

Preliminary Plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

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

Preliminary Approved:  
Scheduled S/D Meeting: 12/6/84

DESCRIPTION

General Location: At 35th Street North and Rock Road  
Owner: Landmark Communities, Inc.  
Surveyor/Engineer: Bill G. Yung Design

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. The applicant shall guarantee the construction of a decel lane on Rock Road to serve the main entrance of this proposed development. In this regard, the representative from the City Engineer's Office should be prepared to state if the petition submitted with the original Stonehedge plat is still valid. If so, a new guarantee is not required with this replat.
- 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.
- H. The final plat shall indicate dimensions for the boundaries of Reserves 1, 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.

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- 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 platlor'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 platlor'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. The applicant or his agent should be prepared to advise how Lot 2, Block 1 will have access to sanitary sewer service.
- Q. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage concept. Specifically, are the boundaries of the proposed floodways and drainage easements acceptable and is the proposed minimum building pad of 202 City datum correct?
- R. 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.
- S. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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
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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.

Final Plat  
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- 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 platator'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?