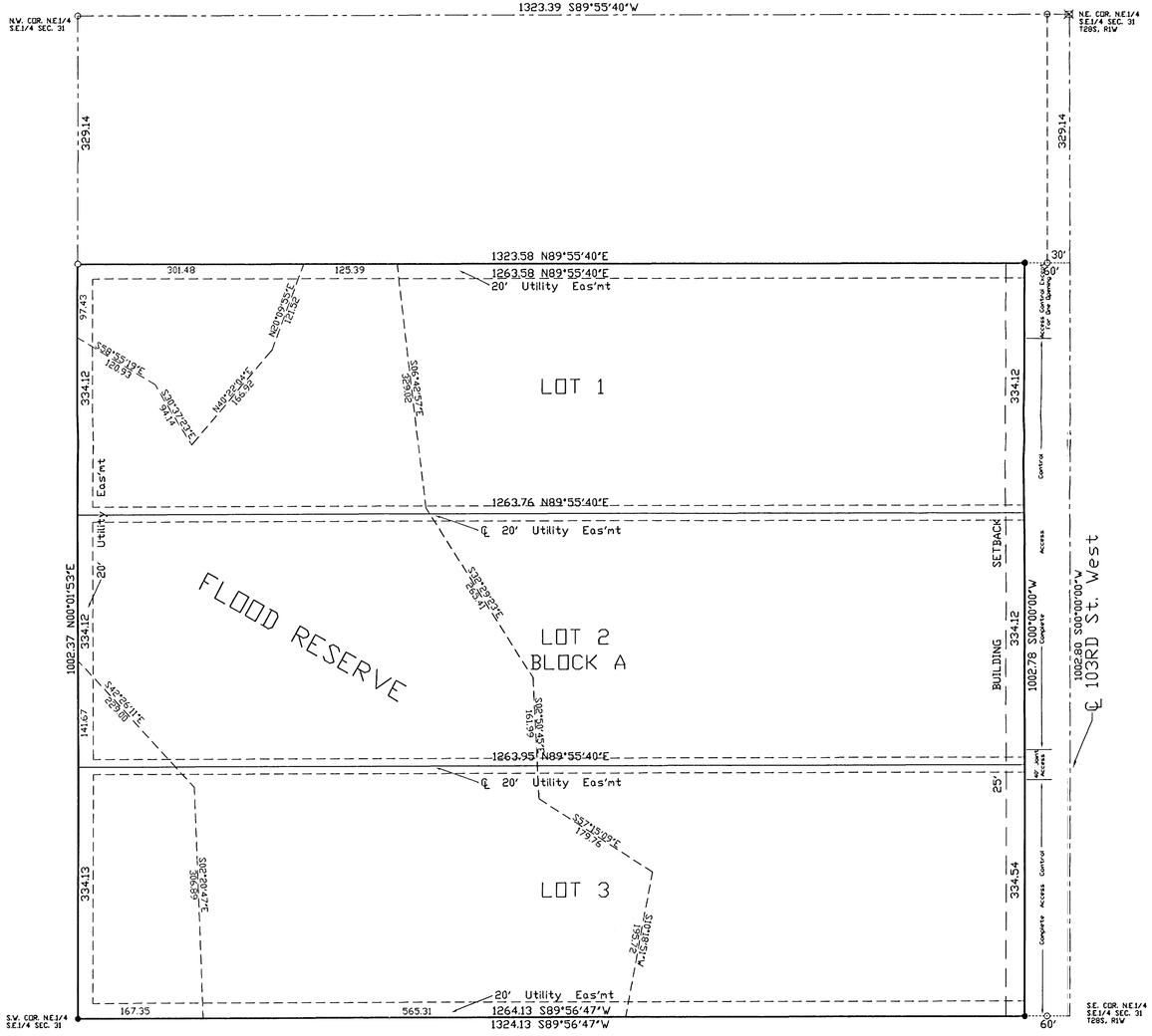
final tracing
Received 8/8/02

LYDIA LEIS ADDITION
TO SEDGWICK COUNTY, KANSAS

SCALE 1"=100'

● - 5/8" rebar w/ "Armstrong" cap set
⊠ - 5/8" rebar found
O - 1/2" rebar w/ "JLA 921" cap found



State of Kansas)
County of Sedgwick) SS

I, Donald C. Armstrong, a Registered Land Surveyor in said state and county do hereby certify that on this _____ day of _____, 2000, I have surveyed and platted "LYDIA LEIS ADDITION" to Sedgwick County, Kansas, into Lots and a Block, the same being described as follows: THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS. EXCEPT THE NORTH 329.14 FEET THEREOF.

_____
DONALD C. ARMSTRONG R.L.S. #780

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots and a Block to be known as "LYDIA LEIS ADDITION" TO SEDGWICK COUNTY, KANSAS. The utility easements as shown are hereby granted for the construction and maintenance of all public utilities. All abutters' rights of access to and from 103rd street West, over and across the east line of Lots 1-3 are hereby granted to the appropriate governing body, provided however that Lot 1 shall have access to 103rd street at one location as shall be determined by the County Engineer and Lots 2 and 3 shall have one joint access to 103rd street at one location as indicated. Flood way reserve shall be the responsibility of the owners of Lots 1, 2 and 3, Block A. "Lydia Leis Addition" until such time as the governing body exercising jurisdiction elects to assume the responsibility for the maintenance and improvement of drainage, provided further that no structures shall be constructed on or within said Flood way Reserve nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the appropriate governing body. A drainage plan has been developed for this plat and all drainage easements, right-of-ways, 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.

OWNERS:

_____ Date _____ Date
Donald A. Leis Lydia A. Leis

State of Kansas)
County of Sedgwick) ss

Be it remembered that on this _____day of _____.2001, before me, a Notary Public in aforesaid state and county, came Donald A. Leis and Lydia A. Leis to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notary seal the day and year above written.

_____, Notary Public
Donna Newman

My commission expires: _____

This plat has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____day of _____, 2002.

_____, Chairman
J.D. Michaelis

_____, Secretary
Marvin S. Krout

Reviewed in accordance with K.S.A. 58-2005 on this _____day of _____2002.

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

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____day of _____, 2002.

_____, Chairman
Ben Sciortino

_____, County Clerk
Don Brace

Entered on transfer record the _____day of _____, 2002.

_____, County Clerk
Don Brace

State of Kansas)
County of Sedgwick)

his is to certify that this plat has been filed for record in the office of the Register of Deeds this _____day of _____, 2002, at _____ M., and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

ARMSTRONG LAND SURVEY, P.A.
250 N. MATHEWSON
WICHITA, KANSAS
PH - (316) 263-0082
Fax - (316) 263-0092

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 25, 2002

Don Armstrong
Armstrong Land Surveying, P.A.
250 Mathewson
Wichita, KS 67214

RE: SUB 2002-67 -- One-Step Final Plat of Lydia Leis Addition

At the regular meeting of the Metropolitan Area Planning Commission on July 25, 2002, 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 July 19, 2002.

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 and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, 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, residential developments.

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 19, 2002

Don Armstrong
Armstrong Land Surveying, P.A.
250 Mathewson
Wichita, KS 67214

RE: SUB 2002-67 -- One-Step Final Plat of Lydia Leis Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 18, 2002, the above captioned plat was considered. The action of the Committee was to approve the one-step 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. The site is currently located within the Rural Water District No. 4. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter to MAPD and **County Code Enforcement** from the water district to that effect.

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

D. **County Engineering** needs to comment on the status of the applicant's drainage plan. ***A drainage plan is needed. A floodway reserve needs to be platted.***

E. **County Engineering** needs to comment on the access controls. The plat proposes two access openings along 103rd St. West, including one joint opening between Lots 2 and 3. ***Two openings have been approved. The opening for Lot 1 shall be located along the north property line.***

F. The joint access opening shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.

G. Access drives to any structures 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.

   a. Twenty feet of drivable surface designed to withstand the weight of fire apparatus in inclement weather needs to be provided the entire length of the access drive.

   b. To meet fire department specifications, the surface needs 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 four 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).

H. On the final plat tracing, the MAPC signature block needs to reference "J.D. Michaelis, Chair".

I. The signature line for the County Commissioners Chairman needs to reference "Ben Sciortino".

J. The Applicant is advised that if platted, the building setbacks may be reduced to 25 feet to meet the 85-ft setback required from the centerline of County section line roads.

K. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for all three lots. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.

L. The plattor'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.

M. 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.)

N. 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.

O. 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.

P. 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.

Q. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

R. Perimeter closure computations shall be submitted with the final plat tracing.

S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

T. 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.

U. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, July 25, at 12:30 p.m.

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

If you have any questions concerning this matter, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Donald and Lydia Leis, 8805 W. Nantucket, Wichita, KS 67212
Walter Rooney, Sedgwick County Fire Department
Mike Lindebak, City Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4-5
JULY 25, 2002

STAFF REPORT
(ONE-STEP FINAL PLAT APPROVED 7/18/02)

CASE NUMBER: SUB 2002-67 -- LYDIA LEIS ADDITION

OWNER/APPLICANT: Donald A. and Lydia Leis, 8805 W. Nantucket, Wichita, KS 67212

SURVEYOR/ENGINEER: Armstrong Land Survey, P.A., 250 Mathewson, Wichita, KS 67214

LOCATION: North of 71st St. South, West side of 103rd St. West

SITE SIZE: 30 Acres

NUMBER OF LOTS

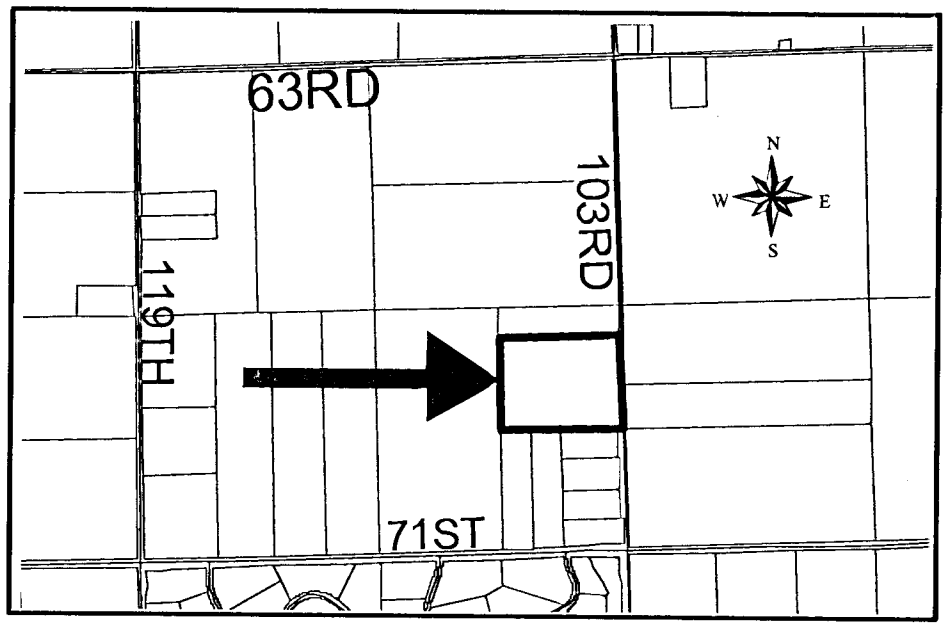
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	3

MINIMUM LOT AREA: 10 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



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.

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. The site is currently located within the Rural Water District No. 4. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter to MAPD and **County Code Enforcement** from the water district to that effect.

Not needed

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

D. **County Engineering** needs to comment on the status of the applicant's drainage plan. ***A drainage plan is needed. A floodway reserve needs to be platted.***

E. **County Engineering** needs to comment on the access controls. The plat proposes two access openings along 103rd St. West, including one joint opening between Lots 2 and 3. ***Two openings have been approved. The opening for Lot 1 shall be located along the north property line.***

F. The joint access opening shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.

G. Access drives to any structures 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.

   a. Twenty feet of drivable surface designed to withstand the weight of fire apparatus in inclement weather needs to be provided the entire length of the access drive.

   b. To meet fire department specifications, the surface needs 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 four 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).

H. On the final plat tracing, the MAPC signature block needs to reference "J.D. Michaelis, Chair".

I. The signature line for the County Commissioners Chairman needs to reference "Ben Sciortino".

J. The Applicant is advised that if platted, the building setbacks may be reduced to 25 feet to meet the 85-ft setback required from the centerline of County section line roads.

K. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for all three lots. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.

L. The plattor'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.

M. 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.)

N. 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.

O. 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.

P. 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.

Q. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

R. Perimeter closure computations shall be submitted with the final plat tracing.

S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

T. 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.

U. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.