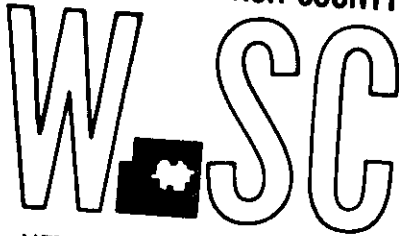


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561



December 7, 1984

Bill G. Yung Design
8225 East 35th Street North
Wichita, KS 67226

Re: S/D 84-113 - Preliminary Plat of Stonehedge Second Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 6, 1984, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- 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. The final plat shall indicate the private sewer easement which exists to serve Lot 2, Block 1. Appropriate recording information shall be indicated.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The final plat shall label the 15-foot utility easement on the front of Lots 2 through 10, Block 3 also as a 15-foot building setback.

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- H. The final plat shall indicate dimensions for the boundaries of Reserves I, B and C.
- I. The final plat shall indicate a dimension for the building setback on the southwest corner of Lot 11, Block 3.
- J. On the final plat, the 56-foot wide utility and drainage easement and 25-foot firelane easement located on the northeast corner of Lot 1, Block 3, shall be clearly indicated.
- K. 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.
- L. 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.
- M. On the final plat, the plattor's text shall state who is to own and maintain the proposed reserves.
- N. Since reserves "D" and "G" are being platted for floodway purposes, the plattor's text, on the final plat, shall make appropriate reference to the standard floodway language.
- O. It is requested that the required minimum building pad for this property be indicated in Mean Sea Level in addition to City datum.
- P. Prior to or at the time of submitting a final plat, the applicant shall submit a drainage plan to the City Engineer's office for review and approval.
- Q. 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.
- R. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Bill G. Yung Design
Re: S/D 84-113 - Preliminary Plat of Stonehedge Second Addition
December 7, 1984
Page 3

The enclosed "marked" copy of the plat is for your information and files.
If you should have any questions, please call.

Sincerely,

Forrest L. Nagley ^{BO}

Forrest L. Nagley
Senior Planner

FLN:mlh

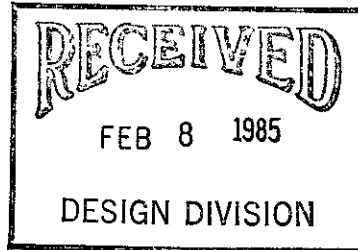
cc: Landmark Communities, Inc., 3500 North Rock Road, Suite #100,
Wichita, KS 67226
Woodlawn Development Company, 3500 North Rock Road, Suite #100,
Wichita, KS 67226
Mid-Kansas Engineering Consultants, 240 N. Rock Road, Suite 130
Wichita, KS 67206
✓ Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561



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 plattor.
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

Barbara R. Bonanni
Junior Planner

BRB:mlh

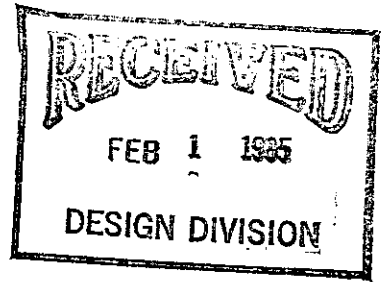
cc: Landmark Communities, Inc., 3500 N. Rock Rd., #100, Wichita, KS 67226
Woodlawn Development Co., 3500 N. Rock Rd., #100, Wichita, KS 67226
✓ Mike Lindebak, City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561



February 1, 1985

Mid-Kansas Engineering Consultants, P.A.
3500 North Rock Road, Suite #100
Wichita, KS 67226

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

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 31, 1985, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 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?):

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- 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 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.
- 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 plat'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.

Mid-Kansas Engineering Consultants, P.A.
Re: S/D 84-113 - Final Plat of Stonehedge 2nd Addition
February 1, 1985
Page 3

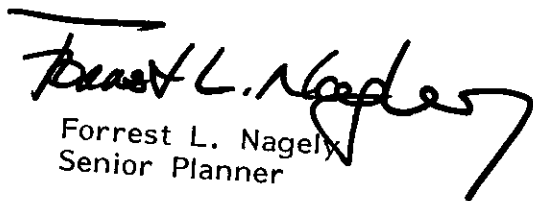
- R. The "C" notation shall be deleted from Reserve "D" on the final plat tracing.
- S. The final plat tracing shall resolve the boundary conflict between Reserve "E" and the northeast corner of Lot 4, Block 4.
- T. The applicant shall submit a final water line layout plan to the City Engineer's Office.
- U. Closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are 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 7, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagely
Senior Planner

FLN:mlh

cc: Landmark Communities, Inc., 3500 N. Rock Rd., Suite 100,
Wichita, KS 67226
Woodlawn Development Company, 3500 North Rock Road, Suite #100,
Wichita, KS 67226
✓ Mike Lindebak, City Engineer

Storm Water Sewer

Stone hedge
FBN 1/29/25

Approx. $\frac{3}{5}$ ths of AREA A
the surface runoff in Area A
flows to the inlet & storm sewer. Q_5 for this: $\frac{3}{5}th_3 =$
 $.60 (25.8) = 15.5$ cfs With a $S=5\%$, an 15" RCP would
be required.

Approx. 5.38 acres AREA B
drains to the inlet in Area B.
 $Q_5 = 5.38(0.70) 4.76 = 17.9$ cfs With an $S=2.5\%$,
an 13" RCP would be required.

January 29, 1985

STONEHEDGE

<u>Area</u>	<u>Area (acres)</u>	<u>Area Accum.</u>	<u>C</u>	<u>Tc</u>	<u>15 (in/hr)</u>	<u>100 (in/hr)</u>	<u>Q5 (cfs)</u>	<u>Q100 (cfs)</u>
A	7.58		0.70	18	4.86	8.37	25.8	44.4
B	10.47		0.70	19	4.76	8.19	34.9	60.0



STONEHEDGE

MID VALLEY ENGINEERING CONSULTANTS PA
 2500 N. HOPE ROAD
 BUILDING 8-D
 HOUSTON, TEXAS 77050
 282-6344