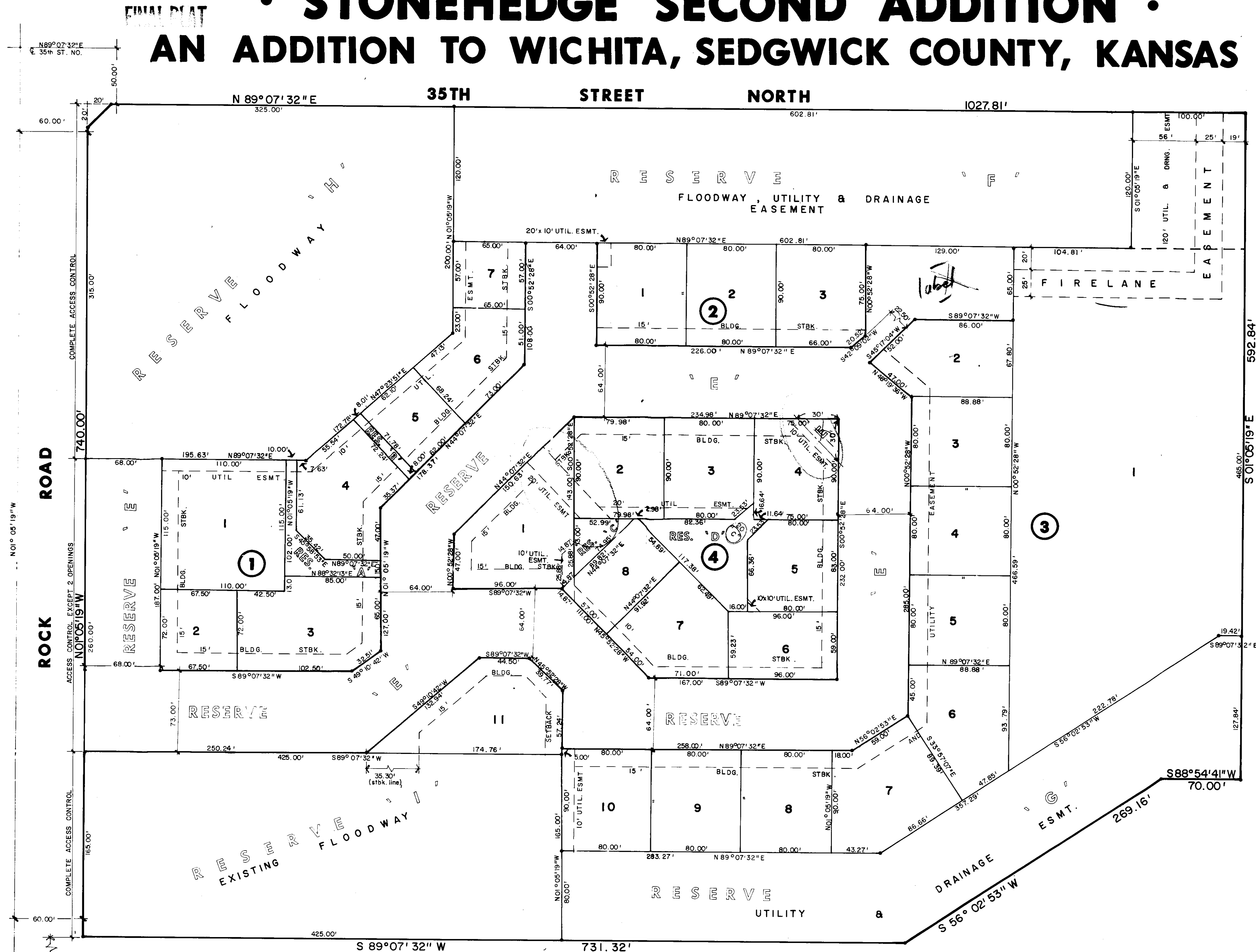


THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 1/3/85 SUBJECT
TO THE CONDITIONS OF THE OUTLIN-
ED IN OUR LETTER DATED 2/1/85

OFFICE COPY
DO NOT REMOVE

• FINAL PLAT OF •
• **STONEHEDGE SECOND ADDITION** •
• **AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS** •



NORTH
Scale: 1" = 50.0'
• = IRON
MIN. BUILDING PAD ELEV.
= 202.00 CITY DATUM.

SW 1/4, NW 1/4 Sec. 32
T26S, R2E

February 7, 1985

Mid-Kansas Engineering Consultants, P.A.
3500 North Rock Road, #800
Wichita, KS 67226

Re.: S/D 84-113 - Final Plat of Stonehedge 2nd Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, February 7, 1985, 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 1, 1985.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platator.
3. Certification that all real estate taxes for 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Landmark Communities, Inc., 3500 N. Rock Rd., #100, Wichita, KS 67226
Woodlawn Development Co., 3500 N. Rock Rd., #100, Wichita, KS 67226
Mike Lindebak, City Engineer

Final Plat
SUBDIVISION REPORT
S/D 84-II3 - STONEHEDGE 2ND ADDITION

- K. The applicant shall submit documents to the Planning Department for recording which provide for the ownership and maintenance of all the reserves and the two floodways. The documents shall give the City authority to maintain the floodways if the owners fail to do so and to charge the costs equally to the lot owners. The documents shall also state that the circulation drive within Reserve "A" will be constructed to provide access to any lot prior to occupancy of a building on the lot.
- L. On the final plat tracing, the center line of the 10-foot utility easement at the northeast corner of Lot 4, Block 4 shall be labeled.
- M. On the final plat tracing, the 20-foot utility easement, at the northeast corner of Lot 1, Block 4 and the southwest corner of Lot 2, Block 4, shall be dimensioned from lot lines.
- N. On the final plat tracing, ED RESA shall be indicated as Deputy to the Register of Deeds.
- O. On the final plat tracing, the signature block of the County Commissioners shall be corrected to reference the following order of signatures:
 - 1. DONALD E. GRAGG
 - 2. BERNARD A. HENTZEN
 - 3. TOM SCOTT
- P. On the final plat tracing, the platlor's text shall be amended to reference the platting of Reserve "B."
- Q. On the final plat tracing, the area north of Lot 2, Block 3 and east of Lot 3, Block 2 shall be labeled.
- R. Closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- T. The representative from the City Engineer's office should be prepared to comment on the status of the applicants drainage plan.
- U. The applicant, or his agent, shall be prepared to state what the 20 "C" labeling within Reserve "D" means.
- V. The applicant, or his agent, shall be prepared to state what the "E" labeling within Lot 4, Block 4 means. Is this now part of Reserve "E"? If so, why haven't the lot lines been adjusted for Lot 4, Block 4?

Final Plat
SUBDIVISION REPORT

BDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 84-113 Name: STONEHEDGE 2ND ADDITION

Preliminary Approved: 12/6/84
Scheduled S/D Meeting: 1/31/85

DESCRIPTION

General Location: Southeast corner of Rock Road and 35th Street North.
Owner: Landmark Communities, Inc., 3500 N. Rock Road, Suite #100,
Wichita, KS 67226
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 17.7 Acres +
 2. Number of Lots:
 - Residential:
 - Office: 29
 - Commercial:
 - Industrial:
 - Total: 29
 3. Minimum Lot Area: 4,340 Sq. Ft.
 4. Existing Zoning: E - Light Industrial
 5. Proposed Zoning: E - Light Industrial
-

STAFF COMMENTS:

- NOTE: This plat proposes to replat all of Stonehedge Addition except Lot 1, Block 5. The property is being replatted for an office park type of development. Access to each lot is by way of a private circulation drive with 90-degree parking on both sides of the drive.
- A. The applicant shall guarantee the extension of sanitary sewer to serve all the proposed lots.
 - B. The applicant shall guarantee the abandonment of those sanitary sewer lines not provided for by this replat.
 - C. The applicant shall guarantee the extension of municipal water to serve all the proposed lots.
 - D. The applicant shall guarantee the abandonment of those water lines not provided for by this replat.
 - E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - F. As required at the time of preliminary plat approval, this plat shall indicate the boundaries and recording data of the private sewer easement which provides Lot 2, Block 1 with sanitary sewer service. This private easement shall be indicated on the final plat tracing.
 - G. On the final plat tracing, the labeling of the utility and drainage easement, adjacent to the north line of Lot 1, Block 3, shall be accompanied by arrows which indicate the boundaries of this easement (i.e., is the easement's east line the west line of the firelane easement or is it the east line of the plat?).
 - H. The final plat tracing shall clarify the conflict between the plat's text and the face of the plat regarding the purposes of Reserve "F" (i.e., is this Reserve being platted for floodway purposes or not?).
 - I. The required minimum building pad shall be expressed in Mean Sea Level as well as in City Datum.
 - J. Access to all interior lots in Blocks 1 through 3 is to be provided in Reserve "A." The applicant is advised that, at the time of lot development, improvements in Reserve "A" will be required to meet the minimum firelane standard.