1,561.00	\$1,871.15	\$310.15

* All costs are annual unless otherwise noted. (A mill is one dollar per \$1,000 of assessed valuation.)

Ad Valorem Taxes

Sample Tax Breakdown: Tract 2, Parcel 2b

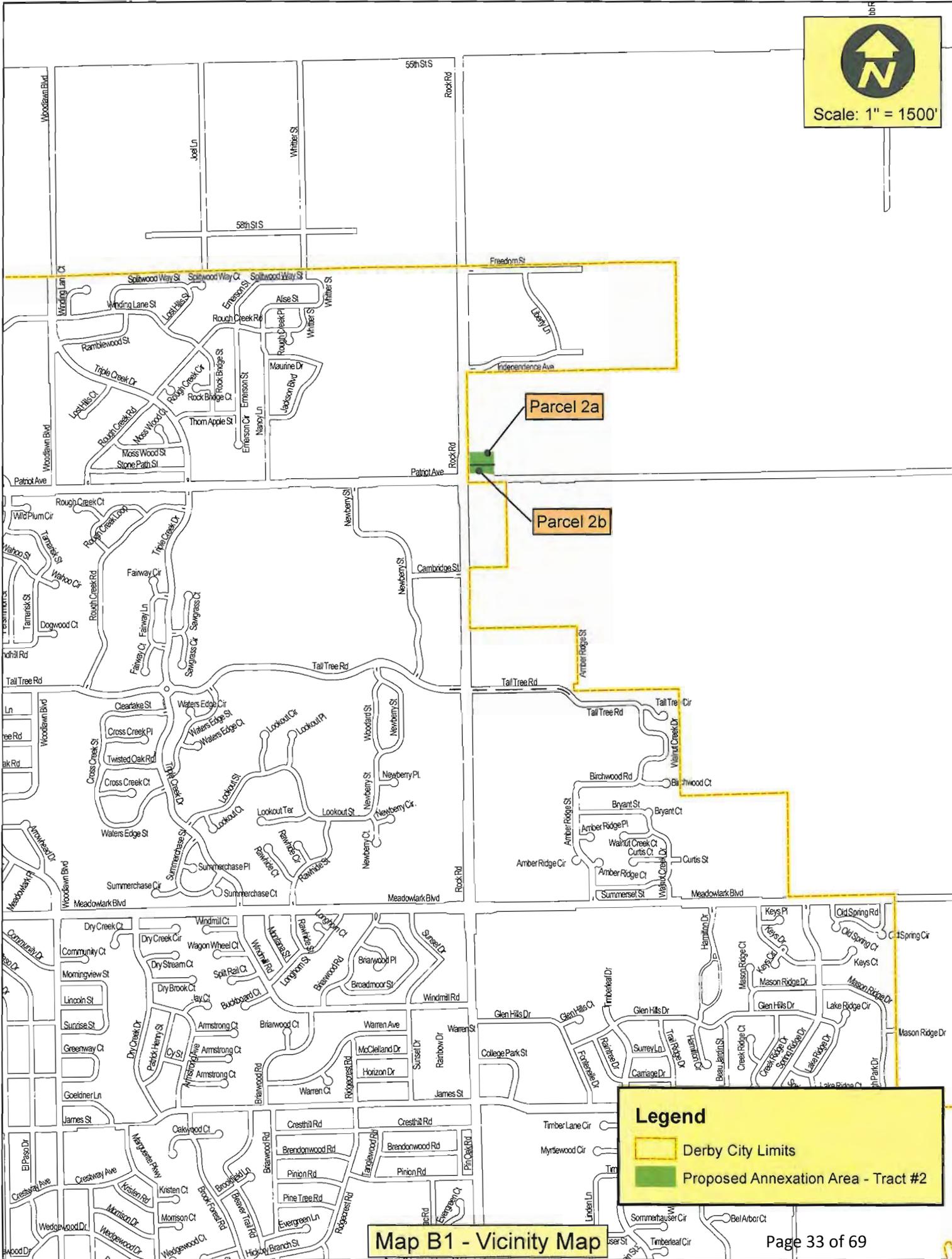
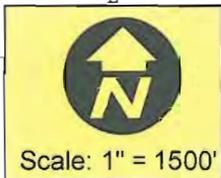
"Example" Appraised Value According to Sedgwick County = \$331,180

"Example" Assessed Value (Total Taxable Value) = \$78,492

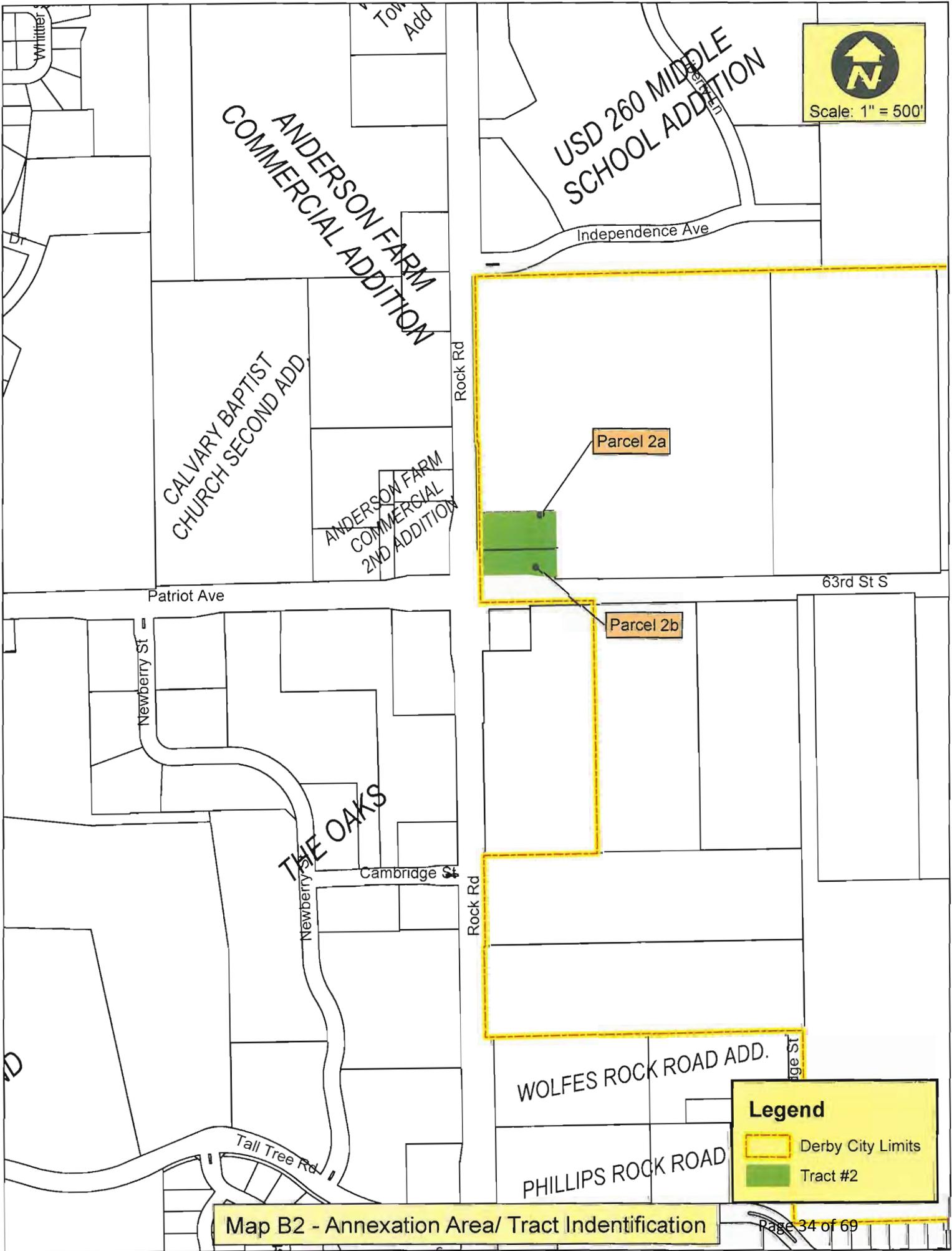
Tax = Assessed Value x Mill Levy / 1,000

Taxing Entity	Mill Levy	Current Taxes	Taxes Upon Annexation	Estimated Net Change
State of Kansas	1.5	\$117.74	\$117.74	\$0.00
Sedgwick County	29.447	\$2,311.35	\$2,311.35	\$0.00
Gypsum Township	4.759	\$373.54	\$0.00	-\$373.54
USD 260	24.359	\$1,911.99	\$1,911.99	\$0.00
USD 260 SG	20	\$1,569.84	\$1,569.84	\$0.00
USD 260 Bond #2	7.949	\$623.93	\$623.93	\$0.00
County Fire District	18.398	\$1,444.10	\$0.00	-\$1,444.10
South Central Kansas Library	1.138	\$89.32	\$0.00	-\$89.32
Recreation Commission	6.998	\$549.29	\$549.29	\$0.00
City of Derby	47.054	\$0.00	\$3,693.36	\$3,693.36
Property Tax Total		\$8,991.10	\$10,777.50	\$1,786.40

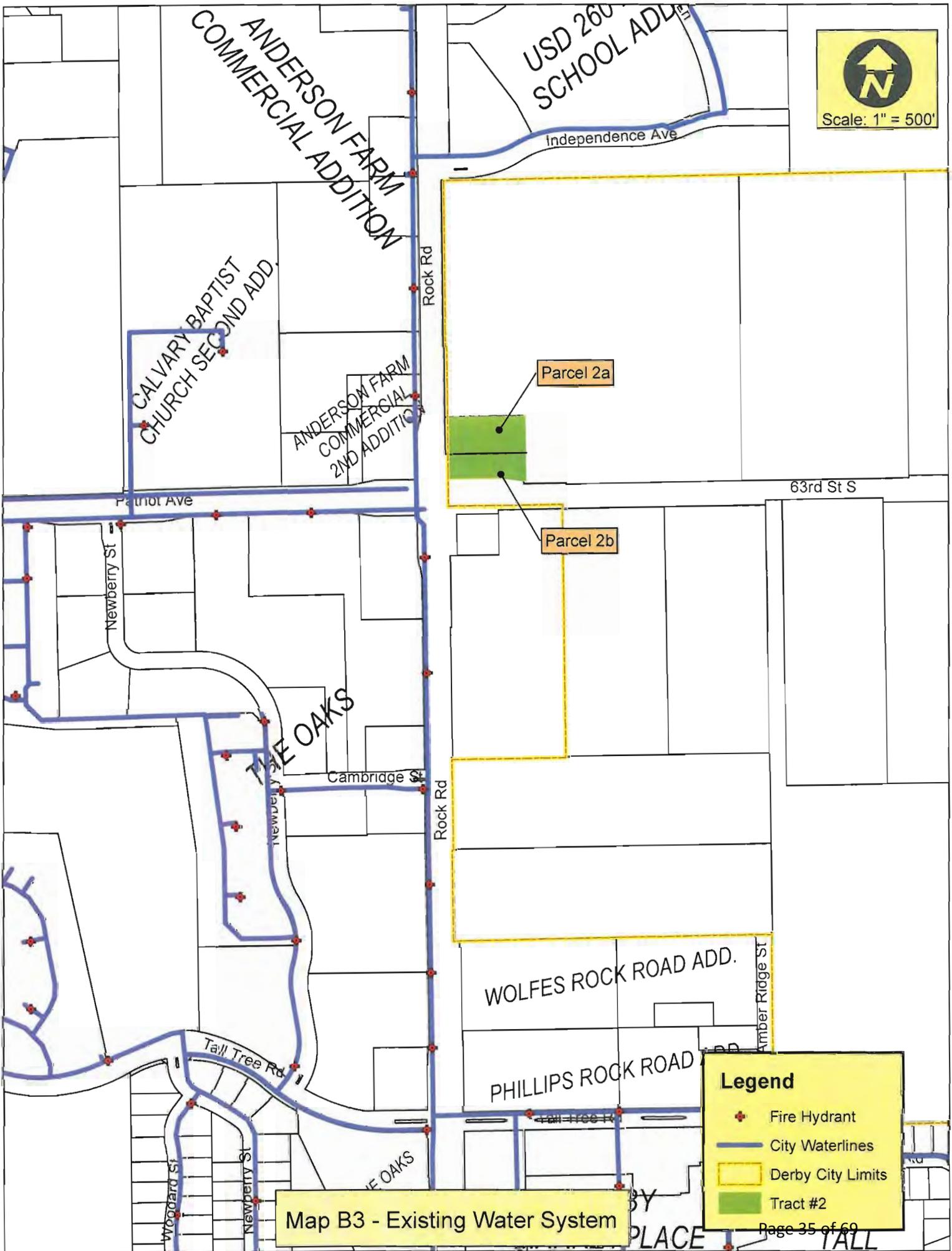
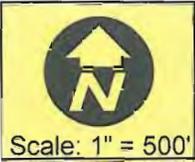
* All costs are annual unless otherwise noted. (A mill is one dollar per \$1,000 of assessed valuation.)



Map B1 - Vicinity Map



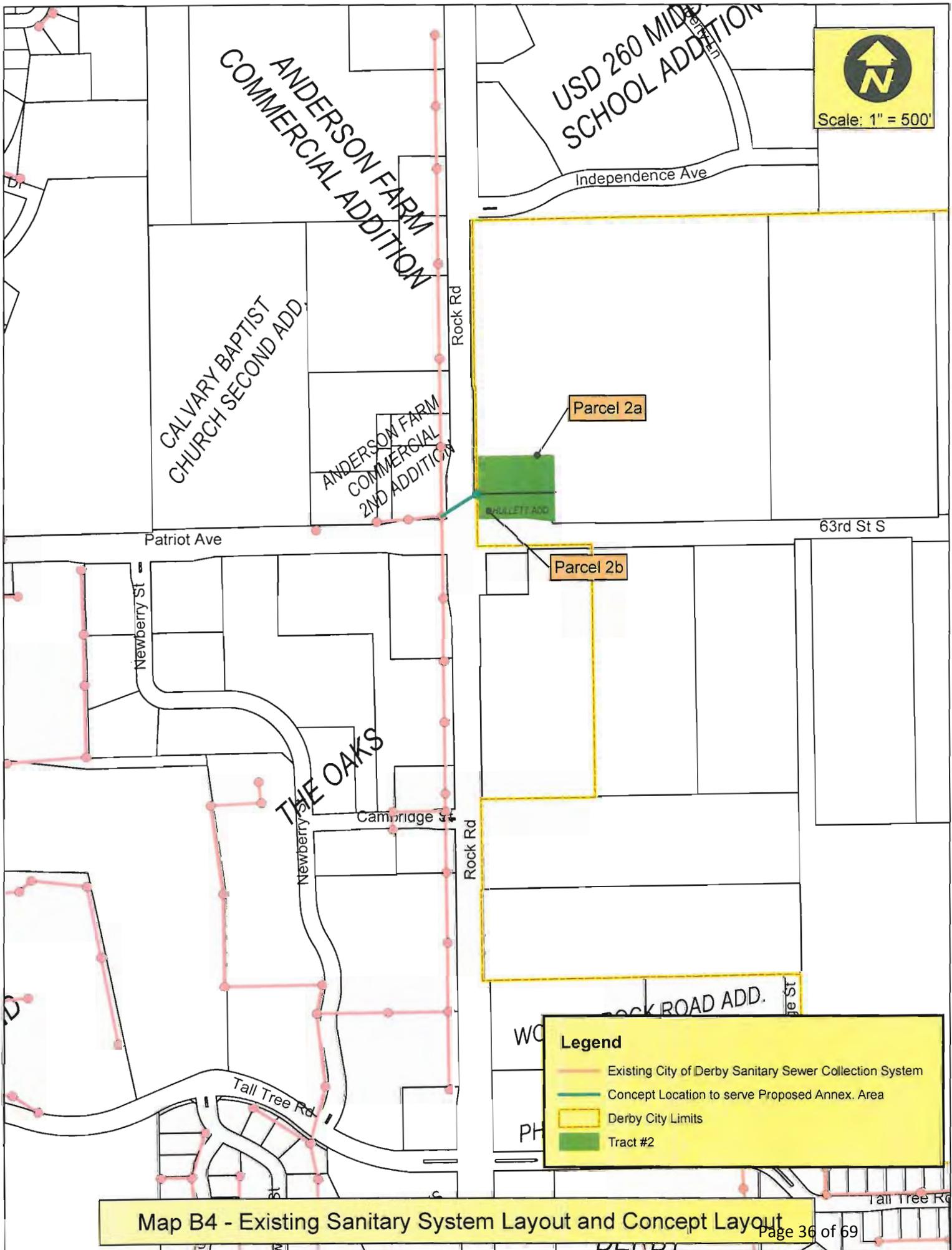
Map B2 - Annexation Area/ Tract Identification



Map B3 - Existing Water System

Legend

- Fire Hydrant
- City Waterlines
- Derby City Limits
- Tract #2



Scale: 1" = 500'

Parcel 2a

BULLETT ADD.

Parcel 2b

Legend

-  Existing City of Derby Sanitary Sewer Collection System
-  Concept Location to serve Proposed Annex. Area
-  Derby City Limits
-  Tract #2

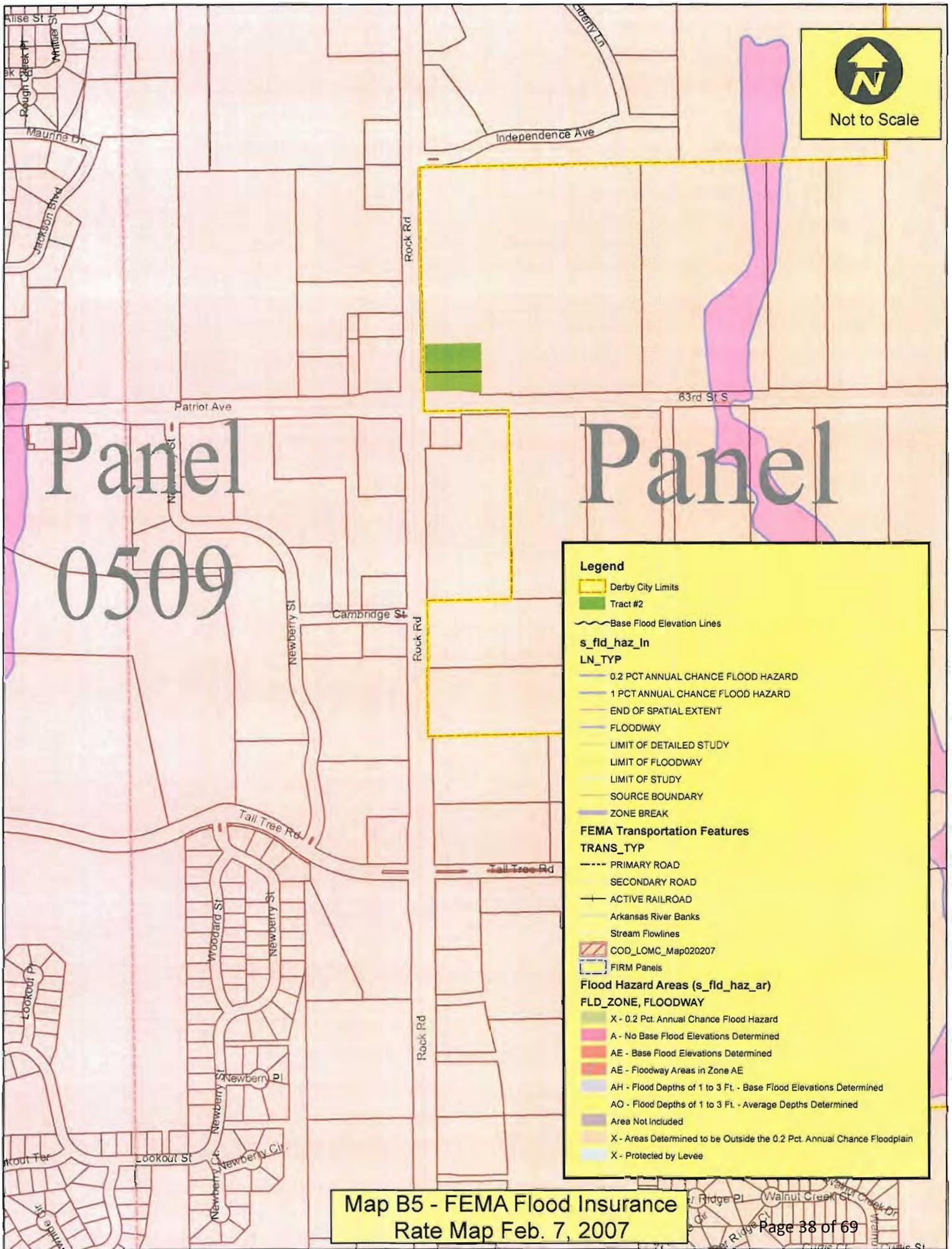
Map B4 - Existing Sanitary System Layout and Concept Layout

Estimate B1: Sanitary Sewer Extension

Sanitary Sewer Extension
 Tracts 2a and 2b
 Prepared 1/2/2014*

Expense	Units		Unit Cost	Total
8-inch Sanitary Sewer	180	LF	\$ 40.00	\$ 7,200.00
Boring and Steel Encasement	150	LF	\$ 250.00	\$ 37,500.00
Connect to Existing Manhole	1	EA	\$ 2,500.00	\$ 2,500.00
4-foot Diameter Manhole	1	EA	\$ 3,000.00	\$ 3,000.00
4-inch Stub with Riser	2	EA	\$ 600.00	\$ 1,200.00
Seeding and Erosion Control	1	LS	\$ 1,000.00	\$ 1,000.00
Site Clearing and Restoration	1	LS	\$ 1,000.00	\$ 1,000.00
SUBTOTAL				\$ 53,400.00
Design, Inspection & Administration (30%)				\$ 16,020.00
Temporary Notes (8%)				\$ 4,272.00
TOTAL				\$ 73,692.00

* This cost estimate is based on construction costs available at the time prepared; actual cost at the time of installation may vary significantly.



Panel
0509

Panel

Legend

- Derby City Limits
- Tract #2
- Base Flood Elevation Lines

s_fld_haz_in

LN_TYP

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- 1 PCT ANNUAL CHANCE FLOOD HAZARD
- END OF SPATIAL EXTENT
- FLOODWAY
- LIMIT OF DETAILED STUDY
- LIMIT OF FLOODWAY
- LIMIT OF STUDY
- SOURCE BOUNDARY
- ZONE BREAK

FEMA Transportation Features

TRANS_TYP

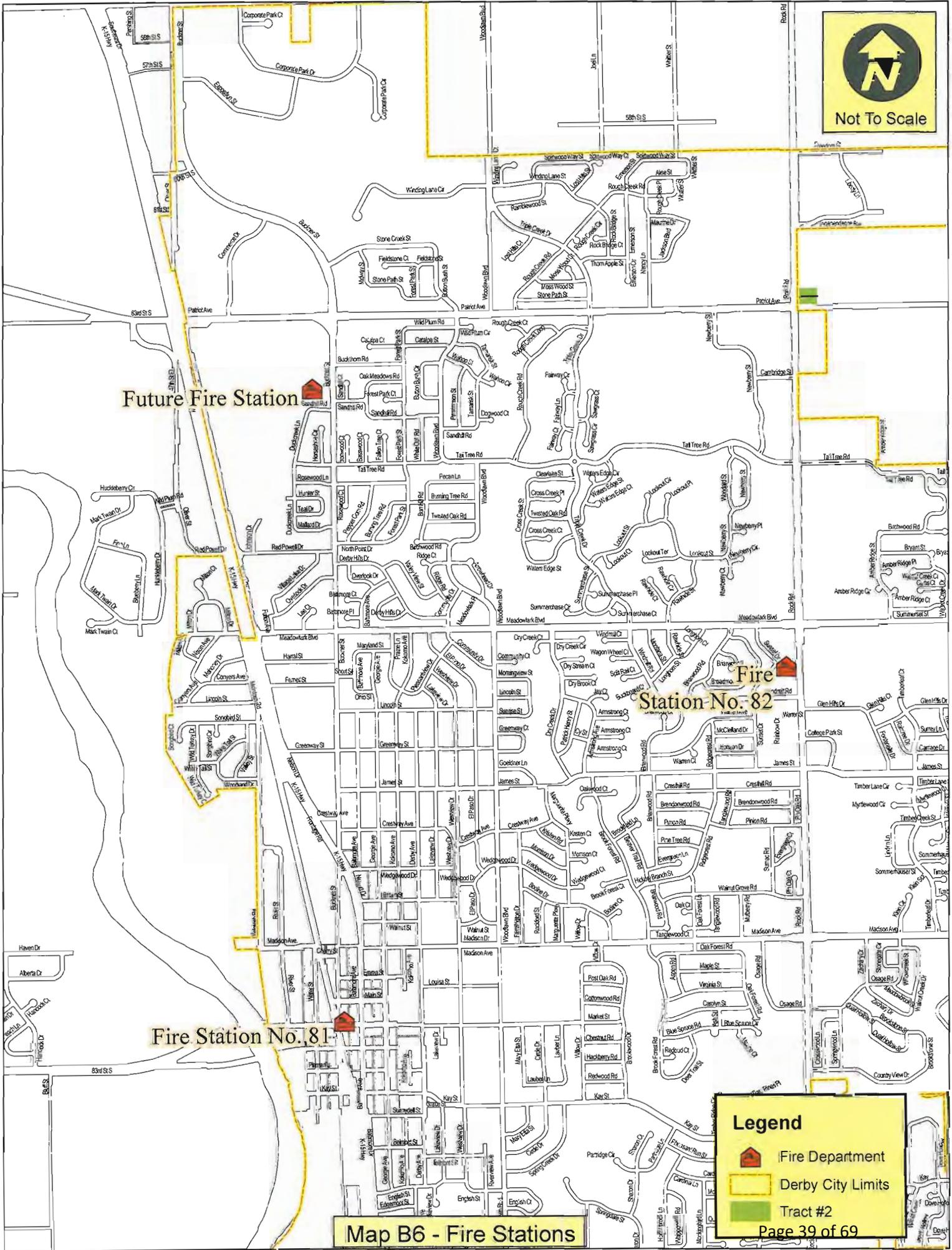
- PRIMARY ROAD
- SECONDARY ROAD
- ACTIVE RAILROAD
- Arkansas River Banks
- Stream Flowlines
- COD_LOMC_Map020207
- FIRM Panels

Flood Hazard Areas (s_fld_haz_ar)

FLD_ZONE, FLOODWAY

- X - 0.2 Pct. Annual Chance Flood Hazard
- A - No Base Flood Elevations Determined
- AE - Base Flood Elevations Determined
- AE - Floodway Areas in Zone AE
- AH - Flood Depths of 1 to 3 Ft. - Base Flood Elevations Determined
- AO - Flood Depths of 1 to 3 Ft. - Average Depths Determined
- Area Not Included
- X - Areas Determined to be Outside the 0.2 Pct. Annual Chance Floodplain
- X - Protected by Levee

Map B5 - FEMA Flood Insurance Rate Map Feb. 7, 2007



Future Fire Station

Fire Station No. 82

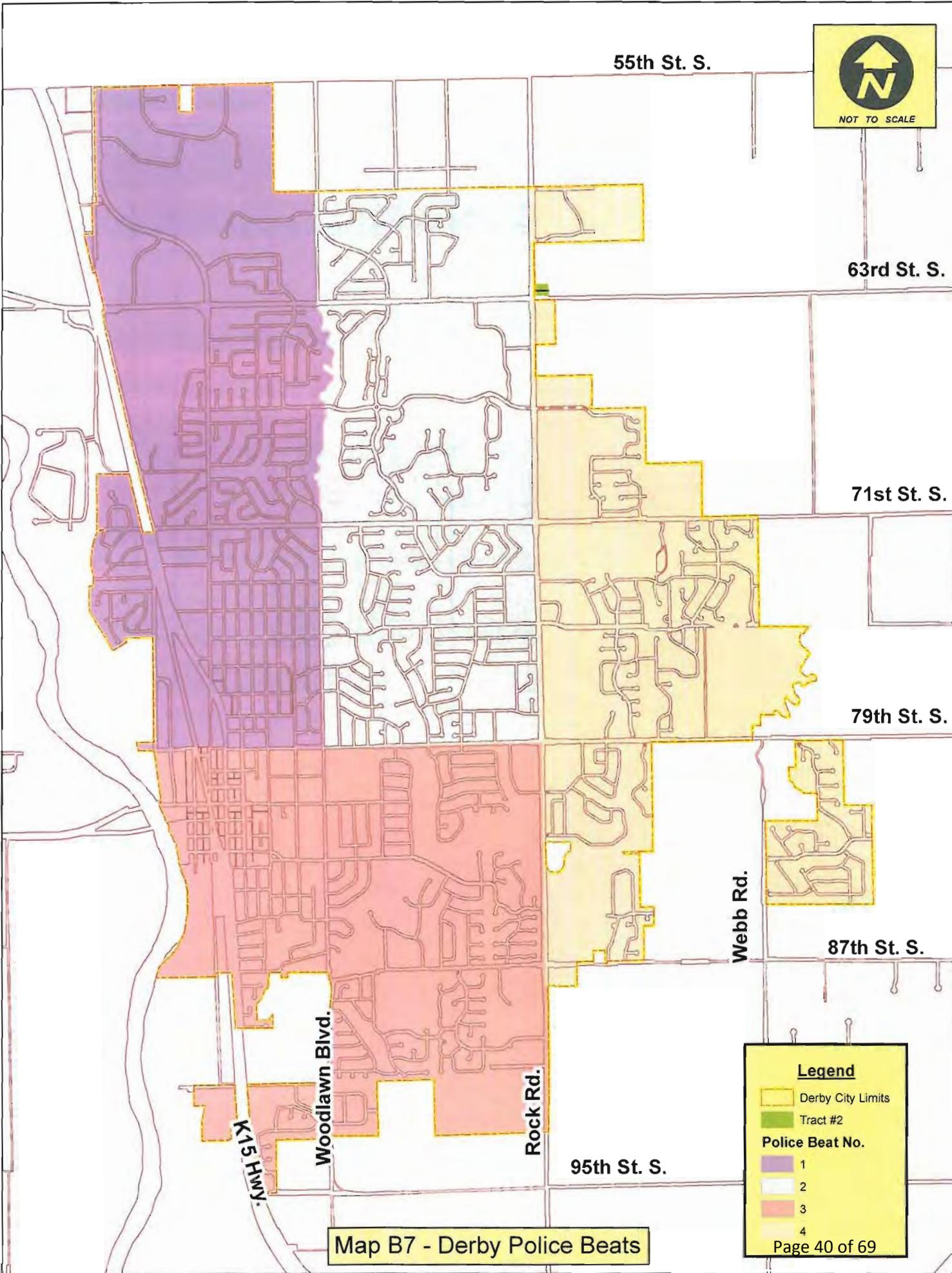
Fire Station No. 81

Legend

-  Fire Department
-  Derby City Limits
-  Tract #2

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Map B6 - Fire Stations

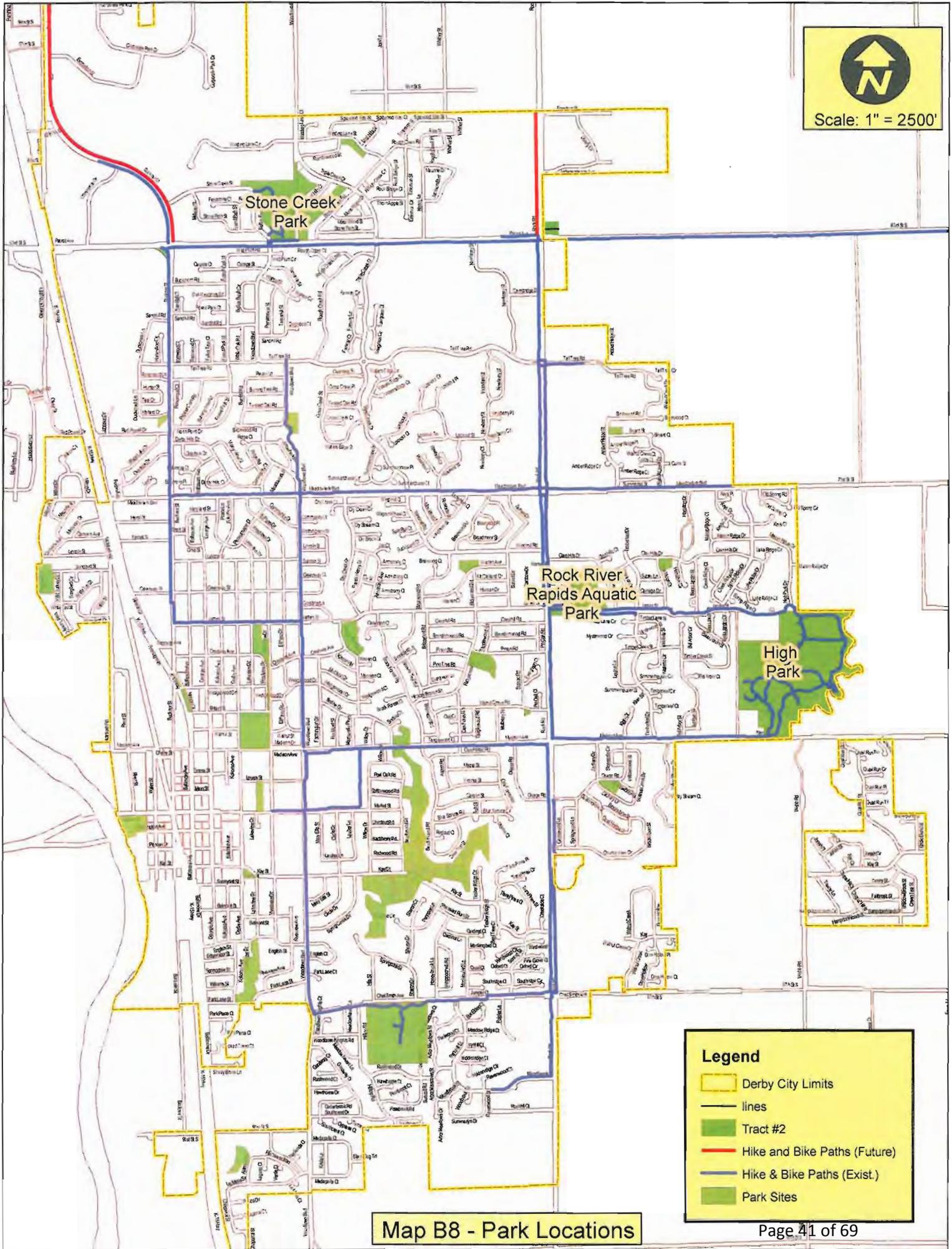
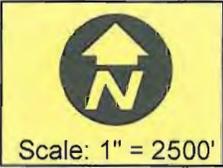


Legend

- Derby City Limits
- Tract #2
- Police Beat No.**
- 1
- 2
- 3
- 4

Page 40 of 69

Map B7 - Derby Police Beats



Stone Creek Park

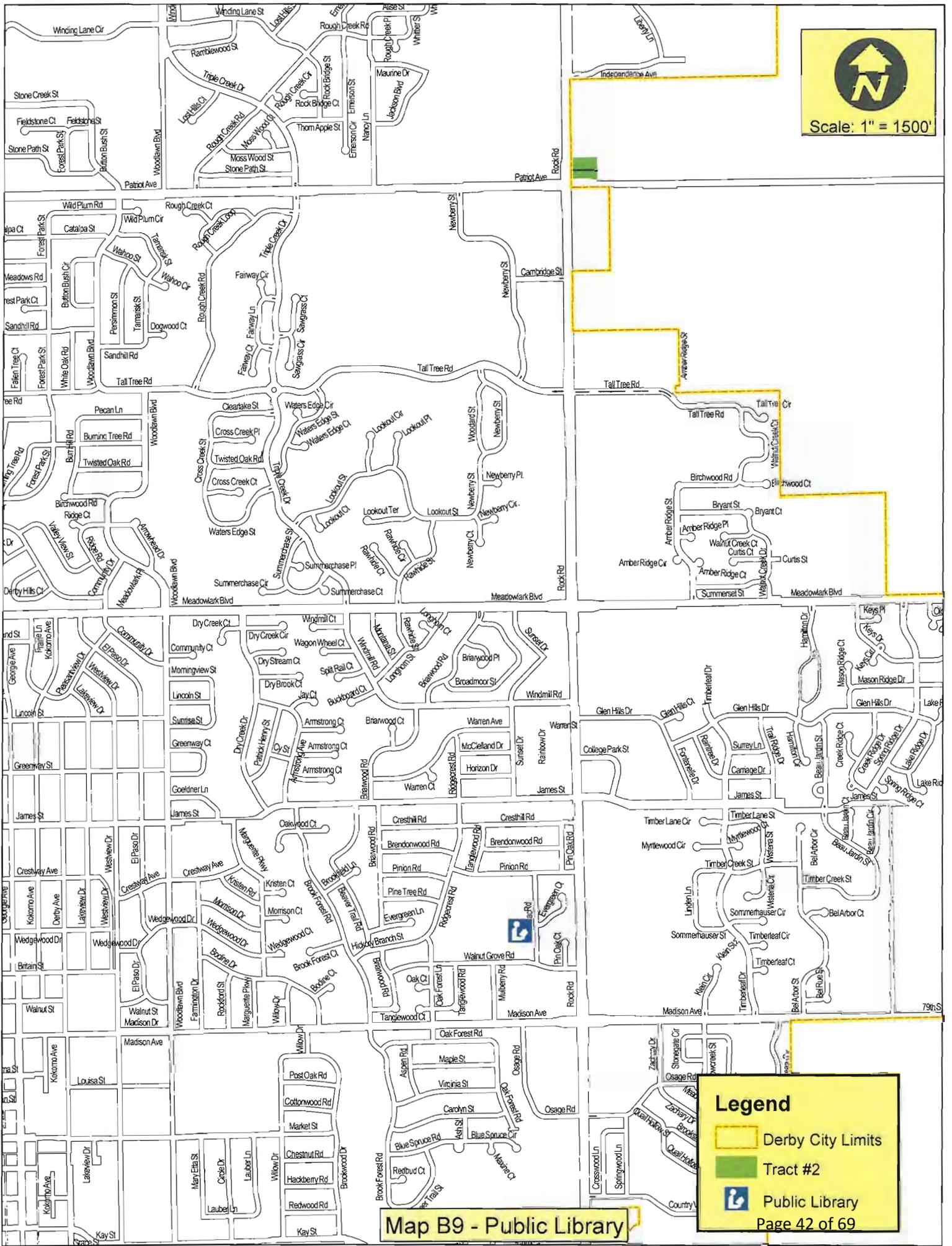
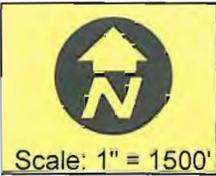
Rock River Rapids Aquatic Park

High Park

Legend

- Derby City Limits
- lines
- Tract #2
- Hike and Bike Paths (Future)
- Hike & Bike Paths (Exist.)
- Park Sites

Map B8 - Park Locations



Map B9 - Public Library

Legend

-  Derby City Limits
-  Tract #2
-  Public Library

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Appendix C: Tract 3

Legal Description

Parcel 3a: Beginning at a Point 1056.00 feet South of the Northwest Corner of the Southwest Quarter, of the Northwest Quarter, Section 8, Township 29 South, Range 2 East, of the 6th Principal Meridian, Sedgwick County, Kansas; thence East 660.00 feet; thence South 200.00 feet; thence West 660.00 feet; thence North 200.00 feet to the Point of Beginning; EXCEPT for the West 60.00 feet of road right-of-way.

Parcel 3b: Beginning at a Point 1056.00 feet South of the Northwest Corner of the Southwest Quarter, of the Northwest Quarter, Section 8, Township 29 South, Range 2 East, of the 6th Principal Meridian, Sedgwick County, Kansas; thence East 660.00 feet; thence South 200.65 feet to a creek; thence Southerly, Westerly and Northwesterly along said creek to the West line of the Northwest Quarter of the Southwest Quarter; thence North 279.90 feet to the Northwest Corner of the Southwest Quarter; thence North 268.73 feet to the Point of Beginning; EXCEPT for the North 200.00 feet; AND EXCEPT for road right-of-way to the West.

Ad Valorem Taxes

Sample Tax Breakdown: Tract 3, Parcel 3a

"Example" Appraised Value According to Sedgwick County = \$153,150

"Example" Assessed Value (Total Taxable Value) = \$19,082

Tax = Assessed Value x Mill Levy / 1,000

Taxing Entity	Mill Levy	Current Taxes	Taxes Upon Annexation	Estimated Net Change
State of Kansas	1.5	\$28.62	\$28.62	\$0.00
Sedgwick County	29.447	\$561.91	\$561.91	\$0.00
Rockford Township	3.780	\$72.13	\$0.00	-\$72.13
USD 260	24.359	\$464.82	\$464.82	\$0.00
USD 260 SG	20	\$381.64	\$381.64	\$0.00
USD 260 Bond #2	7.949	\$151.68	\$151.68	\$0.00
County Fire District	18.398	\$351.07	\$0.00	-\$351.07
South Central Kansas Library	1.138	\$21.72	\$0.00	-\$21.72
El Paso Cemetery	1.049	\$20.02	\$20.02	\$0.00
Recreation Commission	6.998	\$133.54	\$133.54	\$0.00
City of Derby	47.054	\$0.00	\$897.88	\$897.88
Property Tax Total		\$2,187.14	\$2,640.11	\$452.97

* All costs are annual unless otherwise noted. (A mill is one dollar per \$1,000 of assessed valuation.)

Ad Valorem Taxes

Sample Tax Breakdown: **Tract 3, Parcel 3b**

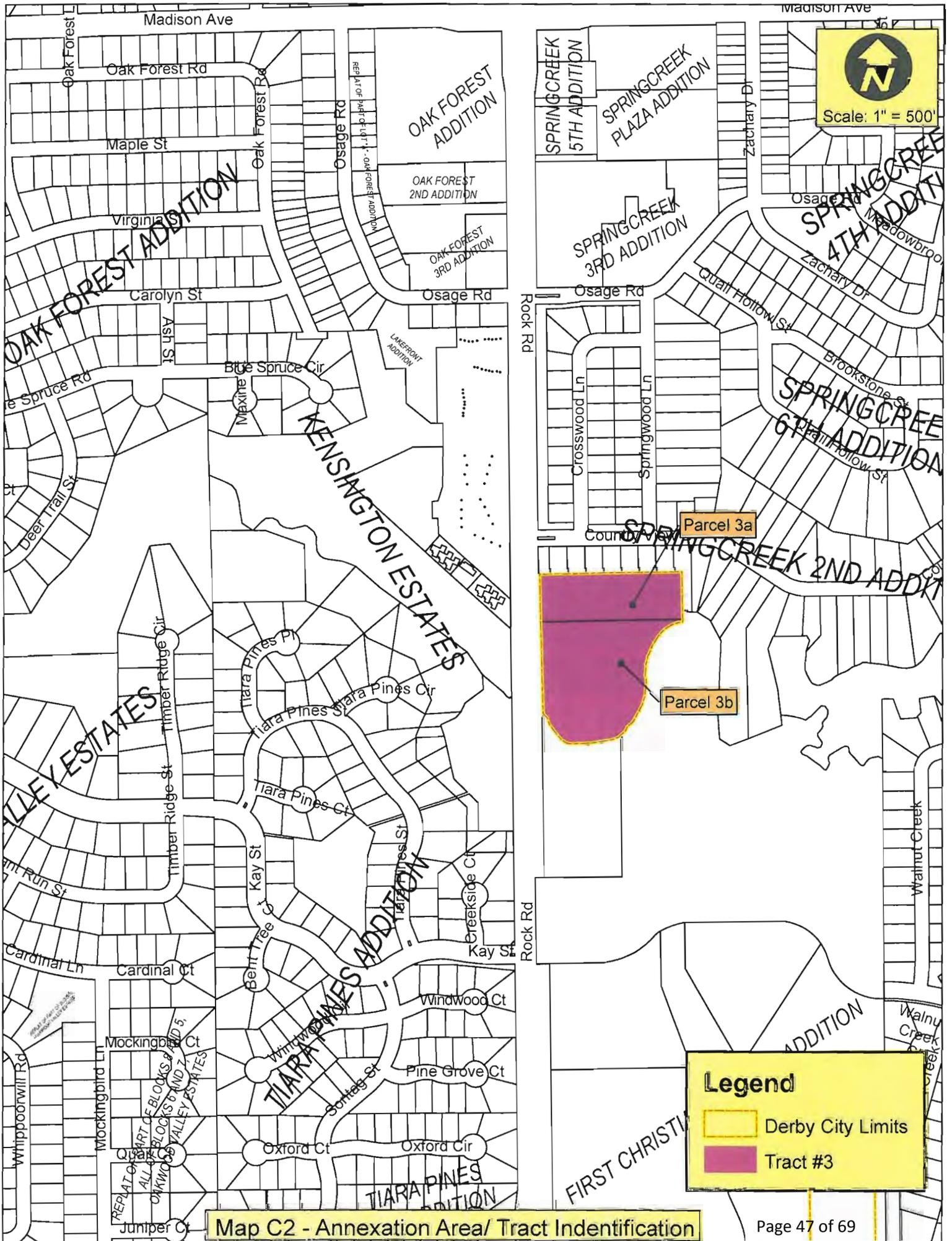
"Example" Appraised Value According to Sedgwick County = \$210

"Example" Assessed Value (Total Taxable Value) = \$63

Tax = Assessed Value x Mill Levy / 1,000

Taxing Entity	Mill Levy	Current Taxes	Taxes Upon Annexation	Estimated Net Change
State of Kansas	1.5	\$0.09	\$0.09	\$0.00
Sedgwick County	29.447	\$1.86	\$1.86	\$0.00
Rockford Township	3.780	\$0.24	\$0.00	-\$0.24
USD 260	24.359	\$1.53	\$1.53	\$0.00
USD 260 SG	20	\$1.26	\$1.26	\$0.00
USD 260 Bond #2	7.949	\$0.50	\$0.50	\$0.00
County Fire District	18.398	\$1.16	\$0.00	-\$1.16
South Central Kansas Library	1.138	\$0.07	\$0.00	-\$0.07
El Paso Cemetery	1.049	\$0.07	\$0.07	\$0.00
Recreation Commission	6.998	\$0.44	\$0.44	\$0.00
City of Derby	47.054	\$0.00	\$2.96	\$2.96
Property Tax Total		\$7.22	\$8.72	\$1.50

* All costs are annual unless otherwise noted. (A mill is one dollar per \$1,000 of assessed valuation.)

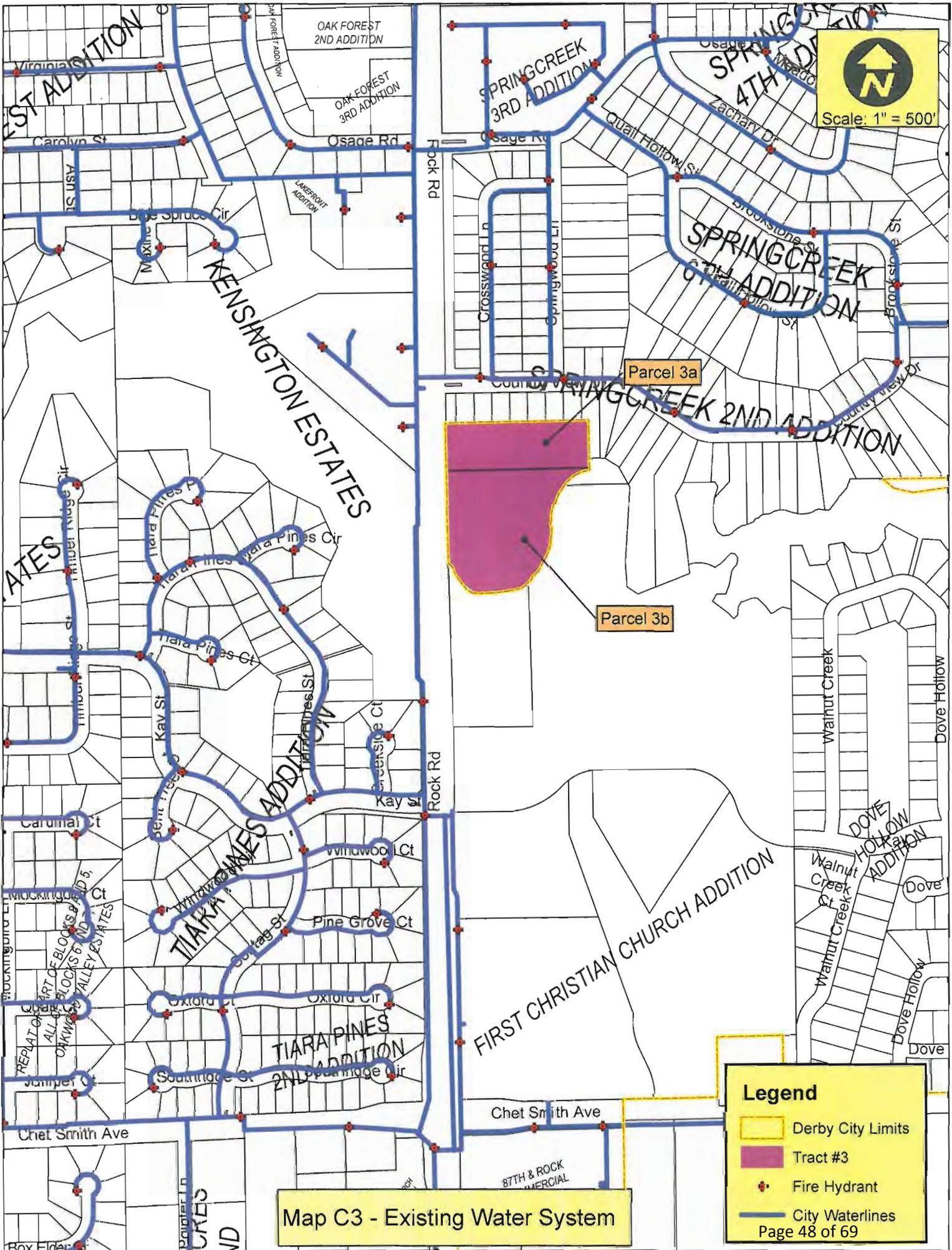


Scale: 1" = 500'

Legend

- Derby City Limits
- Tract #3

Map C2 - Annexation Area/ Tract Identification



Scale: 1" = 500'

Legend

- Derby City Limits
- Tract #3
- Fire Hydrant
- City Waterlines

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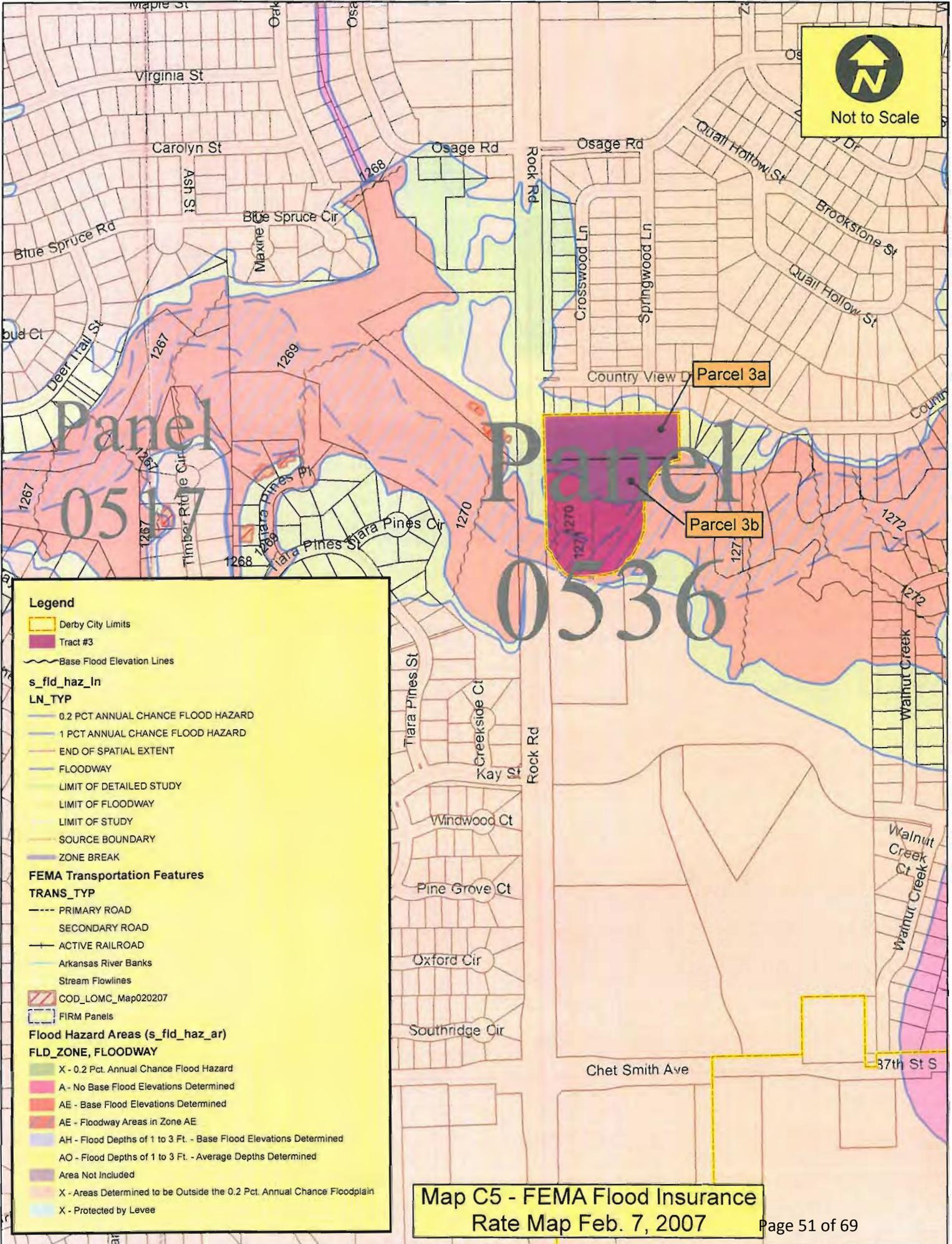
Map C3 - Existing Water System

Estimate C1: Sanitary Sewer Extension Estimate

Sanitary Sewer Extension
 Tracts 3a and 3b
 Prepared 1/2/2014*

Expense	Units		Unit Cost	Total
8" Sanitary Sewer	480	LF	\$ 35.00	\$ 16,800.00
Boring	140	LF	\$ 100.00	\$ 14,000.00
Connect to Existing Manhole	1	EA	\$ 2,500.00	\$ 2,500.00
4' Diameter Manhole	3	EA	\$ 3,000.00	\$ 9,000.00
4" Stub with Riser	2	EA	\$ 600.00	\$ 1,200.00
Seeding and Erosion Control	1	LS	\$ 2,500.00	\$ 2,500.00
Site Clearing and Restoration	1	LS	\$ 2,500.00	\$ 2,500.00
SUBTOTAL				\$ 48,500.00
Design, Inspection & Administration (30%)				\$ 14,550.00
Temporary Notes (8%)				\$ 3,880.00
TOTAL				\$ 66,930.00

* This cost estimate is based on construction costs available at the time prepared; actual cost at the time of installation may vary significantly.



Legend

- Derby City Limits
- Tract #3
- Base Flood Elevation Lines

s_fld_haz_ln

LN_TYP

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- 1 PCT ANNUAL CHANCE FLOOD HAZARD
- END OF SPATIAL EXTENT
- FLOODWAY
- LIMIT OF DETAILED STUDY
- LIMIT OF FLOODWAY
- LIMIT OF STUDY
- SOURCE BOUNDARY
- ZONE BREAK

FEMA Transportation Features

TRANS_TYP

- PRIMARY ROAD
- SECONDARY ROAD
- ACTIVE RAILROAD
- Arkansas River Banks
- Stream Flowlines
- COD_LOMC_Map020207
- FIRM Panels

Flood Hazard Areas (s_fld_haz_ar)

FLD_ZONE, FLOODWAY

- X - 0.2 Pct. Annual Chance Flood Hazard
- A - No Base Flood Elevations Determined
- AE - Base Flood Elevations Determined
- AE - Floodway Areas in Zone AE
- AH - Flood Depths of 1 to 3 Ft. - Base Flood Elevations Determined
- AO - Flood Depths of 1 to 3 Ft. - Average Depths Determined
- Area Not Included
- X - Areas Determined to be Outside the 0.2 Pct. Annual Chance Floodplain
- X - Protected by Levee

Map C5 - FEMA Flood Insurance Rate Map Feb. 7, 2007



Future
Fire
Station

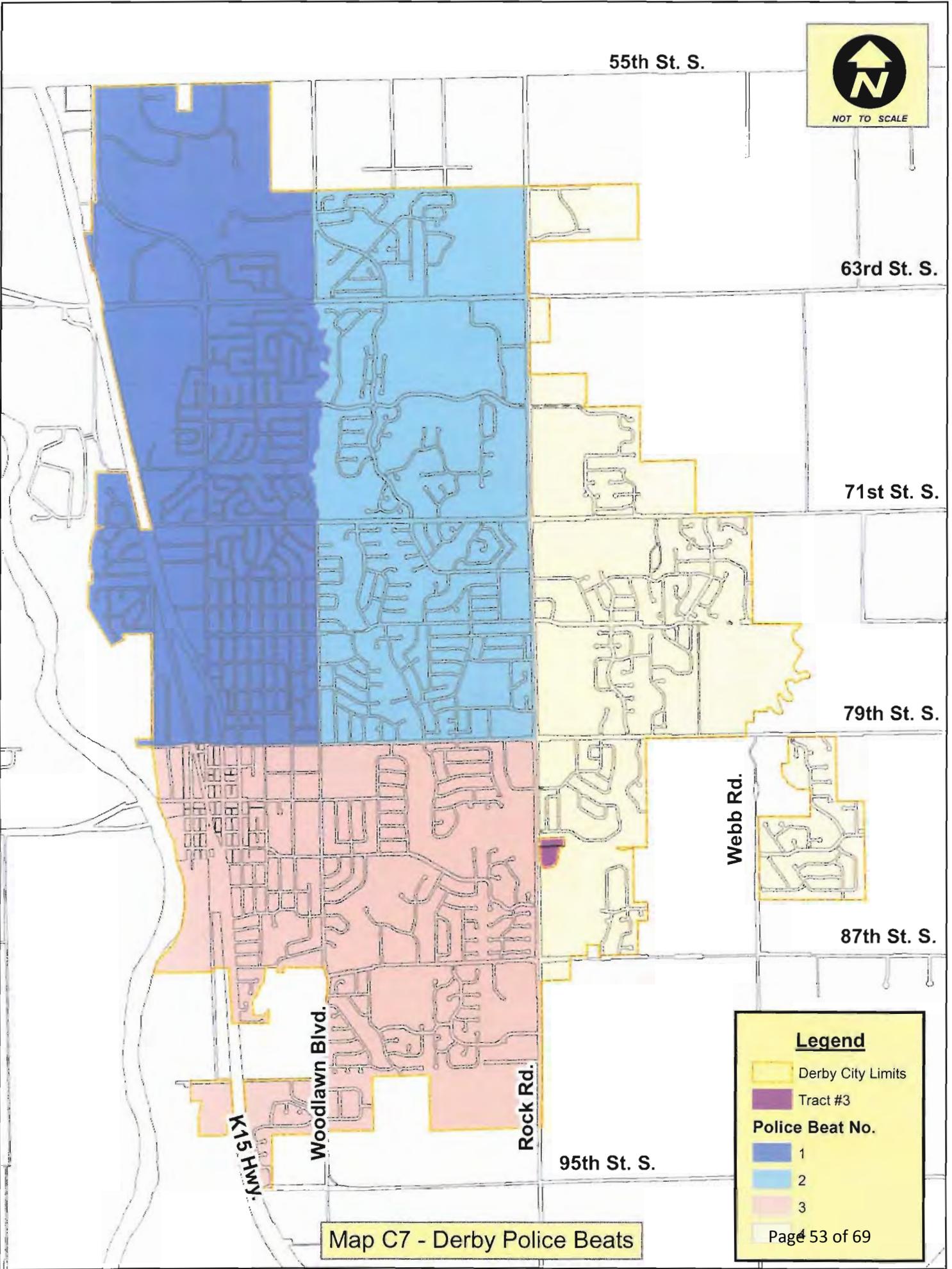
Fire
Station
No. 82

Fire Station
No. 81

Legend

-  Derby City Limits
-  Tract #3
-  Fire Department

Map C6 - Fire Stations



55th St. S.



63rd St. S.

71st St. S.

79th St. S.

87th St. S.

Webb Rd.

95th St. S.

Woodlawn Blvd.

Rock Rd.

K15 Hwy.

Map C7 - Derby Police Beats

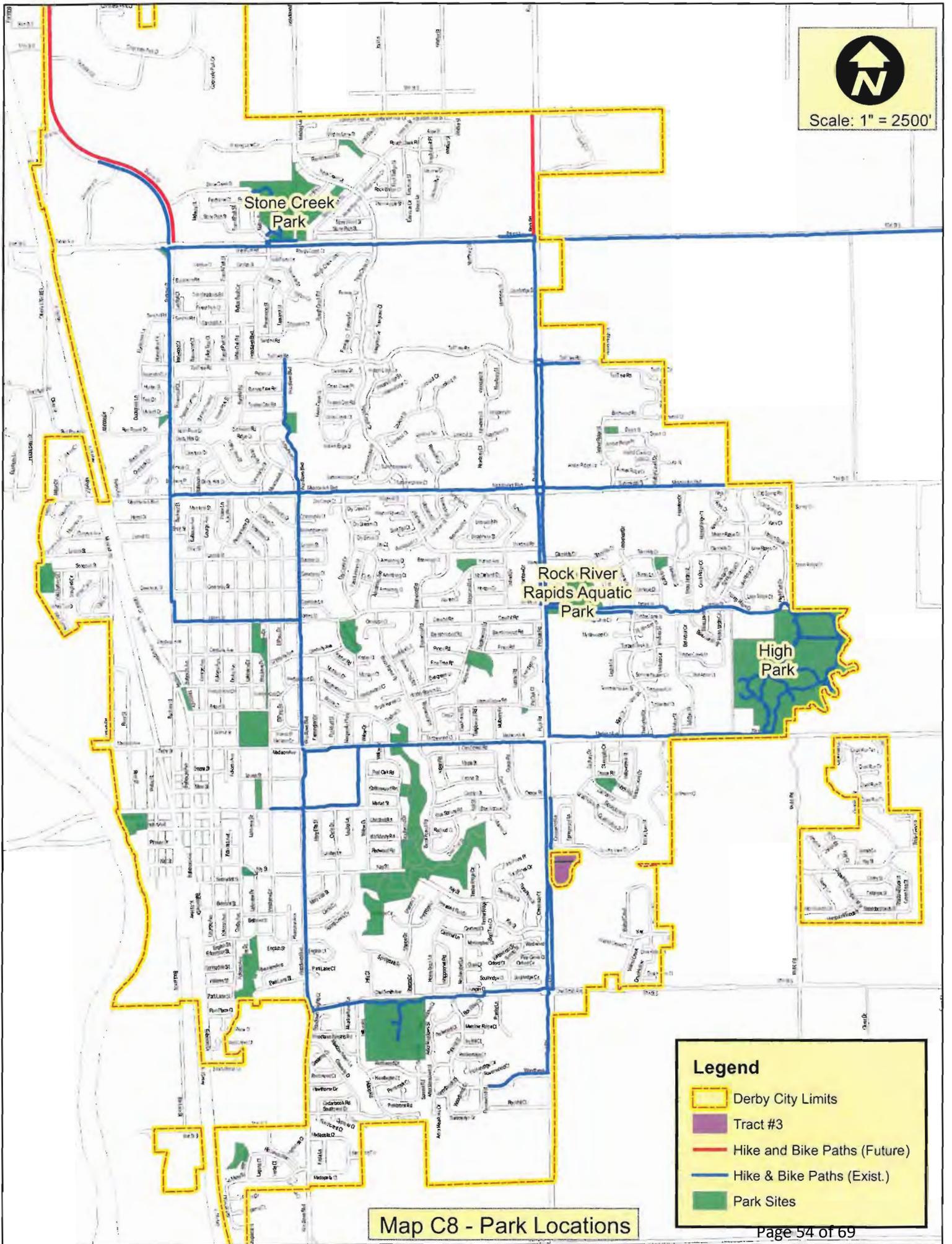
Legend

-  Derby City Limits
-  Tract #3
- Police Beat No.**
-  1
-  2
-  3

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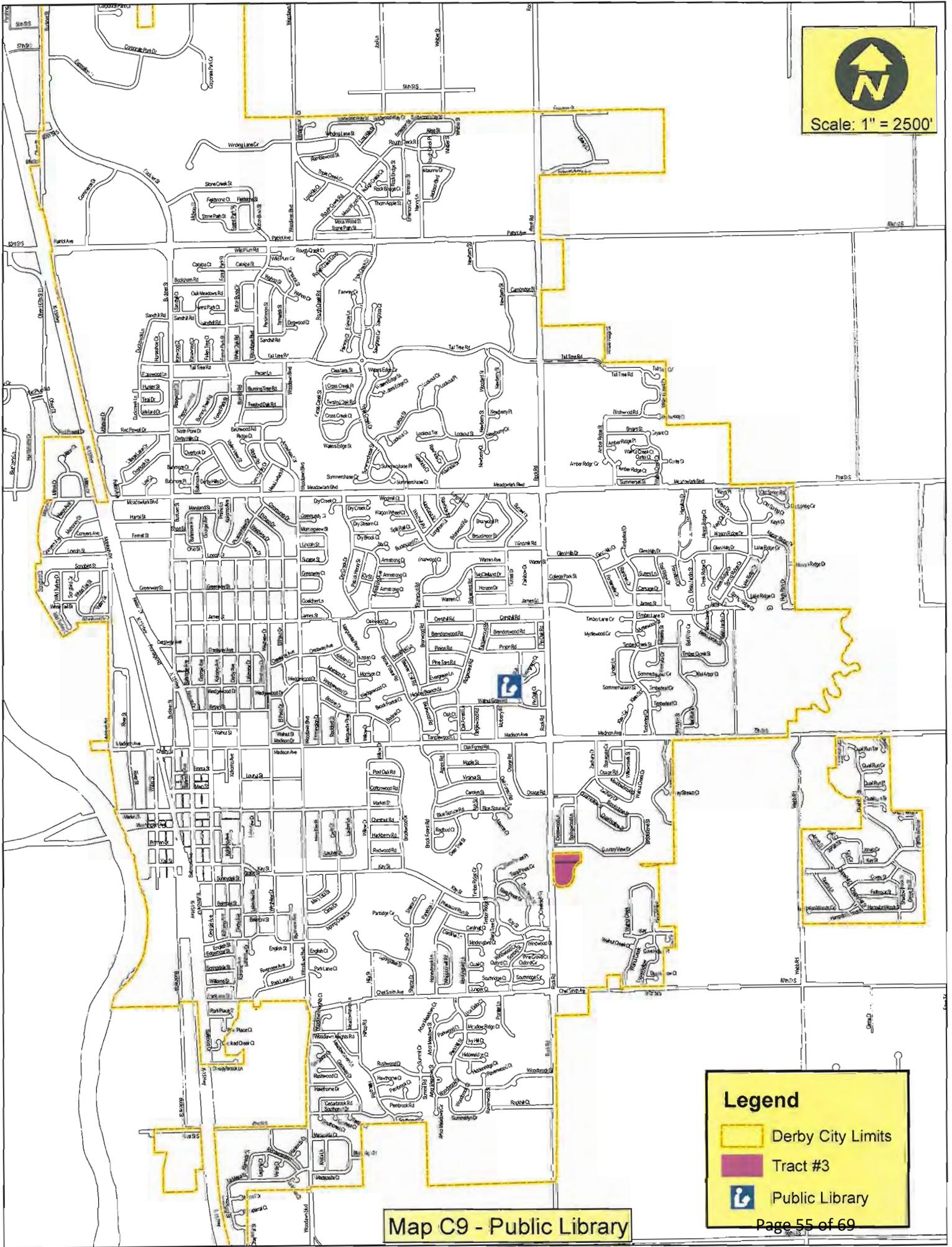
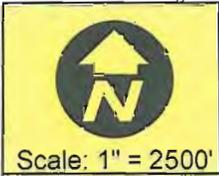
Scale: 1" = 2500'



Legend

-  Derby City Limits
-  Tract #3
-  Hike and Bike Paths (Future)
-  Hike & Bike Paths (Exist.)
-  Park Sites

Map C8 - Park Locations



Legend

- Derby City Limits
- Tract #3
- Public Library

Map C9 - Public Library

Appendix D: Tract 4

Legal Description

Tract 4: That land lying within the South 313.38 feet of the East 142.00 feet of the West half of the Southwest Quarter, Section 8, Township 29 South, Range 2 East, of the 6th Principal Meridian, Sedgwick County, Kansas; along with the South 313.38 feet of the West 136 feet of the East half of the Southwest Quarter, Section 8, Township 29 South, Range 2 East, of the 6th Principal Meridian, Sedgwick County, Kansas; EXCEPT the road right-of-way to the south.

Ad Valorem Taxes

Sample Tax Breakdown: **Tract 4**

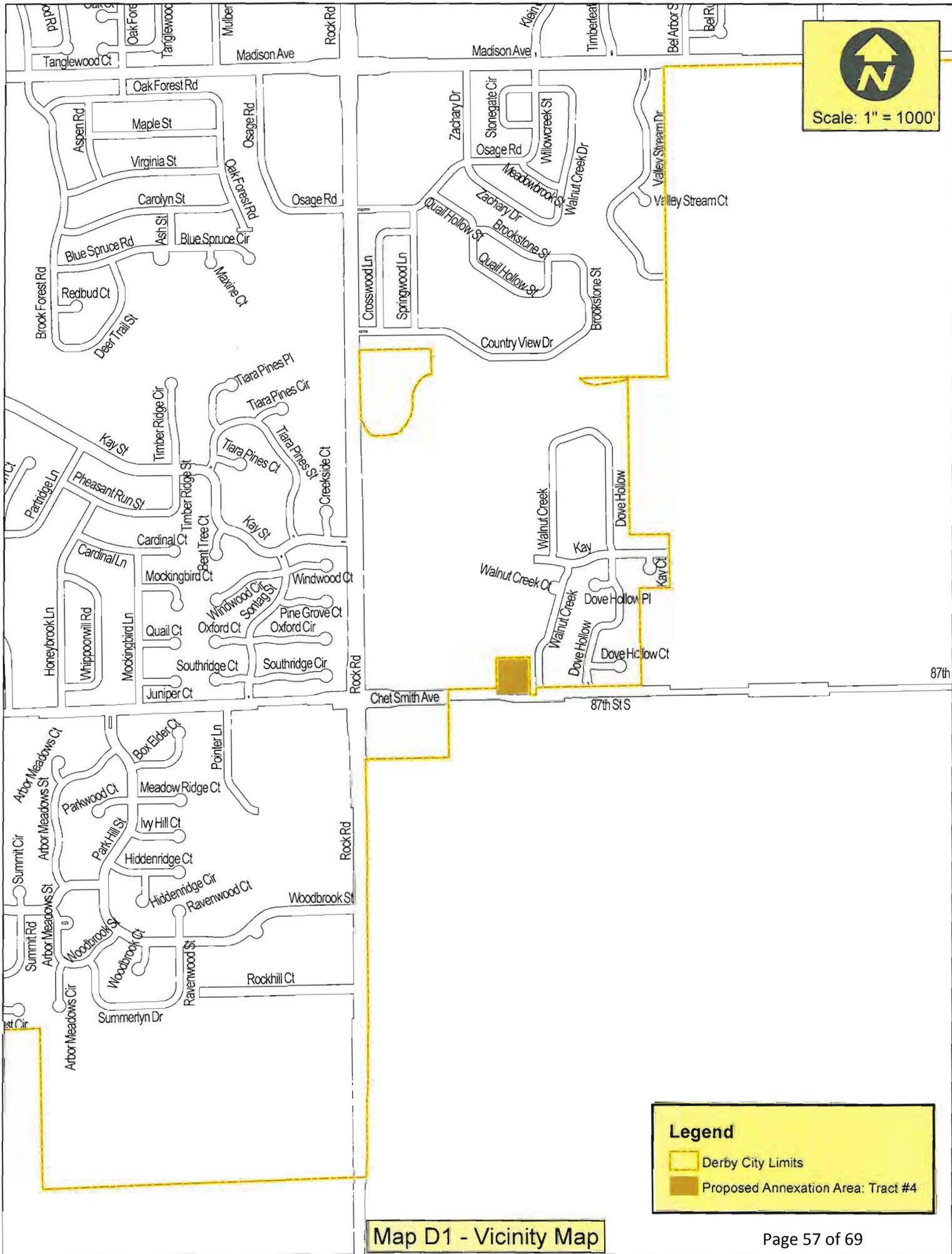
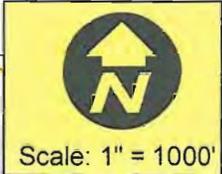
"Example" Appraised Value According to Sedgwick County = \$147,400

"Example" Assessed Value (Total Taxable Value) = \$16,951

Tax = Assessed Value x Mill Levy / 1,000

Taxing Entity	Mill Levy	Current Taxes	Taxes Upon Annexation	Estimated Net Change
State of Kansas	1.5	\$25.43	\$25.43	\$0.00
Sedgwick County	29.447	\$499.16	\$499.16	\$0.00
Rockford Township	3.780	\$64.07	\$0.00	-\$64.07
USD 260	24.359	\$412.91	\$412.91	\$0.00
USD 260 SG	20	\$339.02	\$339.02	\$0.00
USD 260 Bond #2	7.949	\$134.74	\$134.74	\$0.00
County Fire District	18.398	\$311.86	\$0.00	-\$311.86
South Central Kansas Library	1.138	\$19.29	\$0.00	-\$19.29
El Paso Cemetery	1.049	\$17.78	\$17.78	\$0.00
Recreation Commission	6.998	\$118.62	\$118.62	\$0.00
City of Derby	47.054	\$0.00	\$797.61	\$797.61
Property Tax Total		\$1,942.89	\$2,345.27	\$402.38

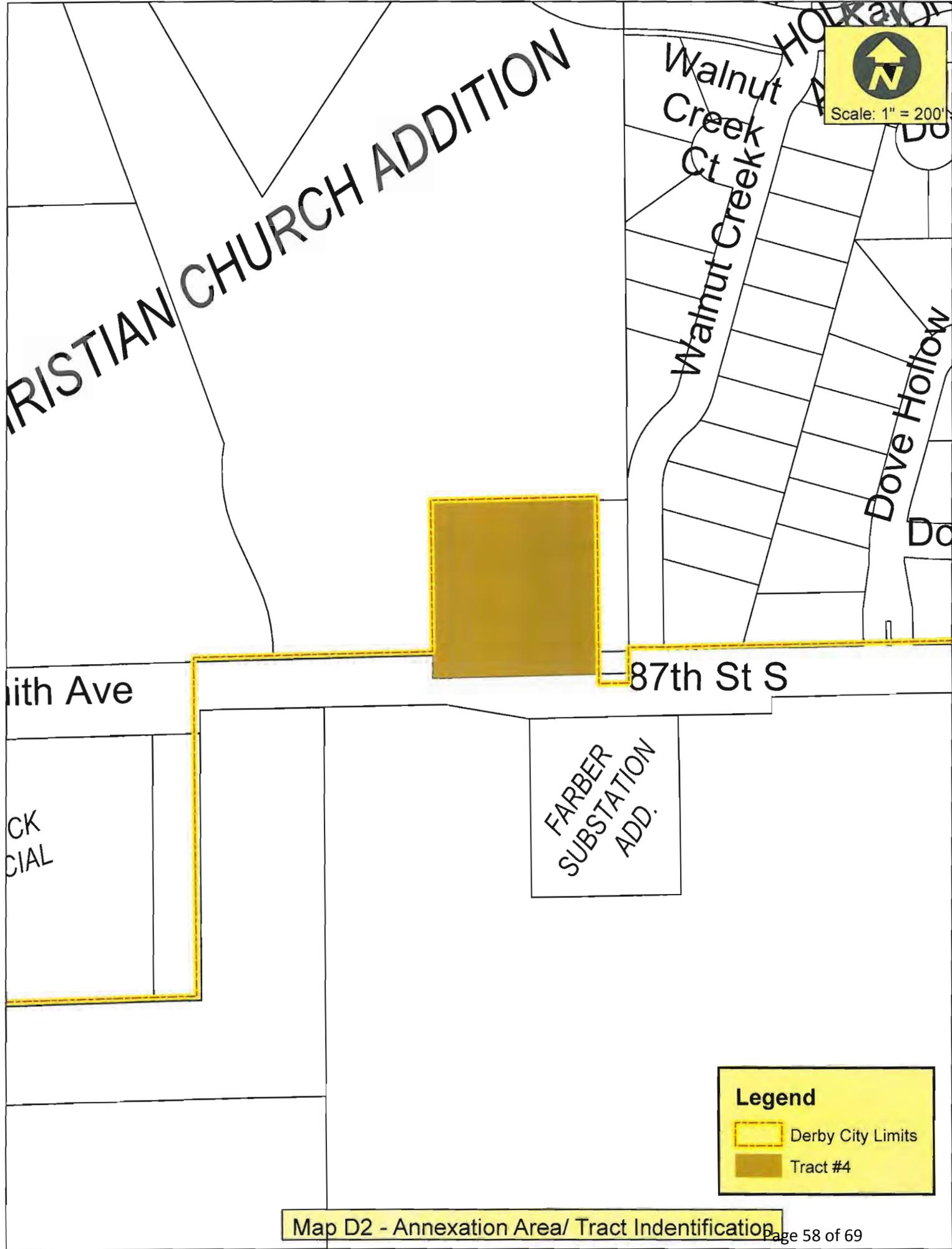
* All costs are annual unless otherwise noted. (A mill is one dollar per \$1,000 of assessed valuation.)



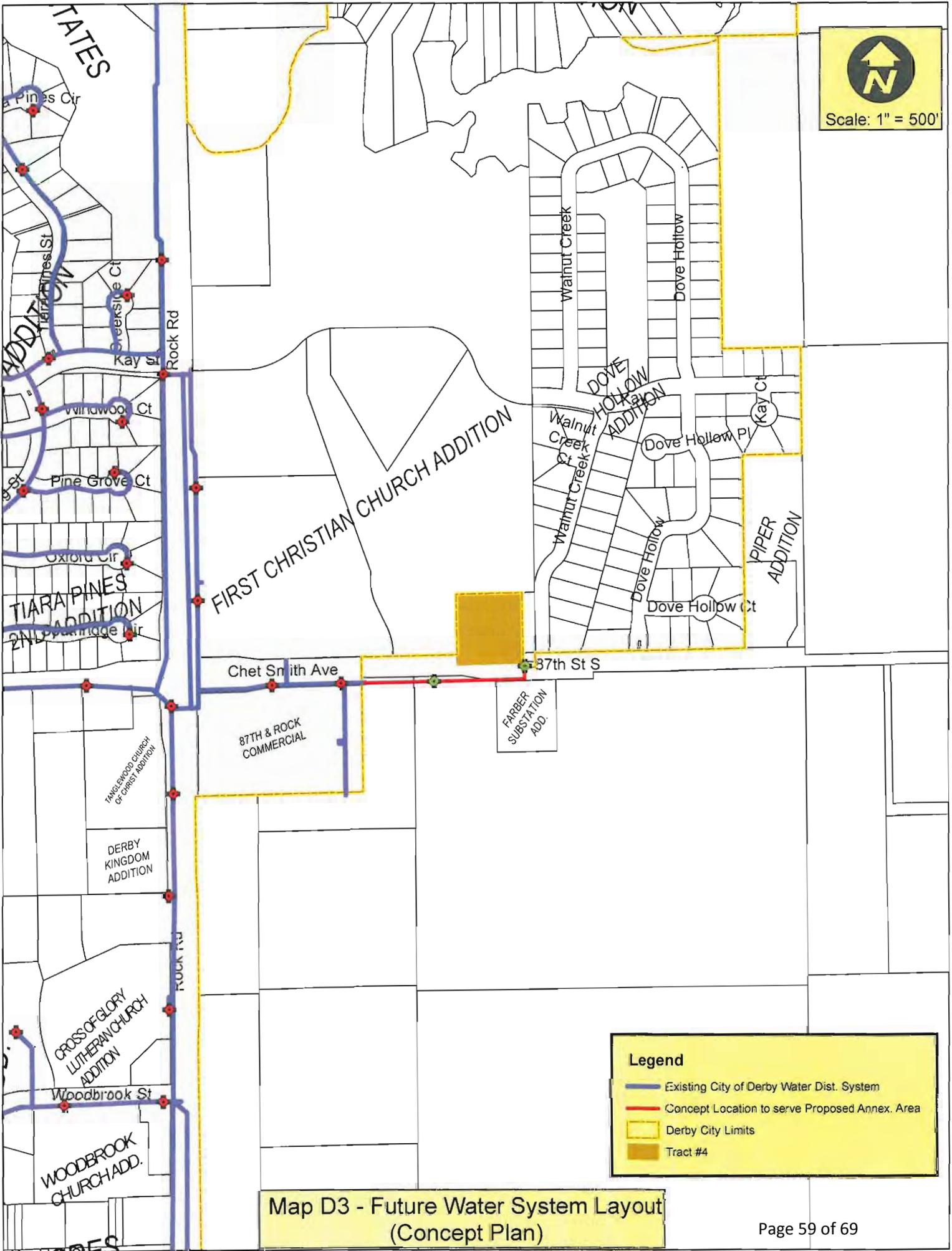
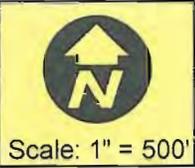
Legend

- Derby City Limits
- Proposed Annexation Area: Tract #4

Map D1 - Vicinity Map



Map D2 - Annexation Area/ Tract Identification



Legend

- Existing City of Derby Water Dist. System
- Concept Location to serve Proposed Annex. Area
- Derby City Limits
- Tract #4

**Map D3 - Future Water System Layout
(Concept Plan)**

Estimate D1: Water Line Extension Estimate

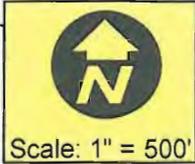
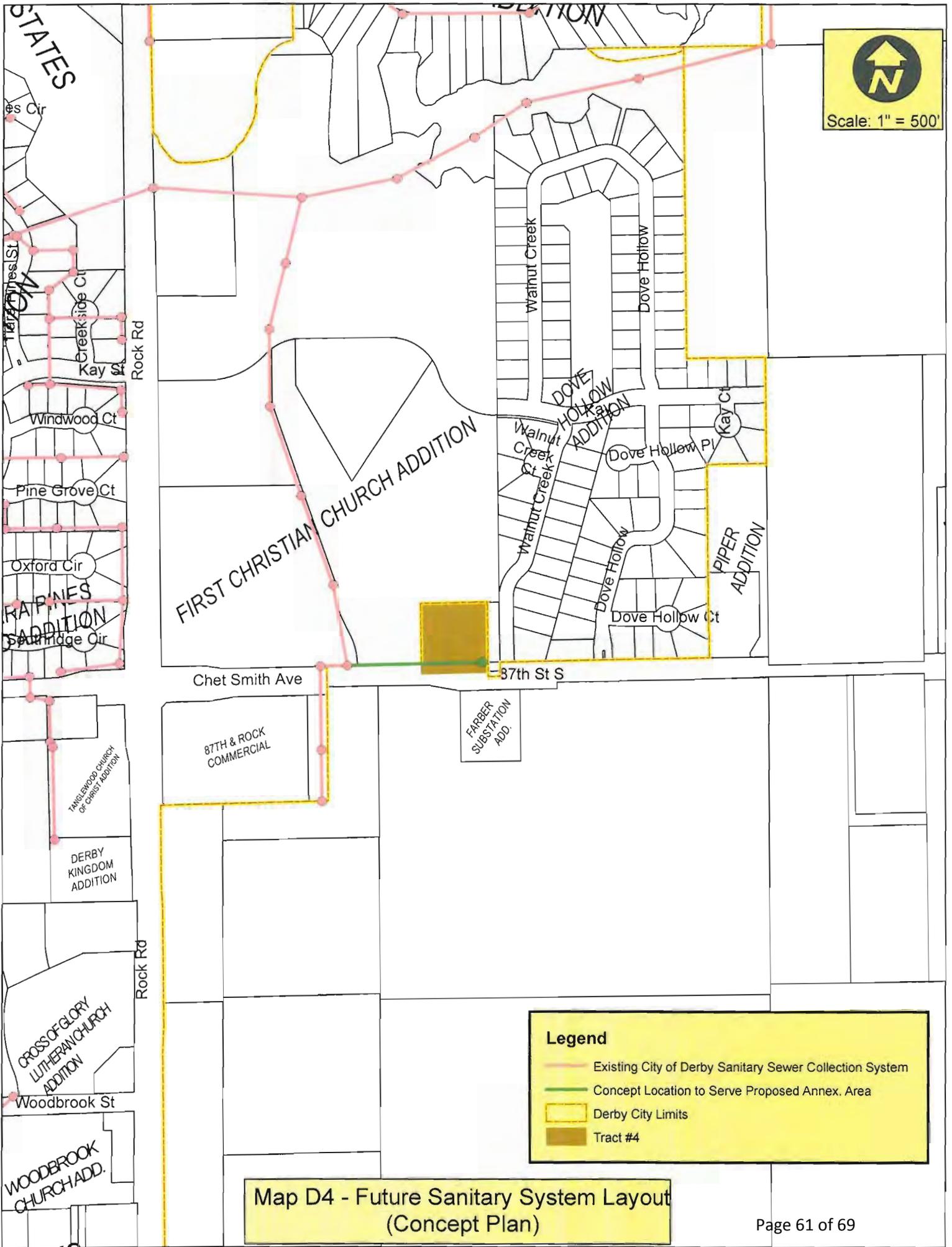
Water Line Extension

Tract 4

Prepared 1/2/2014*

Expense	Units		Unit Cost	Total
12" Waterline	700	LF	\$ 40.00	\$ 28,000.00
Fire Hydrant Assembly	2	EA	\$ 3,500.00	\$ 7,000.00
12" Valve Assembly	1	EA	\$ 2,500.00	\$ 2,500.00
Seeding and Erosion Control	1	LS	\$ 1,000.00	\$ 1,000.00
Site Clearing and Restoration	1	LS	\$ 1,000.00	\$ 1,000.00
SUBTOTAL				\$ 39,500.00
Design, Inspection & Administration (30%)				\$ 11,850.00
Temporary Notes (8%)				\$ 3,160.00
TOTAL				\$ 54,510.00

* This cost estimate is based on construction costs available at the time prepared; actual cost at the time of installation may vary significantly.



Legend

- Existing City of Derby Sanitary Sewer Collection System
- Concept Location to Serve Proposed Annex. Area
- Derby City Limits
- Tract #4

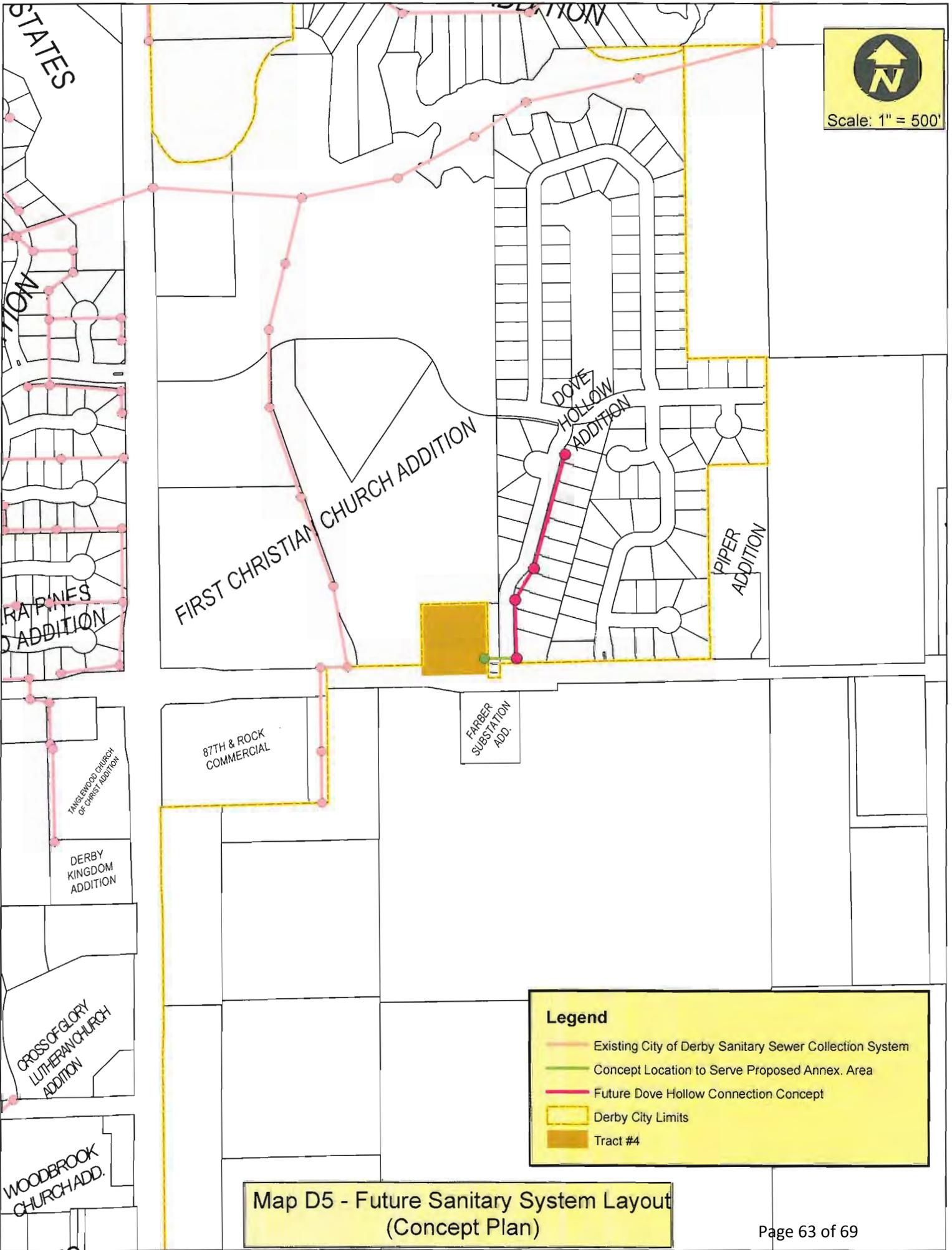
**Map D4 - Future Sanitary System Layout
(Concept Plan)**

Estimate D2: Sanitary Sewer Extension Estimate

Sanitary Sewer Extension
 Tract 4
 Prepared 1/2/2014*

Expense	Units		Unit Cost	Total
8" Sanitary Sewer	630	LF	\$ 35.00	\$ 22,050.00
4' Diameter Manhole	2	EA	\$ 3,000.00	\$ 6,000.00
4" Stub with Riser	1	EA	\$ 600.00	\$ 600.00
Seeding and Erosion Control	1	LS	\$ 1,000.00	\$ 1,000.00
Site Clearing and Restoration	1	LS	\$ 1,000.00	\$ 1,000.00
SUBTOTAL				\$ 30,650.00
Design, Inspection & Administration (30%)				\$ 9,195.00
Temporary Notes (8%)				\$ 2,452.00
TOTAL				\$ 42,297.00

* This cost estimate is based on construction costs available at the time prepared; actual cost at the time of installation may vary significantly.




 Scale: 1" = 500'

Legend

-  Existing City of Derby Sanitary Sewer Collection System
-  Concept Location to Serve Proposed Annex. Area
-  Future Dove Hollow Connection Concept
-  Derby City Limits
-  Tract #4

Map D5 - Future Sanitary System Layout
(Concept Plan)

Estimate D3: Sanitary Sewer Extension Estimate (Alternate)

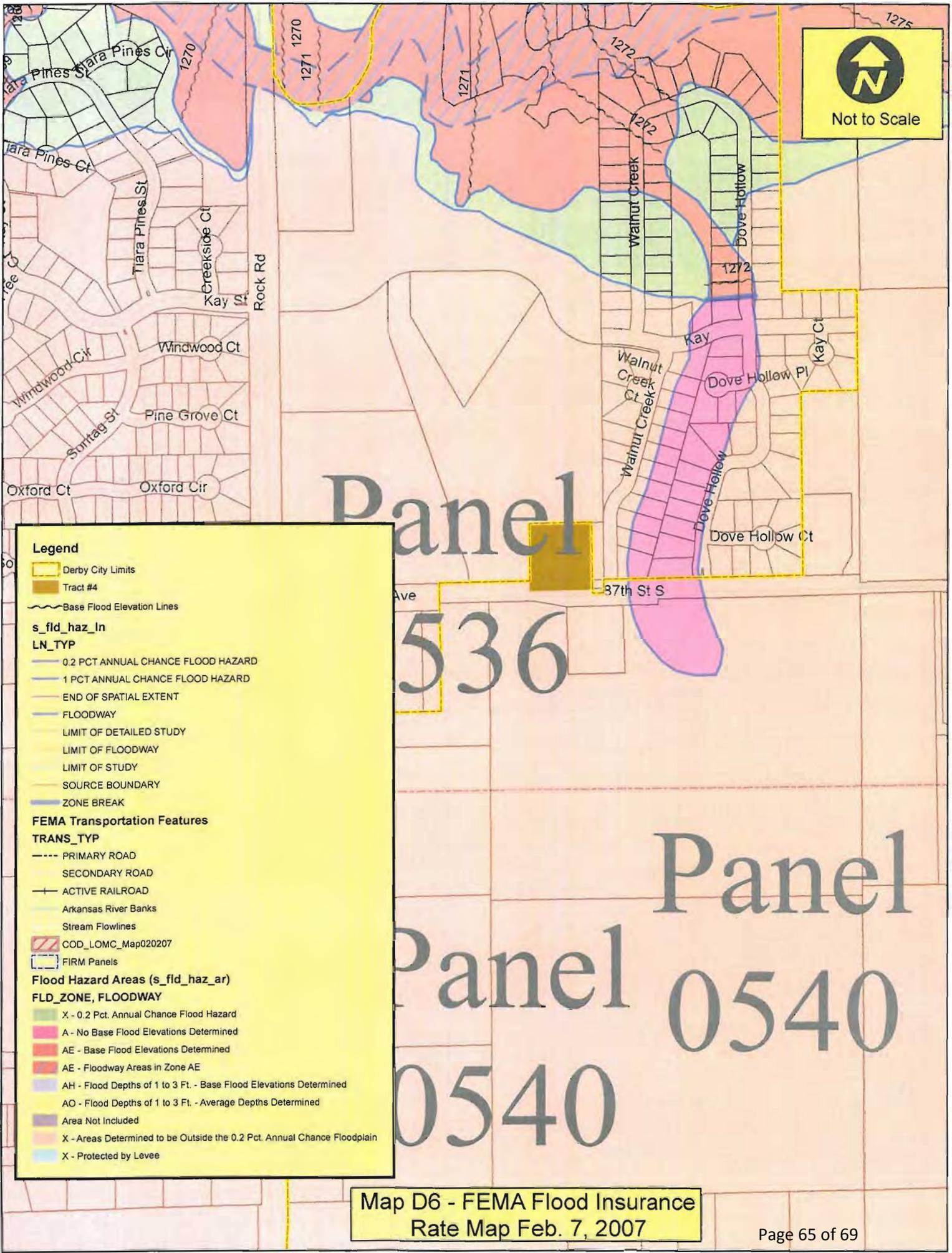
Sanitary Sewer Extension (Alternate)

Tract 4

Prepared 1/2/2014*

Expense	Units		Unit Cost	Total
8" Sanitary Sewer	270	LF	\$ 35.00	\$ 9,450.00
4' Diameter Manhole	1	EA	\$ 3,000.00	\$ 3,000.00
4" Stub with Riser	1	EA	\$ 600.00	\$ 600.00
Seeding and Erosion Control	1	LS	\$ 1,000.00	\$ 1,000.00
Site Clearing and Restoration	1	LS	\$ 1,000.00	\$ 1,000.00
SUBTOTAL				\$ 15,050.00
Design, Inspection & Administration (30%)				\$ 4,515.00
Temporary Notes (8%)				\$ 1,204.00
TOTAL				\$ 20,769.00

* This cost estimate is based on construction costs available at the time prepared; actual cost at the time of installation may vary significantly.



Legend

- Derby City Limits
- Tract #4
- Base Flood Elevation Lines

s_fld_haz_In

LN_TYP

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- 1 PCT ANNUAL CHANCE FLOOD HAZARD
- END OF SPATIAL EXTENT
- FLOODWAY
- LIMIT OF DETAILED STUDY
- LIMIT OF FLOODWAY
- LIMIT OF STUDY
- SOURCE BOUNDARY
- ZONE BREAK

FEMA Transportation Features

TRANS_TYP

- PRIMARY ROAD
- SECONDARY ROAD
- ACTIVE RAILROAD
- Arkansas River Banks
- Stream Flowlines
- COD_LOMC_Map020207
- FIRM Panels

Flood Hazard Areas (s_fld_haz_ar)

FLD_ZONE, FLOODWAY

- X - 0.2 Pct. Annual Chance Flood Hazard
- A - No Base Flood Elevations Determined
- AE - Base Flood Elevations Determined
- AE - Floodway Areas in Zone AE
- AH - Flood Depths of 1 to 3 Ft. - Base Flood Elevations Determined
- AO - Flood Depths of 1 to 3 Ft. - Average Depths Determined
- Area Not Included
- X - Areas Determined to be Outside the 0.2 Pct. Annual Chance Floodplain
- X - Protected by Levee

Map D6 - FEMA Flood Insurance Rate Map Feb. 7, 2007



Future
Fire
Station

Fire
Station
No. 82

Fire Station No. 81

Legend

-  Fire Department
-  Derby City Limits
-  Tract #4

Map D7 - Fire Stations



55th St. S.

63rd St. S.

71st St. S.

79th St. S.

87th St. S.

95th St. S.

K15 HWY.

Woodlawn Blvd.

Rock Rd.

Webb Rd.

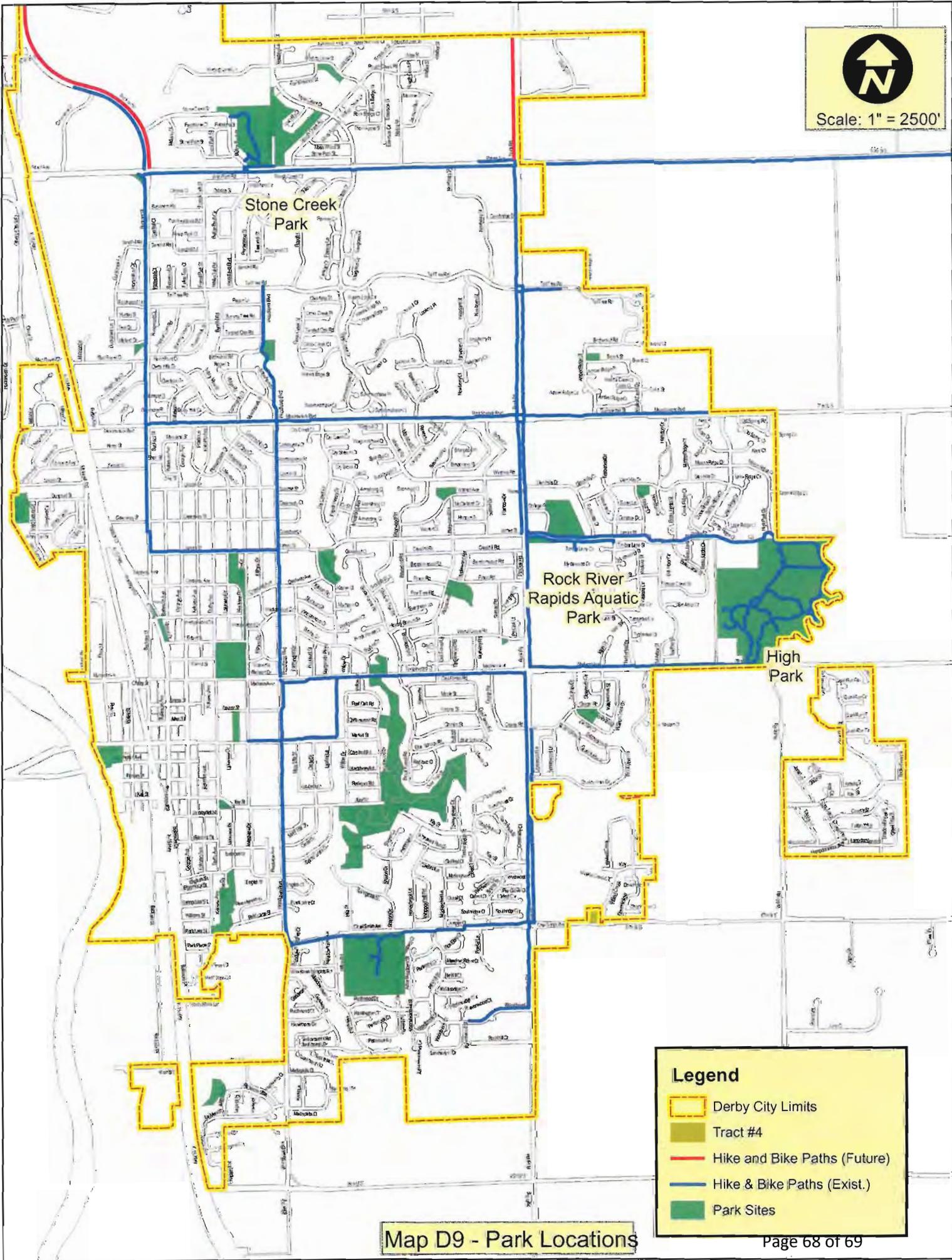
Legend

- Derby City Limits
- Tract #4
- Police Beat No.**
- 1
- 2
- 3
- 4

Map D8 - Derby Police Beats



Scale: 1" = 2500'



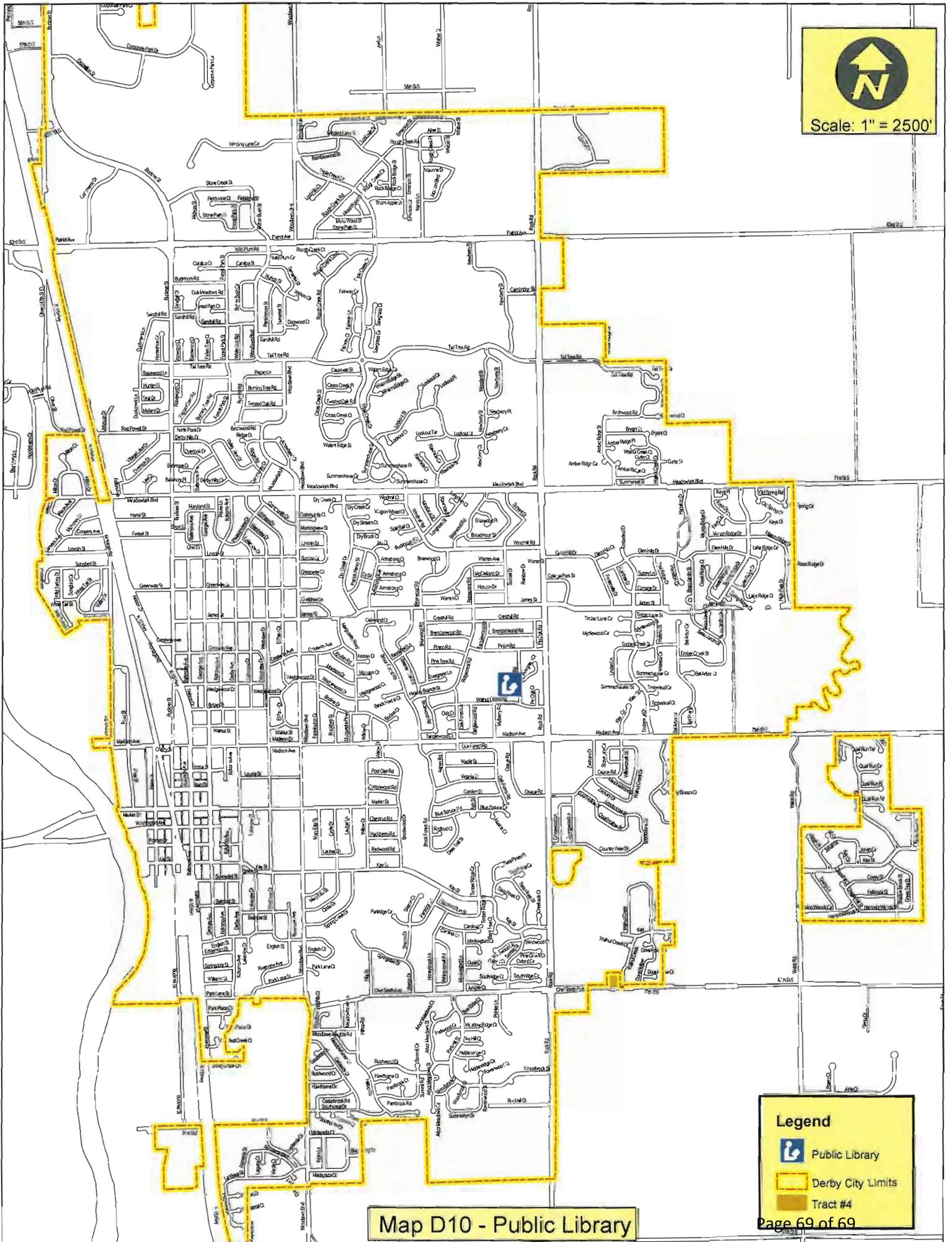
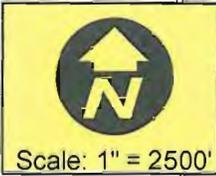
Stone Creek Park

Rock River Rapids Aquatic Park

High Park

Legend

-  Derby City Limits
-  Tract #4
-  Hike and Bike Paths (Future)
-  Hike & Bike Paths (Exist.)
-  Park Sites



Legend

-  Public Library
-  Derby City Limits
-  Tract #4

Map D10 - Public Library