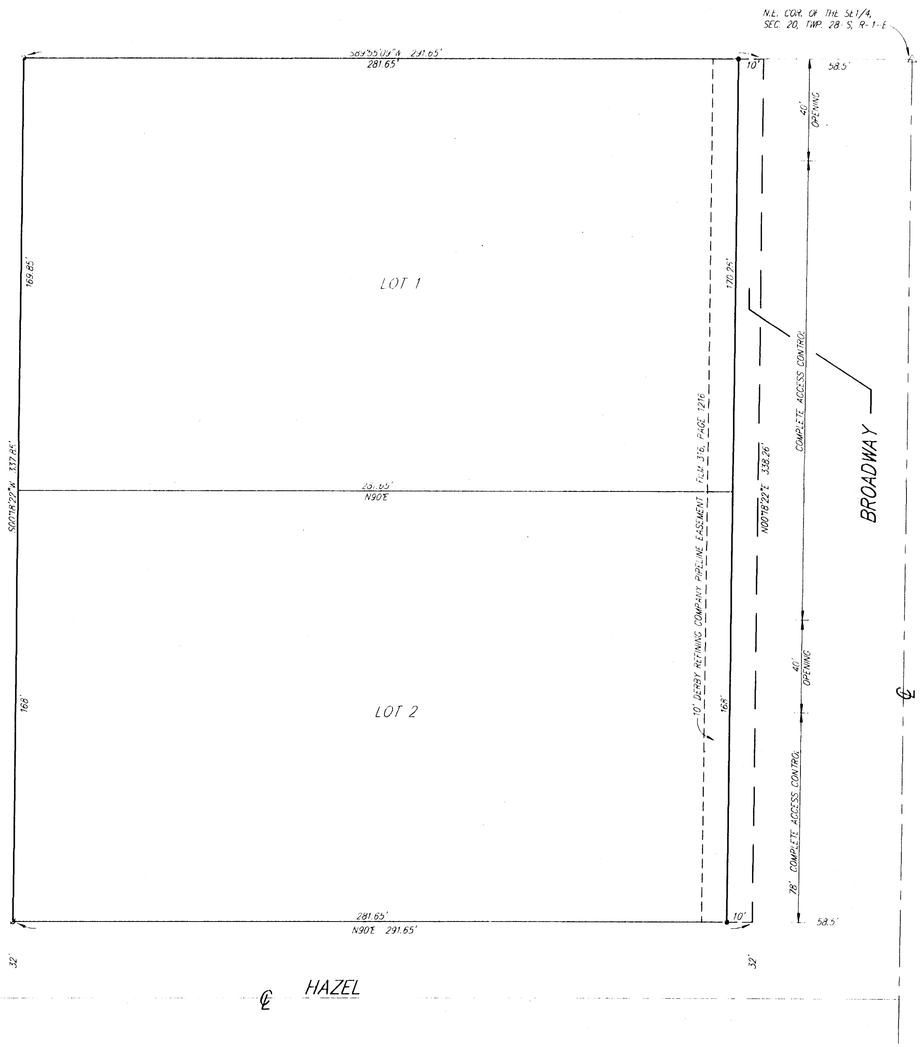
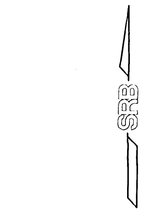
STONEBOROUGH 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

find tracy
received 1-10-00
1-10-00





GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft

△ = 3/4" IRON PIPE IN 3" HOLE (FOUND)

⌀ = 1/2" IRON PIPE (FOUND)

○ = 1/2" REBAR W/ANDER ON CAP (FOUND)

● = 1/2" REBAR W/SRB C.P. (SET)

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 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

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 N.E. Corner of said SE1/4; thence S89°55'09"W, along the north line of said SE1/4, 58.50 feet for a place of beginning; thence S89°55'09"W, along the north line of said SE1/4, 291.65 feet; thence S00°18'22"W, parallel with the east line of said SE1/4, 337.85 feet; thence N90°E, 291.65 feet to a point 58.50 feet west of the east line of said SE1/4; thence N00°18'22'E, parallel with the east line of said SE1/4, 338.26 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 1-12-00

MARK A. SAVOY REGISTERED LS-788 KANSAS LAND SURVEYOR

Mark A. Savoy RLS #788 Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots and a Street to be known as "STONEBOROUGH 2ND 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.

Stoneborough Corporation

Randall J. Voth President

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 4 th day of January 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

This plat of "STONEBOROUGH 2ND ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this ____ day of _____, 1999.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Francis S. Garofalo Chairman
Francis S. Garofalo

_____ Secretary
Marvin S. Krout

Reviewed in accordance with K.S.A. 58-2005 on this 4th day of January, 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 ____ day of _____, 2000.

_____ Mayor
Bob Knight

_____ City Clerk
Pat Burnett

Entered on transfer record this ____ day of _____, 2000.

_____ 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 ____ day of _____ 2000, at _____ o'clock ___M: and is duly recorded.

_____ Register of Deeds
Bill Meek

_____ Deputy
Linda Kizzire

DWG FILE: 01508PF-C.K.
PROJECT NO. 99-X1508P

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

W SC

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

January 4, 2000

REVISED

Savoy, Ruggles and Bohm, P.A.
C/O Mark Savoy
924 N. Main
Wichita, KS 67203

RE: S/D 99-70 -- One-Step Final Plat of STONEBOROUGH 2ND ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on December 16, 1999, 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 November 5, 1999, **with the exception of Item "D"** and the the following additions:

A. Two openings are permitted; one opening to be located along the north property line to allow for possible future shared access with the adjoining property to the north, the south opening to be located in alignment with the existing opening across Broadway to the Colonial Heights Addition.

B. The applicant shall dedicate 10 feet of additional right-of-way along Broadway.

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

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

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

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

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

WICHITA — SEDGWICK COUNTY

W SC

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

November 5, 1999

Savoy, Ruggles and Bohm, P.A.
C/O Mark Savoy
924 N. Main
Wichita, KS 67203

RE: S/D 99-70 -- One-Step Final Plat of STONEBOROUGH 2ND

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 4, 1999, 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 this site. City Engineering needs to verify if any guarantees are required. *No guarantees are 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 private storm sewer extension is required at the time of site development.*

D. Traffic Engineering needs to comment on the access controls. The plat proposes three access openings along Broadway, including one joint access. Distances should be shown for all segments of access control. *Traffic Engineering has approved one access opening per lot. The Subdivision Committee has approved the plat with two openings subject to concurrence by KDOT.*

E. The MAPC signature block should be revised to reference "Francis S. Garofalo" as the MAPC Chairman.

F. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.

G. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.

H. 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.

I. The dimension along the north line of the plat needs to be revised to correspond with the legal description.

J. 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.

K. 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.)

L. 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.

M. 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.

N. 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.

O. 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.

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

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

R. 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.

S. 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 Release 13 version of 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.

This matter will be forwarded to the Planning Commission for its consideration on Monday, November 29, 1999, at 12:30 p.m.

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

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

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Stoneborough Corporation, 229 E. William, Wichita, KS 672020
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. 3-4
November 29, 1999

STAFF REPORT
(One-Step Final Plat Approved 11/4/99)

CASE NUMBER: S/D 99-70 - STONEBOROUGH 2ND ADDITION

OWNER/APPLICANT: Stoneborough Corporation, 229 E. William, Wichita, KS 67202

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

LOCATION: West side of Broadway, North of 55th St. South

SITE SIZE: 2.26 Acres

NUMBER OF LOTS

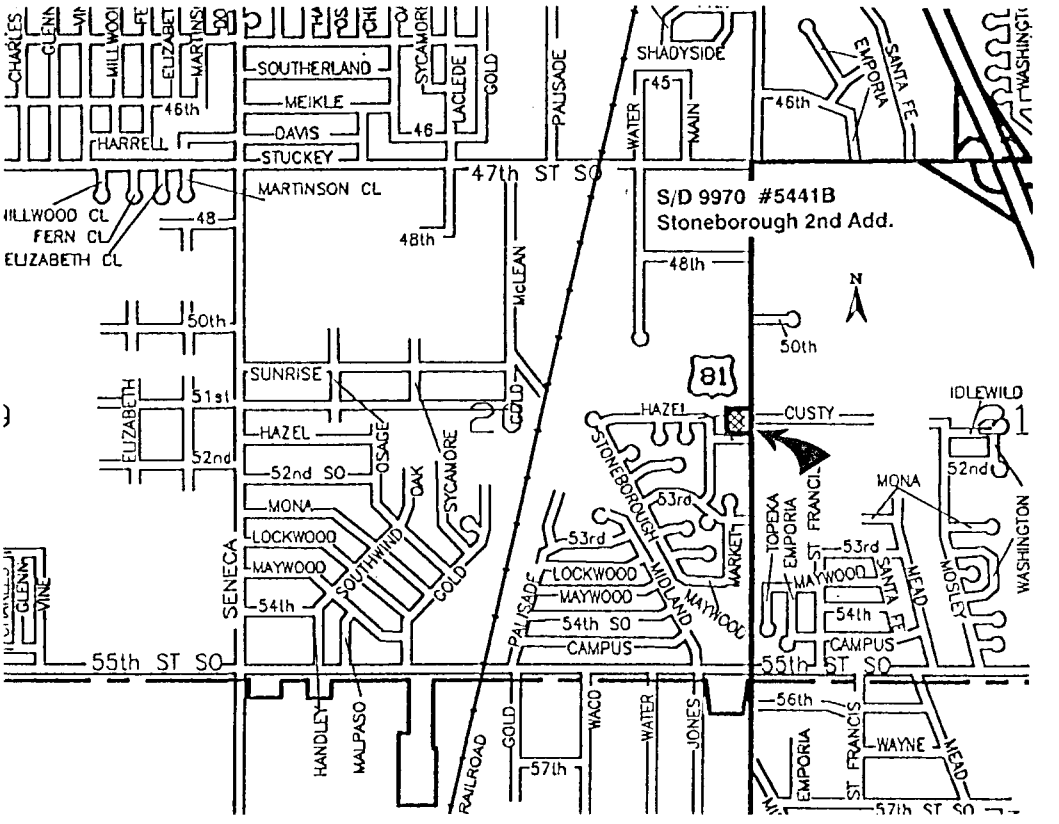
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 1.12 Acres

CURRENT ZONING: GC, General Commercial

PROPOSED ZONING: Same

VICINITY MAP



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

STAFF COMMENTS:

A. Existing municipal services are available to serve this site. City Engineering needs to verify if any guarantees are required. ***No guarantees are 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 private storm sewer extension is required at the time of site development.***

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