

STONEBOROUGH

AN ADDITION TO WICHITA
SEDGWICK COUNTY, KANSAS

SCALE: 1"=100'

SET IRON
B.S.L. - BUILDING SETBACK LINE

B.M. - CITY OF WICHITA BENCH MARK DISC 44' EAST AND
52' SOUTH OF THE INTERSECTION OF THE
CENTER LINES OF BROADWAY AND 55TH STREET
SOUTH.

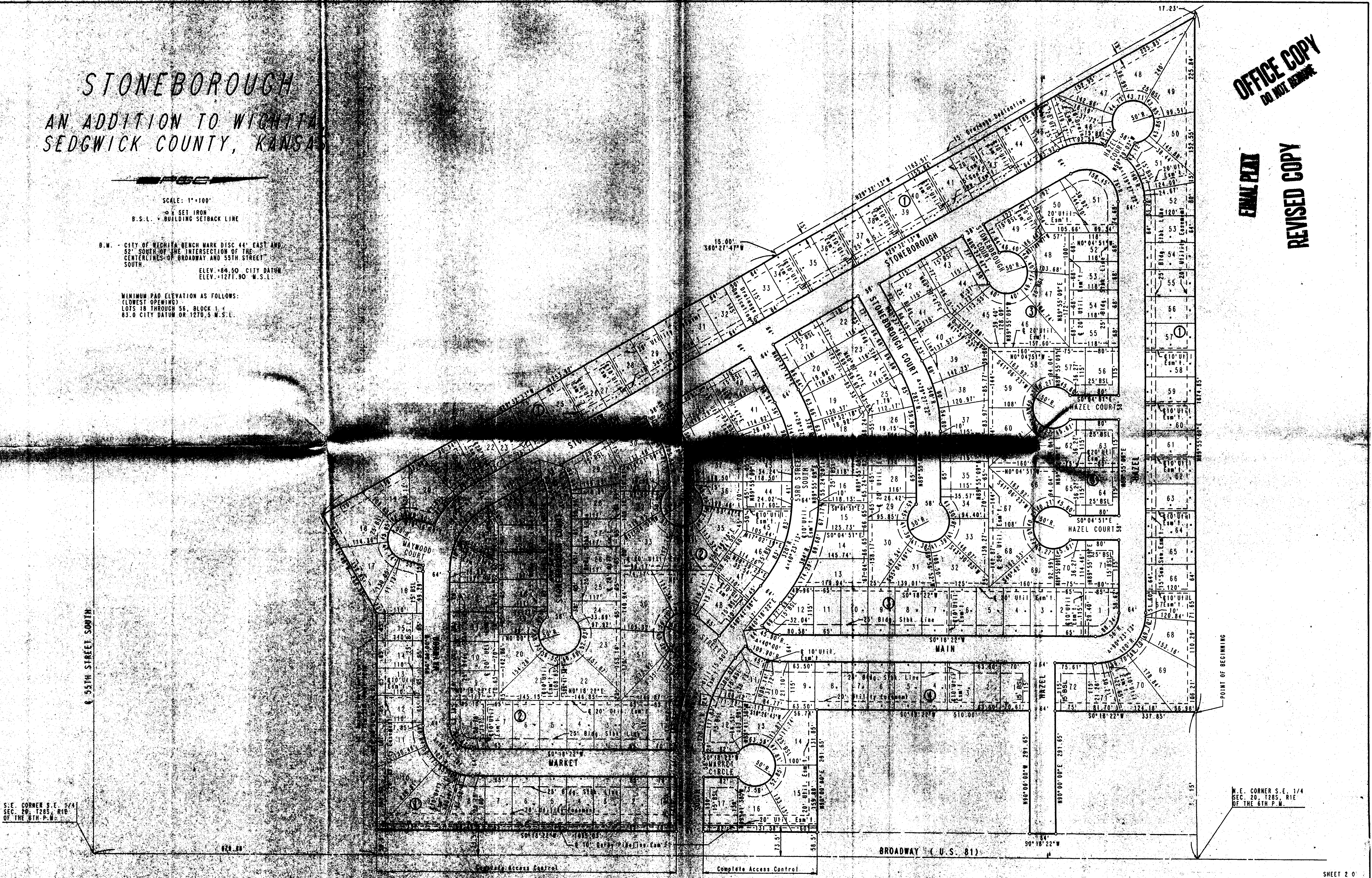
ELEV. +84.50 CITY DATUM
ELEV. +1271.90 M.S.L.

MINIMUM PAD ELEVATION AS FOLLOWS:
(LOWEST OPENING)
LOTS 18 THROUGH 56, BLOCK 1:
83.0 CITY DATUM OR 1270.5 M.S.L.

OFFICE COPY
DO NOT REMOVE

FINAL PLAN

REVISED COPY



S.E. CORNER S.E. 1/4
SEC. 20, T28S, R1E
OF THE 6TH P.M.

N.E. CORNER S.E. 1/4
SEC. 20, T28S, R1E
OF THE 6TH P.M.

STONEBOROUGH

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 11/10/92 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 1/10/92

OFFICE COPY
DATE 11/10/92

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, CHARLES S. BROWN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON 11/10/92 DAY OF NOVEMBER, 1992, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATING STONEBOROUGH AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS INTO LOTS, BLOCKS, STREETS, AND A DRAINAGE DEDICATION, THE SAME BEING:
A TRACT OF LAND IN THE S.E. 1/4 OF SECTION 28, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE NORTH LINE AND 150.16 FEET WEST OF THE N.E. CORNER OF SAID S.E. 1/4; THENCE BEARING S 0°18'22" W PARALLEL TO THE EAST LINE OF SAID S.E. 1/4 A DISTANCE OF 337.85 FEET; THENCE BEARING N 90°00'00" E A DISTANCE OF 291.65 FEET; THENCE BEARING S 0°18'22" W PARALLEL TO AND 58.50 FEET WEST OF THE EAST LINE OF SAID S.E. 1/4 A DISTANCE OF 64.00 FEET; THENCE BEARING N 90°00'00" E A DISTANCE OF 291.65 FEET; THENCE BEARING S 0°18'22" W PARALLEL TO AND 58.50 FEET WEST OF THE EAST LINE OF SAID S.E. 1/4 A DISTANCE OF 1055.63 FEET; THENCE BEARING N 90°00'00" W A DISTANCE OF 516.62 FEET; THENCE BEARING S 0°18'22" W A DISTANCE OF 268.85 FEET TO THE EASTERLY LINE OF DRAINAGE DEDICATION AS PLATTED IN ROBBINS FARM ADDITION AND ROBBINS FARM ADDITION, WICHITA, KANSAS; THENCE BEARING N 29°32'13" E ALONG SAID EASTERLY LINE A DISTANCE OF 1253.92 FEET; THENCE BEARING S 89°27'41" W A DISTANCE OF 15.00 FEET; THENCE BEARING N 29°32'13" E ALONG THE EASTERLY LINE OF CONDEMNED MIDLAND VALLEY RAILROAD (SEE C-104274) A DISTANCE OF 1163.51 FEET TO A POINT IN THE NORTH LINE OF SAID S.E. 1/4; THENCE BEARING N 89°55'09" E ALONG SAID NORTH LINE A DISTANCE OF 1674.85 FEET TO THE POINT OF BEGINNING.

CHARLES S. BROWN, P.E., L.I.C. NO. 7581
PROFESSIONAL ENGINEERING CONSULTANTS

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS, AND A DRAINAGE DEDICATION, THE SAME TO BE KNOWN AS STONEBOROUGH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTER'S RIGHTS OF ACCESS TO AND FROM BROADWAY (U.S.81) OVER AND ACROSS THE EAST LINE OF BLOCKS 1 AND 4, ARE HEREBY GRANTED TO THE CITY OF WICHITA.

THE DRAINAGE DEDICATION IS HEREBY DEDICATED TO THE PUBLIC FOR DRAINAGE PURPOSES.

THAT PORTION OF 54TH STREET SOUTH AS DEDICATED BY FILM 320, PAGE 565 WITHIN THE ABOVE DESCRIBED TRACT OF LAND, IS HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 17-112 (b) AMENDED.

MINIMUM PAD ELEVATION AS FOLLOWS (LOWEST OPENING)
LOTS 18 THROUGH 56, BLOCK 1 = 1271.5 CITY DATUM OR 1271.5 M.S.L.

OWNER: STONEBOROUGH CORPORATION

BY RANDALL J. VOTH, PRESIDENT

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

DAY OF NOVEMBER, 1992, I, CHARLES S. BROWN, IN AFORESAID STATE AND COUNTY, CAME PERSONALLY KNOWN TO BE THE SURVEYOR, AND I HAVE CAUSED THE INSTRUMENT OF WRITING AND DULY SIGNED BY THE SURVEYOR, TO BE FOR AND ON BEHALF AND AS THE TESTIMONY WHEREOF, I HAVE HEREIN SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEGDWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS _____ DAY OF _____, 1992

_____, CHAIRMAN
CHRISTOPHER J. GOEBEL

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATE THIS _____ DAY OF _____, 1992

_____, MAYOR
BOB KNIGHT

_____, DEPUTY CITY CLERK
PAT BARNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1992

_____, COUNTY CLERK
DON WRIGHT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1992

_____, REGISTER OF DEEDS
PAT KETTER

_____, DEPUTY
ED RESA

Please call if you have any questions.

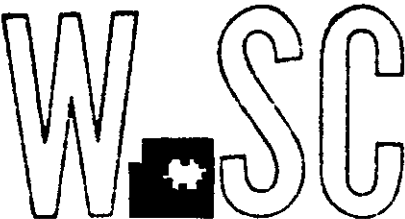
Sincerely,

A handwritten signature in black ink, appearing to read "Don Losew". The signature is fluid and cursive, with a long horizontal stroke at the end.

Don Losew
Senior Planner

DL:sm

cc: Stoneborough Corp. c/o Randall J. Voth, 6325 W. Kellogg,
Wichita, KS 67209
Mr. Wade Culwell, K.D.O.T., Dist. #5 Engineer, 500 N.
Hendricks, P.O. Box 679, Hutchinson, KS 67504-0769
Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

January 17, 1992

Gary Wiley
Professional Engineering Consultants
303 South Topeka
Wichita, KS 67202

Re: S/D 91-46 Stoneborough Addition

Dear Gary:

At the regular meeting of the Metropolitan Area Planning Commission on January 16, 1992, 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 January 10, 1992.

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 for consideration:

1. Submission of the fully completed and signed tracing of the subdivision 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 and residential developers.

S/D 91-46 - STONEBOROUGH ADDITION

Page 4

- T. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- U. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- V. Recording of the plat within 30 days after approval by the City Council.

January 16, 1992

STAFF REPORT

(Revised Final Plat Approved 1/9/92; Final Plat Approved 11/25/91,
Preliminary Plat Approved 10/31/91)

CASE NUMBER: S/D 91-46 - STONEBOROUGH ADDITION

OWNER/APPLICANT: Stoneborough Corp. c/o Randall J. Voth, 6325
W. Kellogg, Wichita, KS 67209

SURVEYOR/ENGINEER: Professional Engineering Consultants, 303
South Topeka, Wichita, KS 67202

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

SITE SIZE: 57.8 Acres

NUMBER OF LOTS

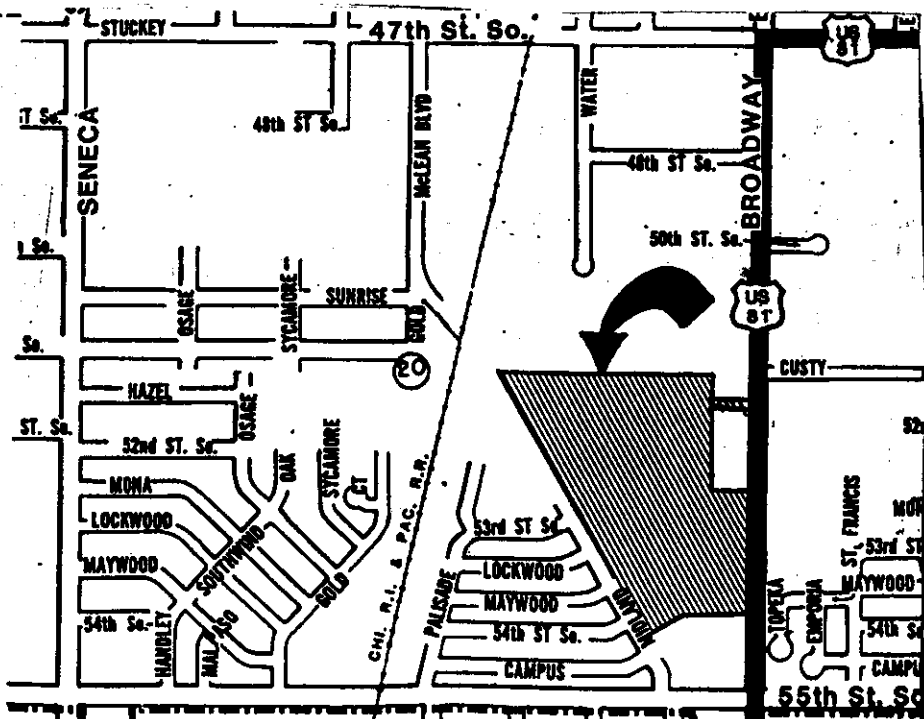
Residential:	212
Office:	
Commercial:	
Industrial:	
Total:	212

MINIMUM LOT AREA: 7400 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling and "C" Commercial

PROPOSED ZONING: "AA" One Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property. This guarantee shall provide for any improvements required for the drainage ditch adjacent to this site, but not to include a bridge or culvert for a street crossing.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. As required by the sidewalk ordinance, sidewalks shall be guaranteed on one side of 53rd St. S. and on one side of the two major street loops; i.e. Park Place-Custy-Stoneborough and Market-Maywood-Stoneborough (both streets are long continuous street segments, with more than 48 lots accessing the street). Sidewalk shall also be provided on both sides of the segment of Hazel extending out to Broadway (required because of Commercial Zoning either side of street). Such guarantees are typically included in the street paving guarantee. However, prior to submitting the final plat tracing the applicant should meet with Planning and City Engineering to determine if an alternate method may be used.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. This site is effected by a number of zoning issues. A significant portion of this site along Broadway is under "C" Commercial Zoning. Not only is this incompatible with the intended residential use being platted, but such zoning would also require streets in this area to meet the commercial street standard (70 ft. right-of-way, 41 ft. paving). An appropriate rezoning is scheduled for public hearing at MAPC on December 5, 1991. Approval of such a zone change should be obtained prior to this plat being approved by City Council.

Also, a major portion of this site, to the northwest has an active zoning case (Z-2964) for "B" multi-family zoning. As

indicated above, this is again not an appropriate zoning classification for what is now being platted. The applicant has now requested that this zone case be closed and the files will be so noted.

- I. Fifty-fourth Street to the south of this plat has been dedicated. This proposed plat, however, makes the need for this street impractical. A separate vacation request for this street has been submitted and is on the same agenda.
- J. The final plat tracing shall indicate the utility easements requested by K.G. & E. particularly an additional easement between lots 3 and 4, Block 1.
- K. The applicant's agent shall determine any setback requirements from the Derby pipeline easement by researching the text of the pipeline agreement.
- L. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- M. Hazel's intersection with Broadway shall not be indicated as a solid line.
- N. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- O. The final plat tracing shall indicate the required minimum building pad elevations.
- P. On the final plat tracing Hazel court at the northwest corner should be indicated as a circle since this is a terminus for that street.
- Q. A revised platting binder shall be submitted indicating that the property being dedicated for Hazel's extension out to Broadway is in the applicant's ownership.
- 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. 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.