

*Final 8/11/03*  
1+2

FINAL PLAT OF  
"MARIE'S MEADOW"  
SEDGWICK COUNTY, KANSAS  
IN THE NORTHWEST QUARTER OF SECTION 4,  
TOWNSHIP 28 SOUTH, RANGE 2 WEST OF THE 6TH P.M.

State of Kansas )  
Sedgwick County ) ss

Terra Tech Land Surveying, Inc., a corporation registered and authorized to practice Land Surveying in the State of Kansas, hereby certifies that it has surveyed and platted "MARIE'S MEADOW", Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

The East Half of the Northwest Quarter of Section 4, Township 28 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT the North 209 feet of the East 209 feet thereof; AND that part of the West Half of the Northwest Quarter of Section 4, Township 28 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas, described as: Beginning at a point on the North line of said Northwest Quarter which is 731.81 feet East of the Northwest corner of said Northwest Quarter; thence South, parallel with the West line of said Northwest Quarter, a distance of 298.0 feet; thence East, parallel with the North line of said Northwest Quarter, to the intersection with the East line of the West Half of said Northwest Quarter; thence North, on said East line, a distance of 298.0 feet, to the intersection with the North line of said Northwest Quarter; thence West to the Point of Beginning.

TERRA TECH LAND SURVEYING, INC.

\_\_\_\_\_  
Dave Goodrich LS #957 Date



Know all men by these presents that the undersigned, owners of the land described in the Surveyor's Certificate, have caused the same to be surveyed and platted into Lots and Streets, to be known as "MARIE'S MEADOW", Sedgwick County, Kansas. The Streets are hereby granted to and for the use of the public. The contingent street dedication as shown hereon shall become effective in the event that the City of Wichita or Sedgwick County determines a need for the right-of-way for any street purposes. All abutters' rights of access to or from 23rd Street South, over and across the North lines of Lots 1, 14, and 15, "MARIE'S MEADOW", are hereby granted to the appropriate governing body, provided however that Lot 15 shall access to 23rd Street South at one location within the West 285 feet of said Lot. All abutters' rights of access to or from Leo Circle, over and across the West line of the North 75 feet of Lot 1, and the East line of the North 75 feet of Lot 14, "MARIE'S MEADOW", are also hereby granted to the appropriate governing body. The utility easements as shown hereon are hereby granted for the construction and maintenance of all public utilities. Drainage easements and floodway reserves as shown hereon are hereby granted for the conveyance of stormwater. The floodway reserves shall be owned and maintained by the specific owner(s) of the lot which contains them. No building shall be constructed on or within said floodway reserves; nor shall any fill, change of grade, creation of channel or other work be carried on without permission of the appropriate governing body. 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 stormwater. Minimum pad elevations (lowest opening) are hereby established for Lots 9 thru 15, as shown hereon.

LEO P. SEIDL TRUST

\_\_\_\_\_  
Jane L. Stephenson, Trustee Dennis Seidl, Trustee

State of Kansas )  
Sedgwick County ) ss  
This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2003,  
by Jane L. Stephenson and Dennis Seidl, Co-Trustees of the Leo P. Seidl Trust, on behalf of the Trust.

\_\_\_\_\_, Notary Public  
My Commission Expires: \_\_\_\_\_

This plat of "MARIE'S MEADOW", 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

\_\_\_\_\_, Chair  
Bernard A. Hentzen  
\_\_\_\_\_, Secretary  
John L. Schlegel

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

AT THE DIRECTION OF THE WICHITA CITY COUNCIL

\_\_\_\_\_, Mayor  
Carlos Mayans  
\_\_\_\_\_, City Clerk  
Pat Graves

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

\_\_\_\_\_  
Tricia L. Robello, LS#1248  
Deputy County Surveyor  
Sedgwick County, Kansas

State of Kansas )  
County of Sedgwick ) ss

The dedications shown on the plat, if any, are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas, on \_\_\_\_\_, 2003.

(Seal)  
\_\_\_\_\_, Commission Chair  
Tim R. Norton

Attest: \_\_\_\_\_, County Clerk  
Don Brace  
(Seal)

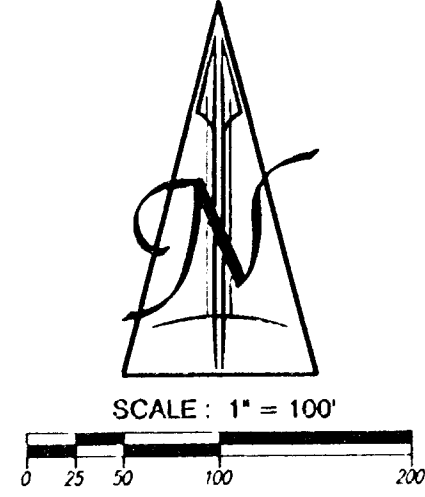
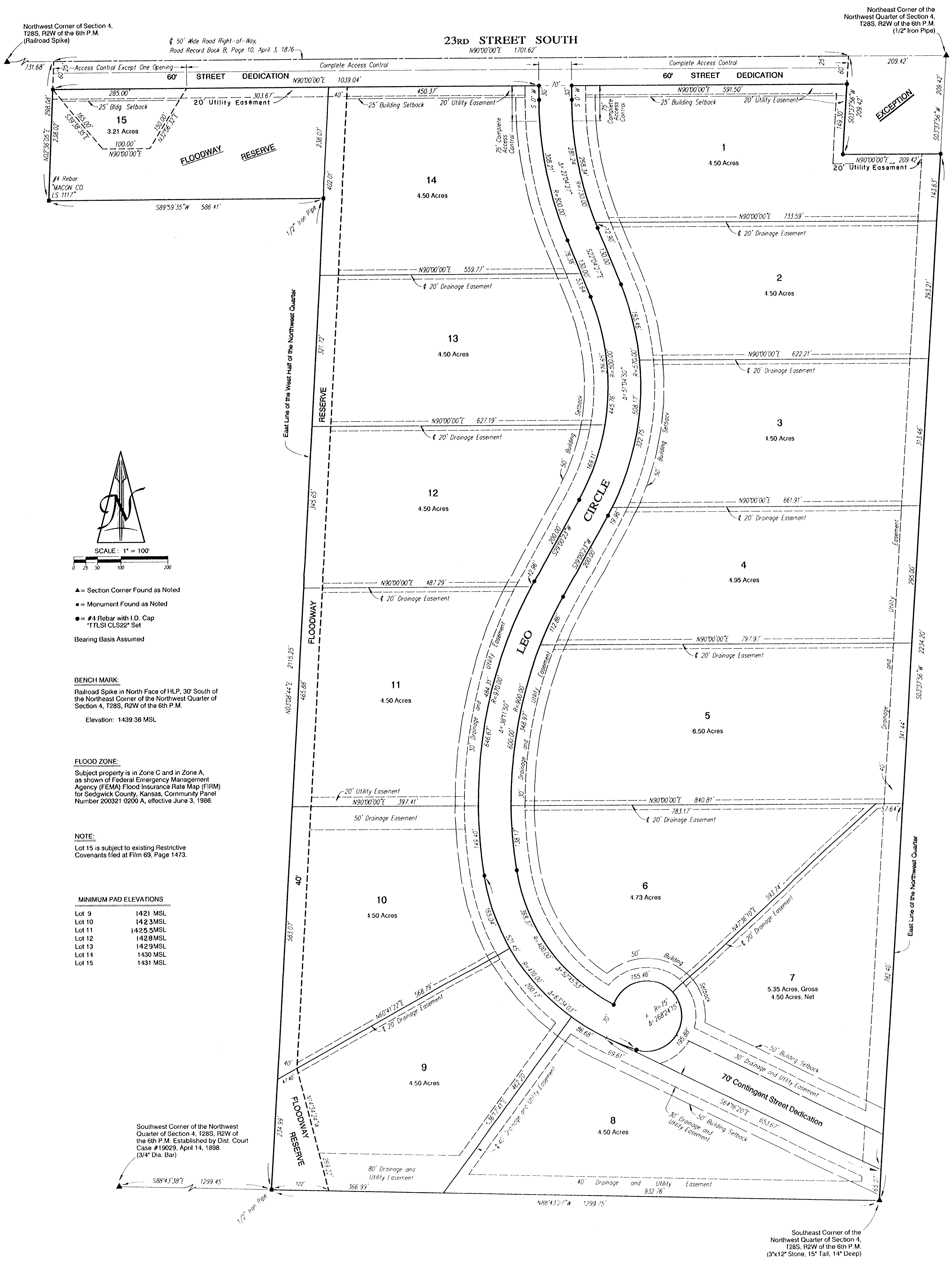
Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2003.  
\_\_\_\_\_, County Clerk  
Don Brace

State of Kansas )  
Sedgwick County ) ss  
This is to certify that this instrument was filed for record in the Register of Deeds Office, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., on the \_\_\_\_\_ day of \_\_\_\_\_, 2003.

\_\_\_\_\_, Register of Deeds  
Bill Meek  
\_\_\_\_\_, Deputy  
Linda Kizzire

find tracing  
2/2

FINAL PLAT OF  
**"MARIE'S MEADOW"**  
 SEDGWICK COUNTY, KANSAS  
 IN THE NORTHWEST QUARTER OF SECTION 4,  
 TOWNSHIP 28 SOUTH, RANGE 2 WEST OF THE 6TH P.M.



- ▲ = Section Corner Found as Noted
  - = Monument Found as Noted
  - = #4 Rebar with I.D. Cap "TTLISI CLS22" Set
- Bearing Basis Assumed

**BENCH MARK:**  
 Railroad Spike in North Face of HLP, 30' South of the Northeast Corner of the Northwest Quarter of Section 4, T28S, R2W of the 6th P.M.  
 Elevation: 1439.38 MSL

**FLOOD ZONE:**  
 Subject property is in Zone C and in Zone A, as shown on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Sedgwick County, Kansas, Community Panel Number 200321 0200 A, effective June 3, 1986.

**NOTE:**  
 Lot 15 is subject to existing Restrictive Covenants filed at Film 69, Page 1473.

**MINIMUM PAD ELEVATIONS**

|        |          |
|--------|----------|
| Lot 9  | 1421 MSL |
| Lot 10 | 1423 MSL |
| Lot 11 | 1425 MSL |
| Lot 12 | 1428 MSL |
| Lot 13 | 1429 MSL |
| Lot 14 | 1430 MSL |
| Lot 15 | 1431 MSL |

Southwest Corner of the Northwest Quarter of Section 4, T28S, R2W of the 6th P.M. Established by Dist. Court Case #19029, April 14, 1898. (3/4" Dia. Bar)

Southeast Corner of the Northwest Quarter of Section 4, T28S, R2W of the 6th P.M. (3"x12" Stone, 15" Tall, 14" Deep)



**Wichita-Sedgwick County Metropolitan Area Planning Department**

April 10, 2003

Michele Webster  
Terra Tech Land Surveying  
22200 W. 63rd St. South  
Viola, KS 67149

RE: SUB 2003-20 -- One-Step Final Plat of Le' Marie Addition

At the regular meeting of the Metropolitan Area Planning Commission on April 10, 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 March 28, 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 disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

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

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Copies to: Leo P. Seidl Trust and Jane Stephenson Trustee, 961 W. 31<sup>st</sup> St. So., Wichita, KS 67215  
Walter Rooney, Sedgwick County Fire Department  
Neil Cable, City Engineer, Department of Engineering  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

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

**T 316.268.4421 F 316.268.4390**

[www.wichitagov.org](http://www.wichitagov.org)



**Wichita-Sedgwick County Metropolitan Area Planning Department**

March 28, 2003

Michele Webster  
Terra Tech Land Surveying  
22200 W. 63rd St. South  
Viola, KS 67149

RE: SUB 2003-20 -- One-Step Final Plat of Le' Marie Estates Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 27, 2003, the above captioned plat was considered. The action of the Committee was to approve the revised 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. *The applicant needs to contact County Code Enforcement concerning sewer and water requirements.*
- B. The applicant shall guarantee the future extension of sanitary sewer and City water to serve the lots being platted.
- C. 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.
- 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 concept. *A drainage plan is needed. The drainage plan needs to address effect of terraces. A flood study is needed. Minimum pads need to be set for lots 9 through 15, based on flood study.*
- F. **County Engineering** needs to comment on the access controls. The plat denotes complete access control to 23<sup>rd</sup> St. for Lots 1 and 14. *Access control except one opening shall be dedicated for Lot 15. Complete access control is needed along the north 75 feet of the west line of lot 1 and the north 75 feet of the east line of Lot 14.*

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- G. **County Engineering** has requested a guarantee for removal of field entrances on Lot 1 & 14.
- H. The applicant shall guarantee the installation of the proposed street to the 36-ft rock suburban street standard.
- I. **County Fire Department/County Engineering** needs to comment on the street length of the proposed cul-de-sac (2,300 feet). Rural cul-de-sacs over 1,200 feet in length must provide a stub street connection or contingent street dedication providing future access to adjoining tracts, or an emergency access easement. **A contingent street dedication is needed between Lots 7 and 8.**
- J. **County Engineering** requests a contingent dedication of street right-of-way between Lots 7 & 8 in order to provide potential street connection to adjoining properties. On the final plat, the contingent dedication of right-of-way needs to be referenced in the plat's text.
- K. The drainage easement between Lots 8 & 9 should be increased to 40 feet.
- L. The applicant is reminded that this site is located within three miles of the City Limits of Wichita and will be heard by City Council. Therefore, the City Council signature block needs to be included on the final plat.
- M. The Applicant is advised that if platted, the building setbacks may be reduced to 30 feet from the interior street.
- N. The Applicant is advised that if platted, the building setback along 23rd South must be 25 feet to conform with the Zoning setback standard for County section line roads.
- O. The applicant needs to assign a name for the new street. **Leo Circle will be the street name.**
- P. The floodway reserve within Lot 15 shall be denoted by a dashed line.
- Q. 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)
- R. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- S. 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.

- T. 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.)
- U. 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.
- V. 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.
- W. 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.
- X. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than one acre 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.
- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- AA. 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. ***SBC has requested additional easements.***
- BB. 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 (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, April 10, 2003, at 1:30 p.m.

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

**STAFF REPORT**  
**(One-Step Final Plat)**

**CASE NUMBER:** SUB 2003-20 -- LE' MARIE ESTATES

**OWNER/APPLICANT:** Leo P. Seidl Trust, 9614 W. 31st St. S., Wichita, KS 67215; Jane Stephenson, Trustee, 9614 W. 31st St. South, Wichita, KS 67215

**SURVEYOR/ENGINEER:** Michele Webster, Terra Tech Land Surveying, 22200 W. 63rd St. South, Viola, KS 67149

**LOCATION:** South side of 23rd St. South, East of 183rd St. West

**SITE SIZE:** 78 acres

**NUMBER OF LOTS**

|              |           |
|--------------|-----------|
| Residential: | 15        |
| Office:      |           |
| Commercial:  |           |
| Industrial:  |           |
| Total:       | <u>15</u> |

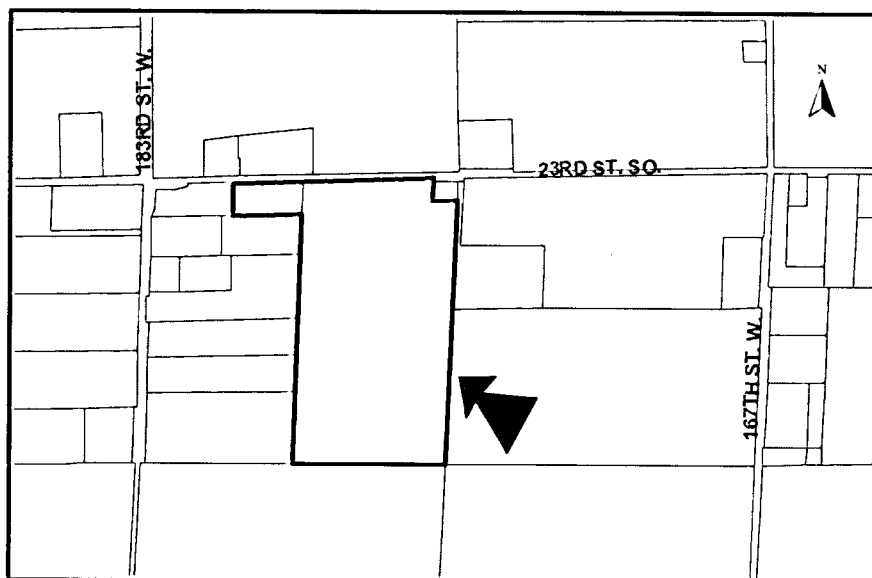
**MINIMUM LOT AREA:** 4.5 acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

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**VICINITY MAP**



**NOTE:** This site is located in the County within three miles of Wichita's city limits. It is in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan. It is located in the Goddard Area of Influence.

**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. **The applicant needs to contact County Code Enforcement concerning sewer and water requirements.**
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- C. 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.
- 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 concept. A drainage plan is needed. The drainage plan needs to address effect of terraces. A flood study is needed. Minimum pads need to be set for lots 9 through 15, based on flood study.
- F. **County Engineering** needs to comment on the access controls. The plat denotes complete access control to 23<sup>rd</sup> St. for Lots 1 and 14. **Access control except one opening shall be dedicated for Lot 15. Complete access control is needed along the north 75 feet of the west line of lot 1 and the north 75 feet of the east line of Lot 14.**
- G. **County Engineering** has requested a guarantee for removal of field entrances on Lot 1 & 14.
- H. The applicant shall guarantee the installation of the proposed street to the 36-ft rock suburban street standard.
- I. **County Fire Department** needs to comment on the street length of the proposed cul-de-sac (2,300 feet). Rural cul-de-sacs over 1,200 feet in length must provide a stub street connection or contingent street dedication providing future access to adjoining tracts, or an emergency access easement.
- J. **County Engineering** requests a contingent dedication of street right-of-way between Lots 7 & 8 in order to provide potential street connection to adjoining properties. On the final plat, the contingent dedication of right-of-way needs to be referenced in the plat's text.
- K. The utility easement on Lot 1 should wrap around the entire northeast corner of lot.

**SUB 2003-20 -- One-Step Final Plat of LE' MARIE ESTATES**  
**March 27, 2003 - Page 3**

- L. The drainage easement between Lots 8 & 9 should be increased to 40 feet.
- M. The applicant is reminded that this site is located within three miles of the City Limits of Wichita and will be heard by City Council. Therefore, the City Council signature block needs to be included on the final plat.
- N. The Applicant is advised that if platted, the building setbacks may be reduced to 30 feet from the interior street.
- O. The Applicant is advised that if platted, the building setback along 23rd South must be 25 feet to conform with the Zoning setback standard for County section line roads.
- P. The applicant needs to assign a name for the new street.
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- R. 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)
- S. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- T. The platator'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.
- U. 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.)
- V. 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.
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**SUB 2003-20 -- One-Step Final Plat of LE' MARIE ESTATES**  
**March 27, 2003 - Page 4**

- X. 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.
- Y. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than one acre 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.
- Z. Perimeter closure computations shall be submitted with the final plat tracing.
- AA. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- BB. 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.
- CC. 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.