

STONE POST FARM

Sedgwick County, Kansas

final tracing received 11-4-03

State of Kansas)
Sedgwick County) SS

We, Ruggles & Bohm, P.A., Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "STONE POST FARM", Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

LEGAL DESCRIPTION:

Parcel 1:

The West Half of the Northeast Quarter of Section 24, Township 26 South, Range 2 East of the 6th P.M., EXCEPT a tract described as beginning at a point that is 1103 feet East of the Northwest corner of said Northeast Quarter; thence running East along the North line of said Northeast Quarter 220 feet; thence South parallel with the East line of said Northeast Quarter 587 feet; thence West 220 feet; thence North 587 feet to the point of beginning, all in Sedgwick County, Kansas.

Parcel 2:

The East Half of the Northeast Quarter of Section 24, Township 26 South, Range 2 East of the 6th P.M., EXCEPT that portion of the following described tract of land that may lie within the East half of the Northeast Quarter, beginning at a point that is 1103 feet East of the Northwest corner of said Northeast Quarter; thence running East along the North line of said Northeast Quarter 220 feet; thence South parallel with the East line of said Northeast Quarter 587 feet; thence West 220 feet; thence North 587 feet to the point of beginning, all in Sedgwick County, Kansas.

All public easements and dedications are being vacated by virtue of K.S.A. 12-512(b).

Ruggles & Bohm, P.A.

Thomas C. Ruggles Land Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, Blocks and Streets, to be known as "STONE POST FARM", Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted to the public as indicated for drainage purposes. Floodway reserve easements are hereby granted for the purpose of drainage, flood storage and the construction of drainage structures, landscaping, and ponds. Floodway reserve easements are to be maintained by the Home Owner's Association. The streets are hereby dedicated to and for the use of the public. Access Controls as indicated are hereby granted to the appropriate governing body. Temporary turnaround easements on Evening Shade and Stone Post are hereby granted for the use of the public, and will expire upon extension of the streets beyond the limits of this 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 applicable City or County Engineer, and unobstructed to allow for the conveyance of storm water.

Lee Builders, Inc.

Steve Lee President

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this _____ day of _____, 2003, by Steve Lee, President of Lee Builders, Inc., on behalf of the corporation.

Mildred E. Franz Notary Public

My appointment expires _____

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "STONE POST FARM", Wichita, Sedgwick County, Kansas, this _____ day of _____, 2003.

Chisholm Trail State Bank

Elmer Peters Jr. Executive Vice President

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this _____ day of _____, 2003, by Elmer Peters Jr., Executive Vice President, on behalf of the bank.

Melissa Bluml Notary Public

My appointment expires _____

This plat of "STONE POST FARM", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 2003.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Ronald L. Marnell Chairman

John L. Schlegel Secretary

This plat is approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2003.

At the Direction of the City Council

Carlos Mayans Mayor

Karen Schofield City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2003.

Tricia L. Robello, LS #1246 Deputy County Surveyor Sedgwick County Kansas

Entered on transfer record this _____ day of _____, 2003.

Don Brace County Clerk

State of Kansas)
Sedgwick County) SS

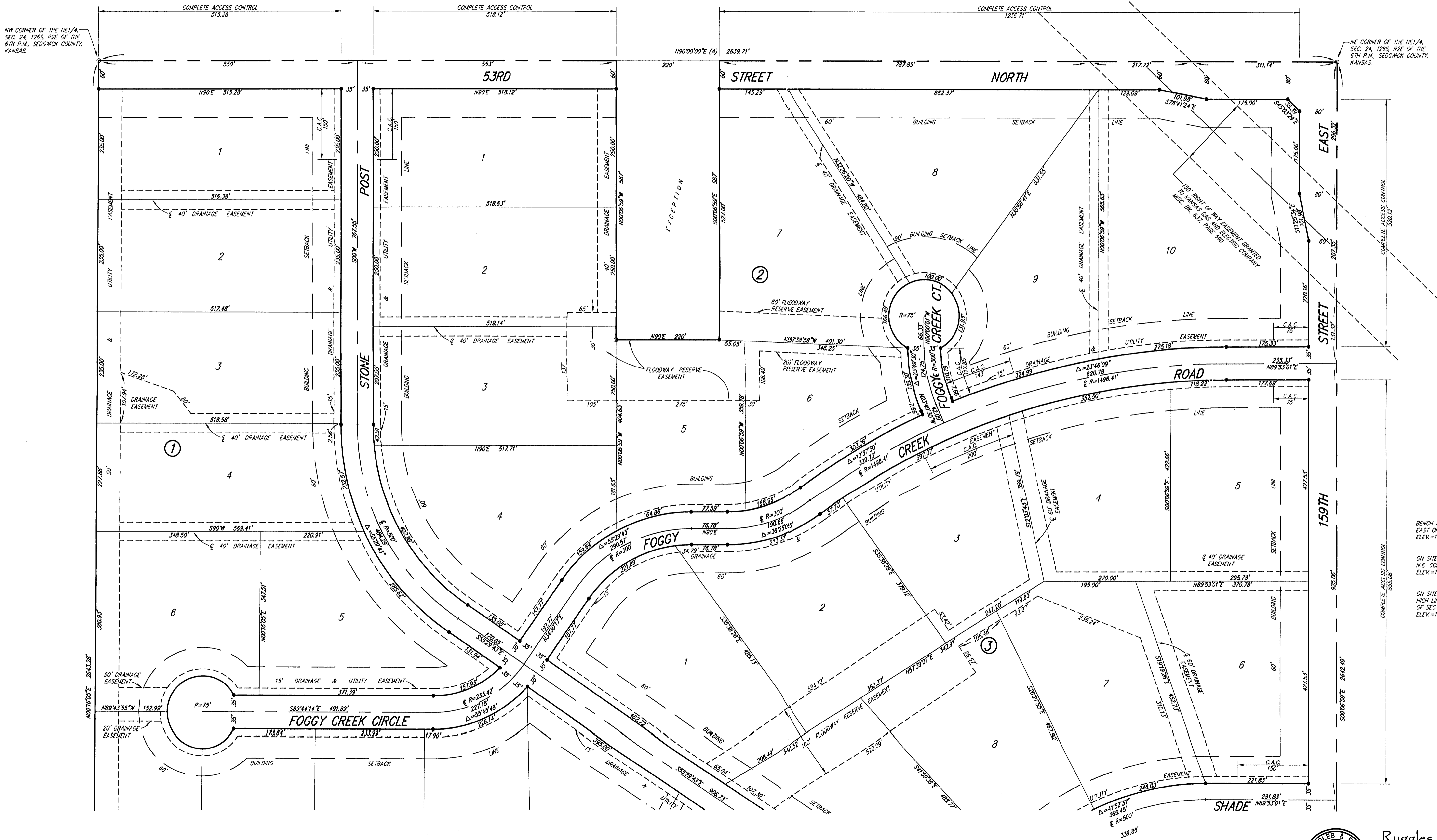
This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2003, at _____ o'clock _____ M., and is duly recorded.

Bill Meek Register of Deeds

Linda Kizzire Deputy

STONE POST FARM

Sedgwick County, Kansas



NW CORNER OF THE NE1/4, SEC. 24, T26S, R2E OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS.

NE CORNER OF THE NE1/4, SEC. 24, T26S, R2E OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS.



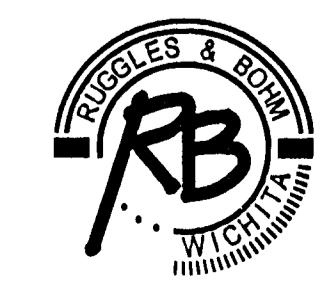
1" = 100'

- SURVEY MARKER LEGEND**
- = 3/4" IRON PIPE (FOUND)
 - ⊗ = PK NAIL (SET)
 - = 5/8" ALBAH W/AMB CAP (SET)

BENCH MARK: "D" ON SOUTH HUB GUARD OF R26C 1300' EAST OF S.W. CORNER SEC. 24, T26S, R2E ELEV.=1365.90 (NVD)

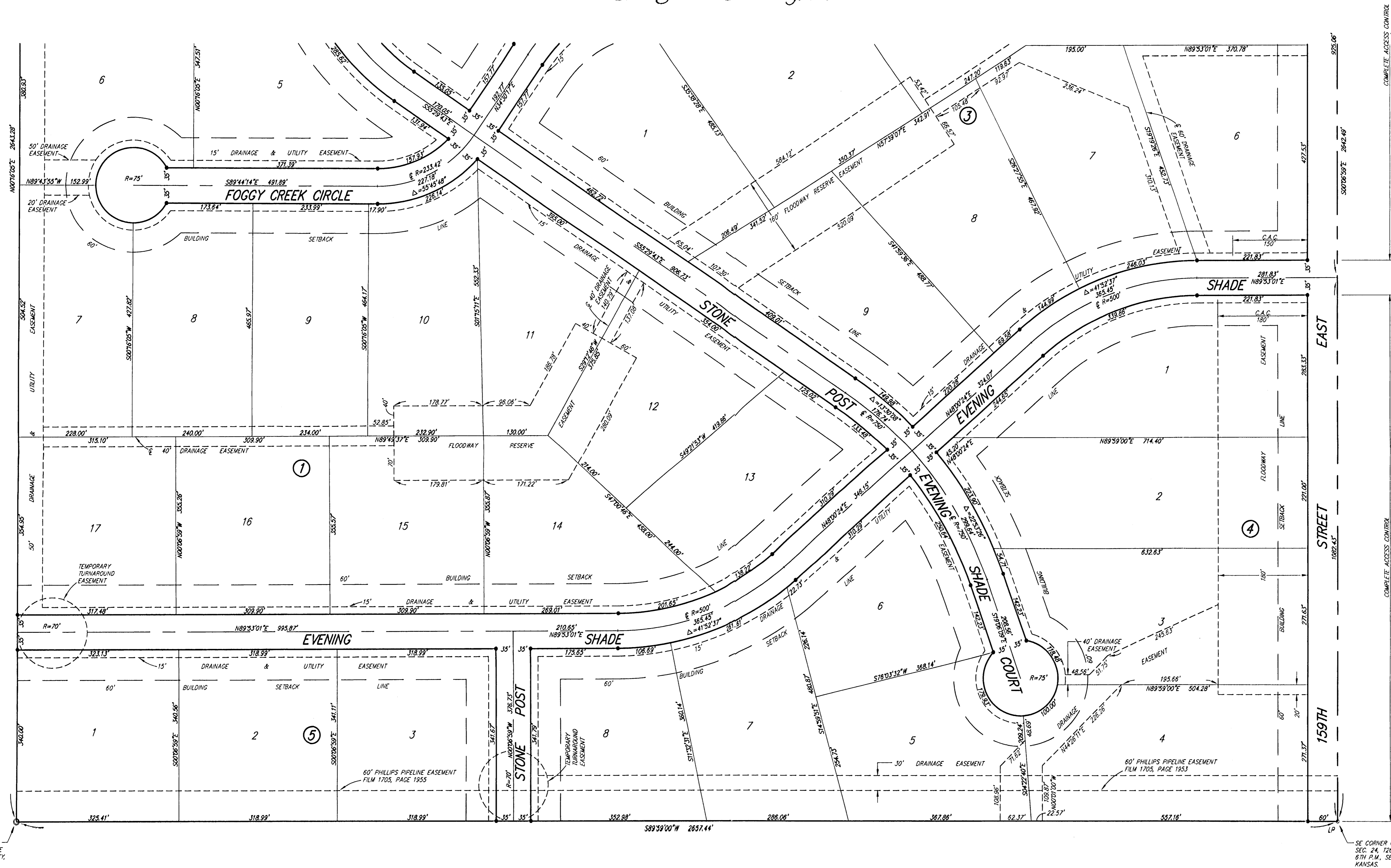
ON SITE B.M.: R.R. SPIKE IN POWER POLE 33.3' N.W. OF THE N.E. CORNER OF SEC. 24, T26S, R2E ELEV.=1384.12 (NVD)

ON SITE B.M.: RAB BRASS DISC IN CONCRETE BETWEEN 2 HIGH LINE ELECTRIC POLES 354' S.W. OF THE N.E. CORNER OF SEC. 24, T26S, R2E ELEV.=1382.09 (NVD)



STONE POST FARM

Sedgwick County, Kansas



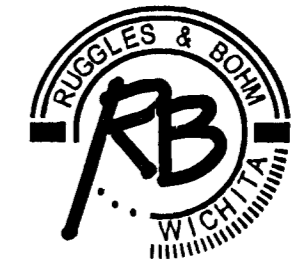
1" = 100'

SURVEY MARKER LEGEND

- = 5/8" REBAR OVER STONE (FOUND)
- LP = LEAD PLUG (FOUND)
- = 5/8" REBAR W/R&B CAP (SET)

SW CORNER OF THE NE1/4, SEC. 24, T26S, R2E OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS.

SE CORNER OF THE NE1/4, SEC. 24, T26S, R2E OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS.





Wichita-Sedgwick County Metropolitan Area Planning Department

August 21, 2003

Chris Bohm
Ruggles and Bohm P.A.
924 N. Main Street
Wichita, KS 67203

RE: SUB 2003-57 - Final Plat of Stone Post Farm Addition

At the regular meeting of the Metropolitan Area Planning Commission on August 21, 2003, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated August 15, 2003.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,
3. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

If you have any questions regarding this plat, please call.

A handwritten signature in black ink that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

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Wichita-Sedgwick County Metropolitan Area Planning Department

August 15, 2003

Chris Bohm
Ruggles and Bohm P.A.
924 N. Main Street
Wichita, KS 67203

RE: SUB 2003-57 - Final Plat of Stone Post Farm Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 14, 2003, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following staff comments:

- A. Since sanitary sewer is unavailable to serve this property, the applicant shall contact **County Code Enforcement** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval.
- B. **County Code Enforcement** and **County Engineering** should comment on the acceptability of the proposed alternative sewage system for these lot sizes and the need for a restrictive covenant addressing maintenance. *The alternative sewage system is approved. A restrictive covenant will be needed regarding maintenance.*
- C. The site is currently located within the Butler County Rural Water District No. 5. If service is available, feasible and the property is eligible for service, **County Code Enforcement** recommends connection.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. **County Engineering** needs to comment on the status of the applicant's drainage plan. *Floodway language needs to be included on the plat. On Lot 3, Block 4, the drainage easement needs to be expanded on floodway to the south line of the lot. The drainage plan needs to show the size of the structure entering the lot for Lot 4, Block 4. On Lot 4, Block 4 the floodway reserve needs expanded to the cul-de-sac.*
- F. **County Public Works** will need to establish access control on some lots in the plat to prevent crossing of major drainage ditches.

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- G. County Engineering recommends the drainage easements be relabeled as floodway reserves or drainage reserves. The Subdivision Committee approved the use of floodway reserve easements subject to County Engineering's review of restrictive covenants. The plat's text shall also reference the maintenance responsibilities of these easements.
- H. Provisions shall be made for ownership and maintenance of the proposed drainage easements. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, and who is to own and maintain the easements prior to the association taking over those responsibilities.
- I. In accordance with Access Management Regulations, complete access control is required for arterials intersecting with collectors and local streets. Complete access control of 150 feet is needed along Evening Shade from 159th St. East. Complete access control of 75 feet is needed along Morning View from 159th St. East.
- Access controls have been platted as requested.
- J. The applicant shall guarantee the installation of the proposed streets to the 36' rock road standard for all cul-de-sacs. The guarantee shall include the installation of a temporary turnaround at the plat's south line and a temporary turnaround at the plat's west line.
- K. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted to have a wetland determination completed.
- L. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lot 2, Block 4. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. The waiver has been approved.
- M. GIS needs to comment on the plat's street names. Shady Walk needs to be renamed.
- N. Per Sedgwick County Fire Department, access drives to any structure in excess of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) The surface will need to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed.)
- O. 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. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the County.

- P. 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.
- Q. The Subdivision regulations discourage the inclusion of pipeline easements within the perimeter of residential lots. It is recommended that the pipeline crossing the south line of the plat be included within a Reserve, or in the alternative a restrictive covenant provided identifying the pipeline easement.
- R. The plat'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.
- S. 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.)
- T. 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.
- U. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- V. 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.
- W. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- X. Perimeter closure computations shall be submitted with the final plat tracing.
- Y. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Z. 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.

SUB 2003-57 - Final Plat of Stone Post Farm Addition
August 15, 2003
Page 4

AA. The applicant is reminded that a compact disk (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, August 21, 2003, at 1:30 p.m. The enclosed "marked" copy of the plat is for your information and files.

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

If you have any questions regarding this plat, please call.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: Steven C. Lee, Lee's Builder's, Inc., 5300 E. 69th Street North, Valley Center, KS 67147
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

STAFF REPORT

(Final Plat Approved 8/14/03; Preliminary Plat Approved 6/26/03; Deferred 6/12/03)

CASE NUMBER: SUB 2003-57 -- STONE POST FARM ADDITION

OWNER/APPLICANT: Lee Builder's Inc., Attn: Steven Lee, President, 5300 East 69th North, Valley Center, KS 67147

SURVEYOR/ENGINEER: Ruggles & Bohm, P.A., Attn: Chris Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: Southwest corner of 53rd St. North and 159th St. East

SITE SIZE: 157.73 Acres

NUMBER OF LOTS

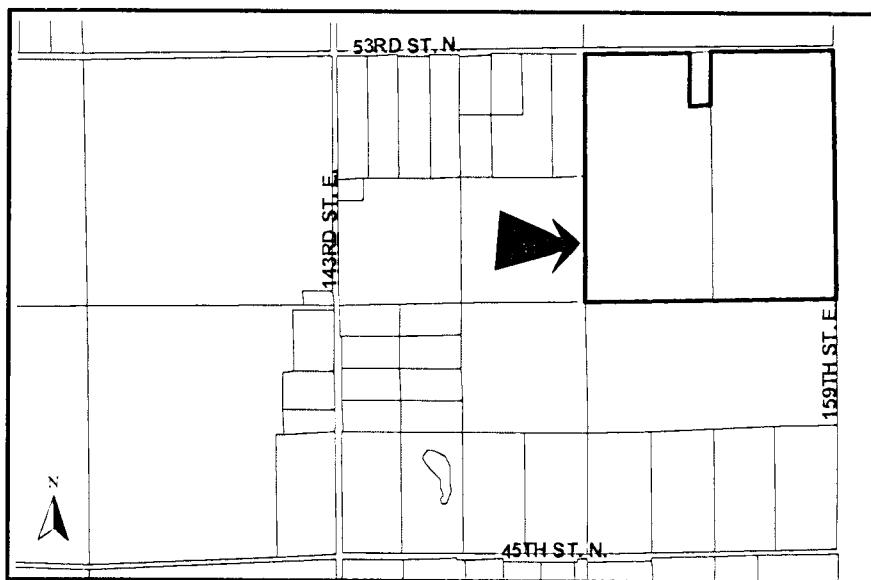
Residential:	47
Office:	
Commercial:	
Industrial:	
Total:	<u>47</u>

MINIMUM LOT AREA: 2.5 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



SUB 2003-57 -- Final Plat of STONE POST FARM ADDITION
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NOTE: This site is located in the County in an area designated as "rural" by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan. The applicant proposes an on-site alternative sewer system for the lots.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Since sanitary sewer is unavailable to serve this property, the applicant shall contact **County Code Enforcement** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval.
- B. **County Code Enforcement** and **County Engineering** should comment on the acceptability of the proposed alternative sewage system for these lot sizes and the need for a restrictive covenant addressing maintenance. **The alternative sewage system is approved. A restrictive covenant will be needed regarding maintenance.**
- C. The site is currently located within the Butler County Rural Water District No. 5. If service is available, feasible and the property is eligible for service, **County Code Enforcement** recommends connection.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. **County Engineering** needs to comment on the status of the applicant's drainage plan. **Floodway language needs to be included on the plat. On Lot 3, Block 4, the drainage easement needs to be expanded on floodway to the south line of the lot. The drainage plan needs to show the size of the structure entering the lot for Lot 4, Block 4. On Lot 4, Block 4 the floodway reserve needs expanded to the cul-de-sac.**
- F. **County Public Works** will need to establish access control on some lots in the plat to prevent crossing of major drainage ditches.
- G. **County Engineering** recommends the drainage easements be relabeled as floodway reserves or drainage reserves. **The Subdivision Committee approved the use of floodway reserve easements subject to County Engineering's review of restrictive covenants. The plat's text shall also reference the maintenance responsibilities of these easements.**
- H. Provisions shall be made for ownership and maintenance of the proposed drainage easements. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, and who is to own and maintain the easements prior to the association taking over those responsibilities.
- I. In accordance with Access Management Regulations, complete access control is required for arterials intersecting with collectors and local streets. Complete access control of 150 feet is needed along Evening Shade from 159th St. East. Complete access control of 75 feet is needed along Morning View from 159th St. East.

Access controls have been platted as requested.

SUB 2003-57 -- Final Plat of STONE POST FARM ADDITION
August 21, 2003 - Page 3

- J. The applicant shall guarantee the installation of the proposed streets to the 36' rock road standard for all cul-de-sacs. The guarantee shall include the installation of a temporary turnaround at the plat's south line and a temporary turnaround at the plat's west line.
- K. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted to have a wetland determination completed.
- L. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lot 2, Block 4. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. The waiver has been approved.
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SUB 2003-57 -- Final Plat of STONE POST FARM ADDITION
August 21, 2003 - Page 4

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