

# LA DEL MANOR ADDITION SEDGWICK COUNTY, KANSAS

Copied from  
final tracing  
4/6/04

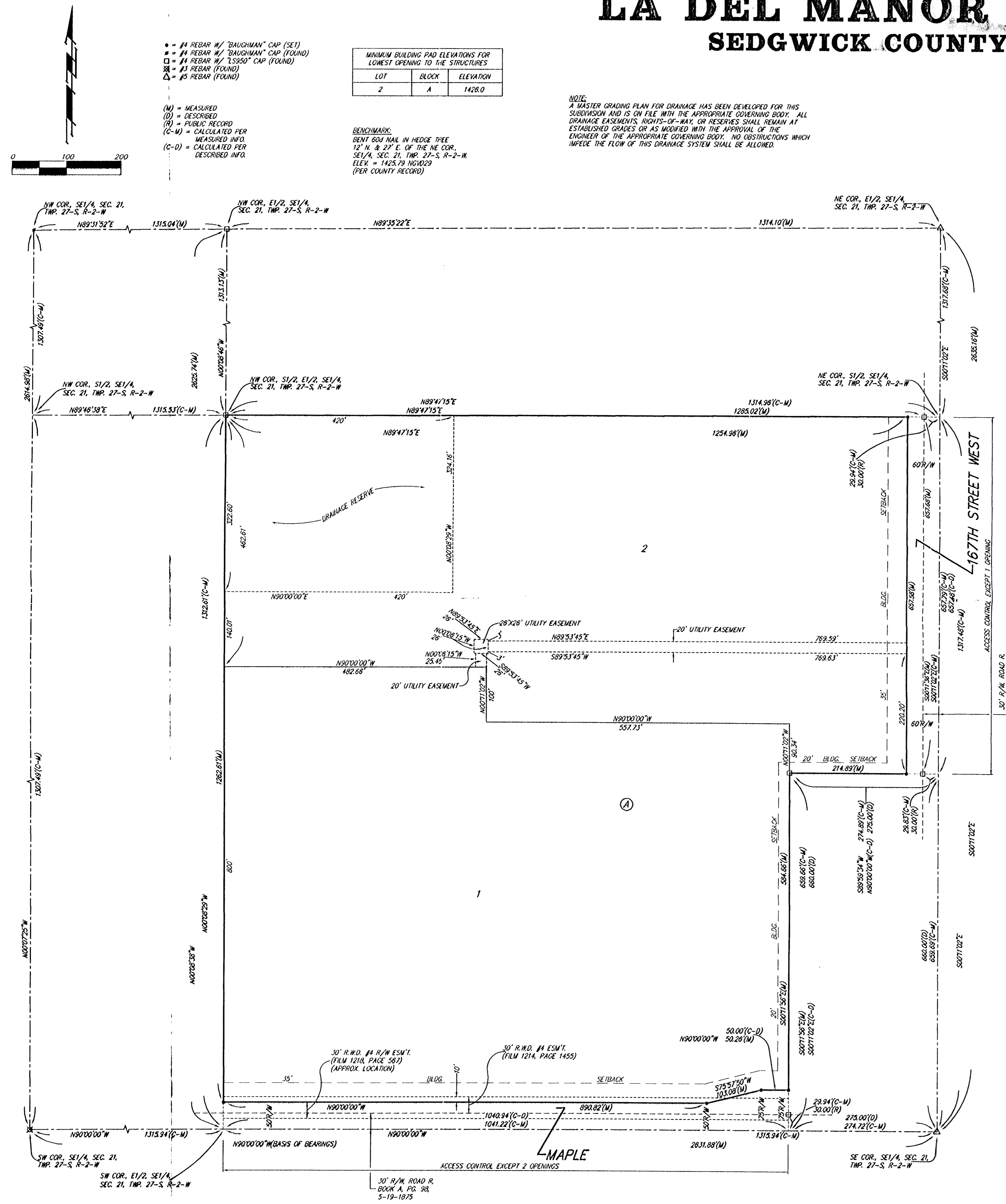
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #4 REBAR W/ "5350" CAP (FOUND)
- ⊗ = #3 REBAR (FOUND)
- △ = #5 REBAR (FOUND)

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
2	A	1428.0

(M) = MEASURED  
(D) = DESCRIBED  
(R) = PUBLIC RECORD  
(C-M) = CALCULATED PER MEASURED INFO.  
(C-D) = CALCULATED PER DESCRIBED INFO.

**BENCHMARK:**  
BENT 604 NAIL IN HEDGE TREE  
12' N. & 27' E. OF THE NE COR.  
SE1/4, SEC. 21, TWP. 27-S, R-2-W  
ELEV. = 1425.79 NGVD29  
(PER COUNTY RECORD)

**NOTE:**  
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE APPROPRIATE GOVERNING BODY. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE ENGINEER OF THE APPROPRIATE GOVERNING BODY. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.



State of Kansas) SS We, *Baughman Company, P.A.*, Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "LA DEL MANOR ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the S1/2 of the E1/2 of the SE1/4 of Sec. 21, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, less a tract of land described as follows: Beginning at the SE corner of the SE1/4 of Sec. 21, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas; thence north, 660 feet; thence west, 275 feet; thence south, 660 feet; thence east, 275 feet to the point of beginning.

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

*Baughman Company, P.A.*

This plat of "LA DEL MANOR ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_, Chair  
\_\_\_\_\_, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_, Mayor  
\_\_\_\_\_, City Clerk

*Michael G. Conrey*  
Michael G. Conrey  
13-074  
REGISTERED SURVEYOR  
KANSAS  
EXPIRES 12-31-1987

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_, Chairman  
\_\_\_\_\_, County Clerk

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, and Streets, to be known as "LA DEL MANOR ADDITION", Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage reserve is hereby reserved for drainage purposes and shall be the responsibility of the owner of Lot 2, Block A, until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements to the drainage. No buildings shall be constructed or placed on or within said drainage reserve, nor shall any fill, change of grade, creation of channel or any other work be carried on without the permission of the Engineer for said appropriate governing body. The streets are hereby dedicated to and for the use of the public. Access controls shall be as depicted on the face of the plat and are hereby granted to the appropriate governing body. The permitted opening locations shall be as determined by the Engineer for the appropriate governing body. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

ARC I, L.L.C., a Delaware limited liability company

*Scott L. Gesell*  
Scott L. Gesell, Vice-President

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

*Tricia L. Robella, L.S. #1246*  
Deputy County Surveyor  
Sedgwick County, Kansas

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_, County Clerk

State of Colorado) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of April, 2004, by Scott L. Gesell, Vice-President of ARC III, L.L.C., a Delaware limited liability company, on behalf of the limited liability company.

*K. Balthaser*  
K. BALTHASER, Notary Public

My App't. Exp. 1-11-2005



State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 2004 at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and is duly recorded.

\_\_\_\_\_, Register of Deeds  
\_\_\_\_\_, Deputy



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

February 20, 2003

Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

RE: SUB 2002-30 -- Final Plat of La Del Manor Addition

At the regular meeting of the Metropolitan Area Planning Commission on February 20, 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 February 14, 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.

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

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Copies to: ARC SPEI I, LLC, Attn: Stan Lawrence, P.O. Box 361, Andover, KS 67002  
Neil Cable, City Engineer  
Kevin Holman, Sedgwick County Fire Department  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

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## Wichita-Sedgwick County Metropolitan Area Planning Department

February 14, 2003

Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

RE: SUB 2002-30 -- Final Plat of La Del Manor Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 13, 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. Sanitary sewer services are available to serve the site. **City Engineering** needs to comment on the need for guarantees or easements. *The utility easement in Lot 2 needs to be extended to Lot 1.*
- B. The existing site is currently served by 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. *County Engineering advises that water for fire protection needs to be brought to the site. City Water and Sewer Department has advised that adequate pressures and volumes are needed for fire hydrants for redevelopment of the existing site and for the additional development.*
- C. **City Water Department** requests a petition for future extension of City water services.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant is advised that additional right-of-way may need to be acquired by KDOT for the proposed Northwest Bypass.
- F. **County Engineering** needs to comment on the status of the applicant's drainage plan. *The drainage plan has been approved.*
- G. The plat and site plan propose two access openings along Maple, and one opening along 167th St. West. *Access controls have been approved.*

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- H. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings. **A Driveway Closure Certificate shall be provided.**
- I. **County Fire Department** has advised that access roads to be built according to fire department specifications.
- J. The Applicant is advised that if platted, the building setbacks must be 35 feet along both Maple and 167<sup>th</sup> St. West to conform with the Zoning setback standard for County section line roads.
- K. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- L. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.
- M. The applicant is advised that in regard to the portion of the building within the building setback; that while such areas of the existing structure may be maintained, no enlargement of the building in such area will be allowed and if removed, all subsequent rebuilding shall observe building setbacks.
- N. All structures need to be removed from the right-of-way. **County Engineering has requested removal of these structures prior to the recording of the plat.**
- O. The signature line for the County Commissioners Chairman needs to reference "Tim R. Norton".
- P. The platlor'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.
- Q. 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.)
- R. 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.
- S. 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.

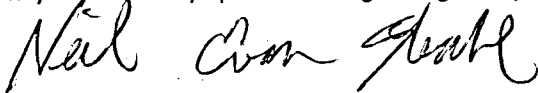
- T. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- X. 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 easements to cover existing facilities and additional utility easements for the future development. These easements may be dedicated at time of site development.**
- Y. 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, February 20, 2003, at 1:30 p.m.

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: Marked Copy of Plat

**STAFF REPORT**

(FINAL PLAT APPROVED 2/13/03; PRELIMINARY PLAT APPROVED 4/11/02)

**CASE NUMBER:** SUB 2002-30 -- LA DEL MANOR ADDITION

**OWNER/APPLICANT:** ARC SPELL, LLC, Attn: Stan Lawrence, P.O. Box 361, Andover, KS 67002

**SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

**LOCATION:** North side of Maple, West side of 167th St. West

**SITE SIZE:** 33.59 acres

**NUMBER OF LOTS**

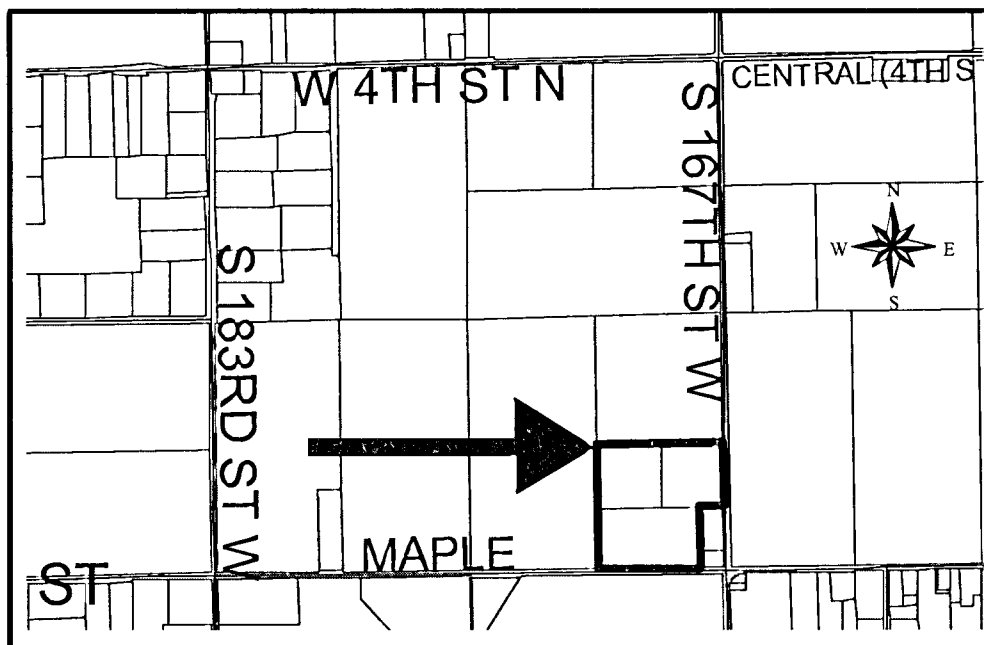
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

**MINIMUM LOT AREA:** 15.77 acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** MH, Manufactured Housing

**VICINITY MAP**



**NOTE:** This is unplatted property located in the County within three miles of the City of Wichita. The site has been approved for a zone change (ZON 2001-51) from RR, Rural Residential to MH, Manufactured Housing for the expansion of a manufactured home park. It is in an area designated as "2030 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan and also within the proposed location of the Northwest Bypass. It is located in the Goddard Area of Influence.

**Planning Staff recommends approval of the plat.**

**STAFF COMMENTS:**

- A. Sanitary sewer services are available to serve the site. **City Engineering** needs to comment on the need for guarantees or easements. **The utility easement in Lot 2 needs to be extended to Lot 1.**
- B. The existing site is currently served by 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. **County Engineering advises that water for fire protection needs to be brought to the site. City Water and Sewer Department has advised that adequate pressures and volumes are needed for fire hydrants for redevelopment of the existing site and for the additional development.**
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**SUB 2002-30 -- Final Plat of LA DEL MANOR ADDITION**  
**February 20, 2003 - Page 3**

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