1928

STONEBOROUGH 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas)
Sedgwick County) SS

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "STONEBOROUGH 3RD ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of:

That part of Reserve A, Robbins Farm Addition, Wichita, Kansas, Sedgwick County, Kansas described as beginning at the S.E. Corner thereof; thence S89°41'35"W, along the south line of said Reserve A, 175 feet; thence S75°40'32"W, along the south line of said Reserve A, 103.21 feet; thence S89°41'35"W, along the south line of said Reserve A, 15.20 feet; thence N00°E, parallel with the east line of said Reserve A, 95 feet to the north line of said Reserve A; thence N89°41'35"E, along the north line of said Reserve A, 290.20 feet to the N.E. Corner of said Reserve A; thence S00°W, along the east line of said Reserve A, 70 feet to the place of beginning, and
That part of the SE1/4 of Sec. 20, Twp. 28-S, R-1-E of the 6th. P.M., Sedgwick County, Kansas described as commencing at the S.E. Corner of said SE1/4; thence N00°E, along the east line of said SE1/4, 145 feet; thence S89°41'35"W, 58.50 feet for a place of beginning; thence N00°E, 225.25 feet; thence S89°41'35"W, parallel with the south line of said SE1/4, 306.70 feet; thence S00°W, parallel with the east line of said SE1/4, 225.25 feet to a point 145 feet north of the south line of said SE1/4; thence N89°41'35"E, 306.70 feet to the place of beginning.

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

Savoy, Ruggles & Bohm, P.A.

Date 17 March 2000 — Surveyor
Mark A. Savoy, RLS #788

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot and a Street to be known as "STONEBOROUGH 3RD ADDITION", Wichita, Sedgwick County, Kansas. The Street is hereby dedicated to and for the use of the public. Access controls are hereby granted to the City of Wichita as indicated on the face of the plat. A drainage plan has been developed for this plat and all drainage easements, rights-of-way, or reserves shall remain at established grades, or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of stormwater. The Minimum Pad Elevation for lowest opening is as shown on the face of the plat.

Stoneborough Corporation

Randall J. Voth — President

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 20th day of March 2000, by Randall J. Voth, President of Stoneborough Corporation, on behalf of the Corporation.

Linda S. Hamby — Notary Public

My App't. Exp. 10-30-03

LINDA S. HAMBY
NOTARY PUBLIC
STATE OF KANSAS

This plat of "STONEBOROUGH 3RD ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 24 day of February, 2000.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Francis S. Gardiala — Chairman
Francis S. Gardiala

Marvin S. Krout — Secretary
Marvin S. Krout

Reviewed in accordance with K.S.A. 58-2005 on this 10th day of April, 2000

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

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 11th day of April, 2000.

Bob Knight — Mayor

Pat Burnett — City Clerk
Pat Burnett

Entered on transfer record this 20th day of April, 2000.

James Alford — County Clerk
James Alford

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 20th day of April 2000, at 3:09 o'clock P.M: and is duly recorded.

Bill Meek — Register of Deeds

Linda Kizzire — Deputy
Linda Kizzire

#1880345

Neil:

Martin is supporting this request.

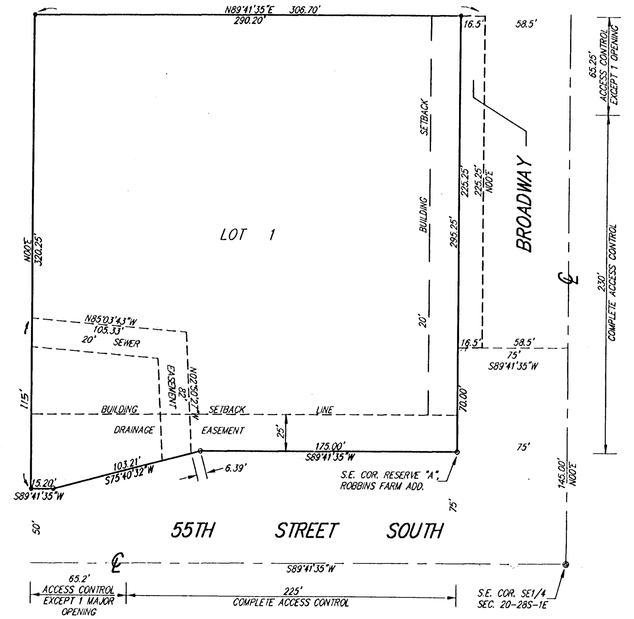
Please review "Aigwisheed" sentences on both reports.

Thanks
Bill

SRB

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

◉ = CITY OF WICHITA CAST IRON THIMBLE (FOUND)
○ = 1/2" REBAR W/PEC CAP (FOUND)
● = 1/2" REBAR W/SRB CAP (SET)



MINIMUM PAD ELEVATION FOR LOWEST OPENING = 1271 (M.S.L.)

BENCH MARK: CITY OF WICHITA STD. DISC
TOP OF HUBGUARD, N.W. CORNER OF R.C.B.C
@ N.W. CORNER OF INTERSECTION
55TH ST. SOUTH & BROADWAY
ELEV.= 1271.87 (M.S.L.)

8731.25 SF
2.004 Ac

20.00
CK

DWG FILE: 01556PF-R.C.
PROJECT NO. 99L01556P

SRB
924 NORTH MAIN
WICHITA, KANSAS 67203
http://www.feist.com/~srb
316-264-8008
FAX 264-4621
E-mail: srb@feist.com
SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

WICHITA — SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

February 25, 2000

Mark Savoy
Savoy, Ruggles and Bohm, P.A.
924 N. Main Street
Wichita, KS 67203

RE: S/D 00-16 -- One-Step Final Plat of STONEBOROUGH THIRD ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on February 24, 2000, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 18, 2000. Please note the following clarification to Item D:

"Traffic Engineering has approved the proposed access controls."

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

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.

2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot, Presidential developments.

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

WICHITA -- SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

February 18, 2000

Mark Savoy
Savoy, Ruggles and Bohm, P.A.
924 N. Main Street
Wichita, KS 67203

RE: S/D 00-16 -- One-Step Final Plat of STONEBOROUGH THIRD ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 17, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

A. Existing municipal services are available to serve the site. City Engineering needs to comment on the need for guarantees or easements. *A drainage guarantee is required.*

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

C. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved. A drainage guarantee is required.*

D. Traffic Engineering needs to comment on the access controls and the need for alignment of the opening on 55th St. South with the opening to the south. The plat proposes one access opening on Broadway along the north property line and one access opening on 55th St. South along the west property line. Distances shall be shown for all segments of access control.

E. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

F. 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.

G. If platted, the building setback may be a minimum of 20 feet, to conform with the GC District zoning requirement.

H. The plattor'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.

I. 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.)

J. 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.

K. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

L. 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.

M. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

N. Perimeter closure computations shall be submitted with the final plat tracing.

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

P. 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. ***Southwestern Bell requests additional easements.***

Q. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

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

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 24, 2000, at 1:00 p.m.

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

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Bencor Properties, C/O Stonegate Real Estate Company, Inc., 229 E. William - 5th Floor, Wichita, KS 67202
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4-7
February 24, 2000

STAFF REPORT
(One-Step Final Plat Approved 2/17/2000)

CASE NUMBER: S/D 00-16 -- STONEBOROUGH 3RD ADDITION

OWNER/APPLICANT: Bencor Properties, Attn: Stonegate Real Estate Company, Inc., 229 E. William, 5th Floor, Wichita, KS 67202

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: Northwest corner of 55th St. South and Broadway

SITE SIZE: 2.09 Acres

NUMBER OF LOTS

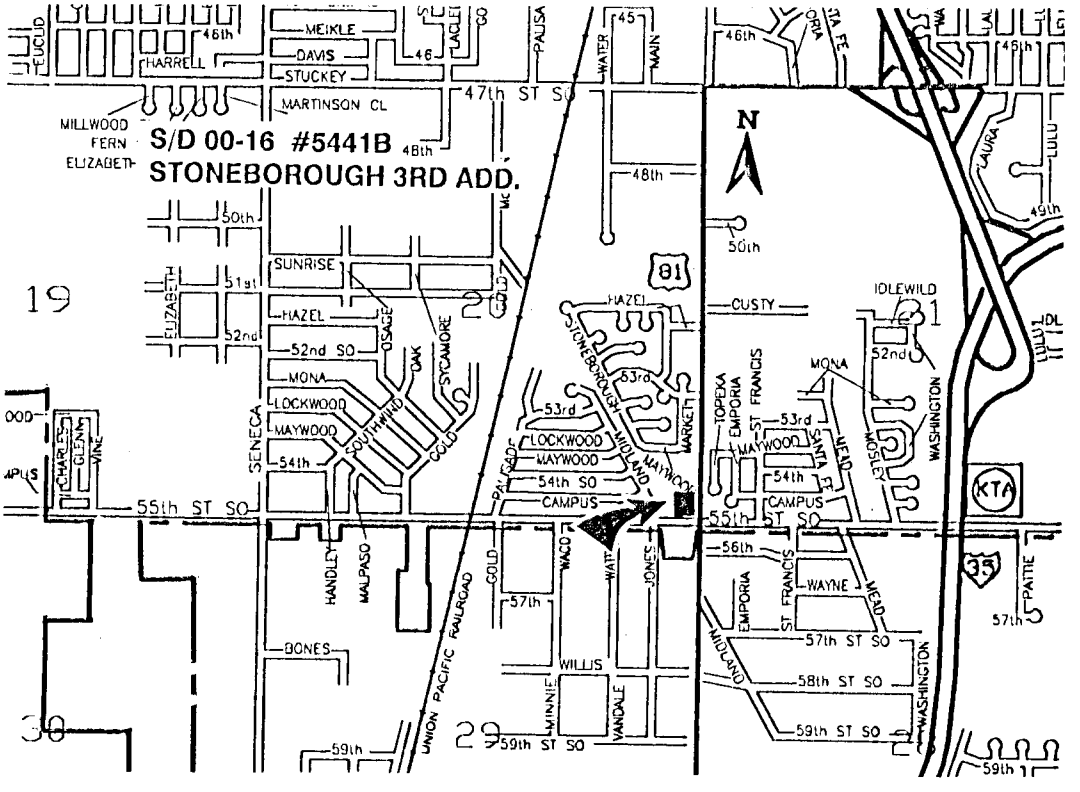
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 2.00 Acres

CURRENT ZONING: GC, General Commercial

PROPOSED ZONING: Same

VICINITY MAP



Note: This is an unplatted site located within the City of Wichita.

STAFF COMMENTS:

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B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

C. **City Engineering** needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved. A drainage guarantee is required.***

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