

7-31-03
James

ELIOT ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS
Sedgwick County)

We, Savoy Company, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "ELIOT ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

A tract in the E1/3 of the N1/2 of the NE1/4 of Sec. 17, Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as commencing at the N.E. Corner of said NE1/4; thence west, along the north line of said NE1/4, 330 feet for a place of beginning; thence south, parallel with the east line of said NE1/4, 232 feet; thence west, parallel with the north line of said NE1/4, 300 feet; thence north, parallel with the east line of said NE1/4, 232 feet to the north line of said NE1/4; thence east, along the north line of said NE1/4, 300 feet to the place of beginning.

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

Savoy Company, P.A.

Date:



James A. Savoy Surveyor
K.A. Savoy RLS #788

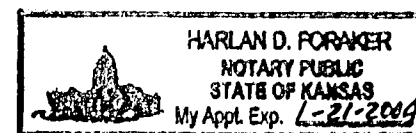
Know all men by these presents that I, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot, Block and Street to be known as "ELIOT ADDITION", Wichita, Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. Access controls are hereby granted to the appropriate governing body as indicated on the face of the plat. A drainage plan has been developed for this plat and all drainage easements and rights-of-way shall remain at established grades or modified with the approval of the Engineer of the appropriate governing body, and unobstructed to allow for the conveyance of stormwater.

James Allen Eliot
James Allen Eliot

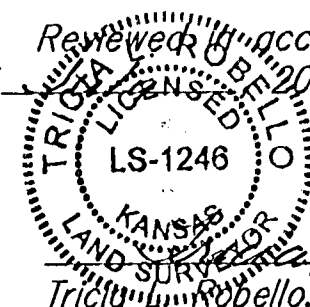
State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 29th day of July, 2003, by James Allen Eliot, a single person.

My App't. Exp. 1-21-2004 *Harlan D. Forner* Notary Public



27th day of August, 2003, in accordance with K.S.A. 58-2005 on this



Trish Robello Deputy County Surveyor
Sedgwick County, Kansas
Trish Robello, L.S. #1246

This plat of "ELIOT ADDITION", Wichita, 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

Bernard A. Hentzen Chairman

John L. Schlegel Secretary

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

Carlos Myans Mayor

Pat Graves City Clerk

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

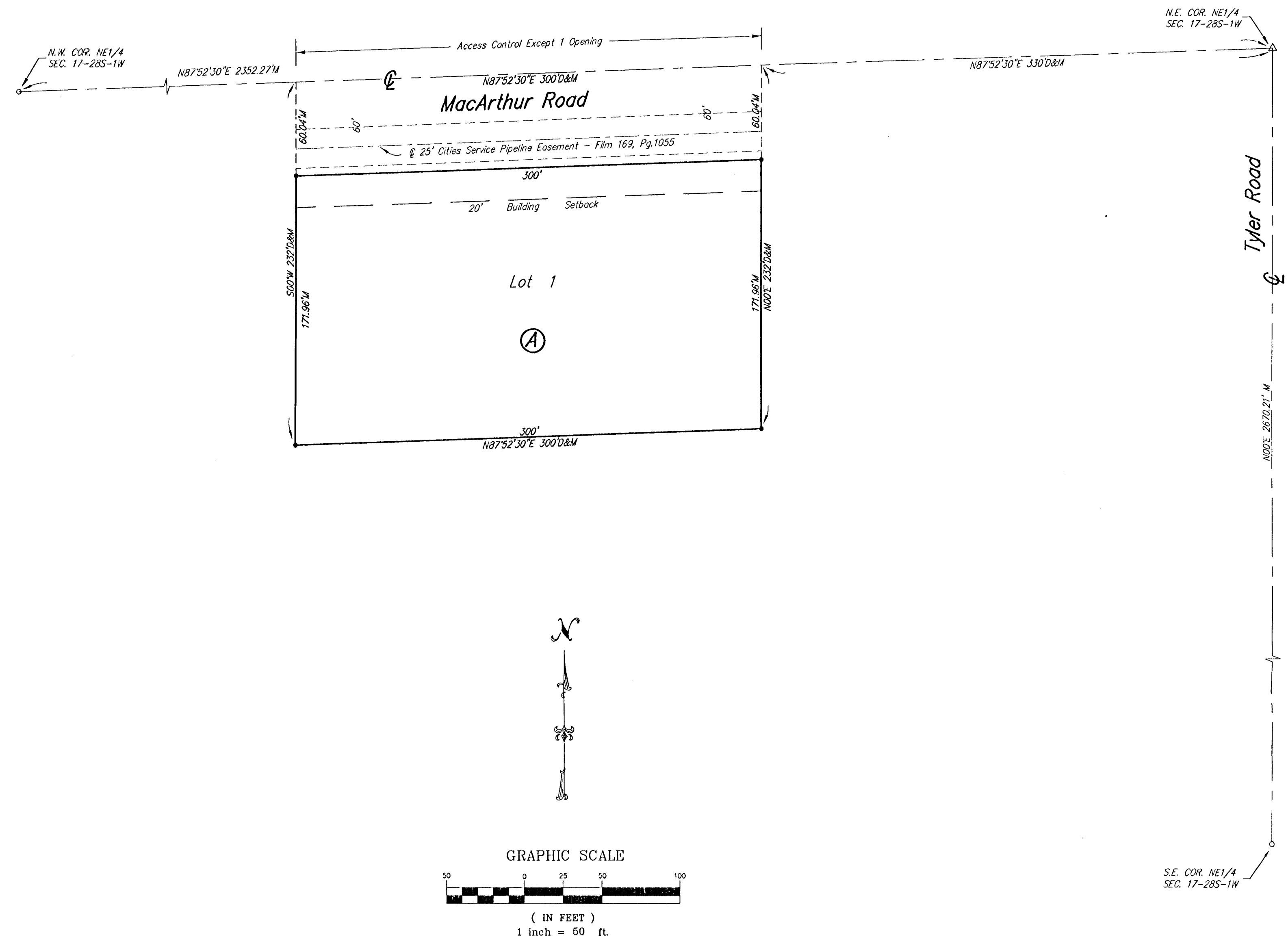
Don Brace County Clerk

State of Kansas) SS
Sedgwick County)

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



D = Described
M = Measured

- △ = Cast Iron Control Thimble (Found)
- = 1/2" Iron Pipe (Found)
- = 1/2" Rebar w/Savoy Cap (Set)



Wichita-Sedgwick County Metropolitan Area Planning Department

May 22, 2003

Harlan Foraker, P.E.
315 Ellis
Wichita, KS 67211

RE: SUB 2003-43 -- One-Step Final Plat of Eliot Addition

At the regular meeting of the Metropolitan Area Planning Commission on May 22, 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 May 16, 2003; in addition, complete access control shall be dedicated along MacArthur for the abutting property to the west.

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.

Two handwritten signatures in black ink. The first signature is 'Neil' and the second is 'Ron Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: James A. Elliot, 4039 S. Tyler Road, Wichita, KS 67215
Mark Savoy, Savoy Company, P.A., 535 S. Emporia, Ste. 104, Wichita, KS 67202
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

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www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

May 16, 2003

Harlan Foraker, P.E.
315 Ellis
Wichita, KS 67211

RE: SUB 2003-43 -- One-Step Final Plat of Eliot Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 15, 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. Prior to this plat being forwarded to the City Council, the applicant shall apply for annexation to Wichita. If the annexation is completed prior to the plat's submittal for City Council review, only City Council approval and not County approval will be necessary.
- B. **City Water and Sewer Department** requests a petition for future extension of sanitary sewer and City water services.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **City/County Engineering** needs to comment on the status of the applicant's drainage plan. **A cross lot drainage agreement is needed.**
- E. **Traffic/County Engineering** needs to comment on the access controls. The plat proposes one access opening along MacArthur Road. **County Engineering and Traffic Engineering request that the drive should be located at the west property line in accordance with access management policy. The Subdivision Committee approved the access controls as proposed by the Applicant.**
- F. **Traffic Engineering** requests a contingent left turn lane.
- G. 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.
- H. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

- I. In the event the property has not been annexed prior to City Council review, the signature line for the County Commissioners Chairman needs to reference "Tim R. Norton".
- J. In the event this property has been annexed prior to City Council review, approval will not be needed by the County Commission, and the County Commission signature block may be deleted.
- K. As requested by the City Clerk, the City Council certification needs to be revised to include a signature line only, rather than referencing the "City Manager".
- L. GIS has requested that MacArthur Road be spelled correctly.
- M. 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 City.
- N. 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.
- O. 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.
- P. 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.
- Q. 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.
- 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. (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.)
- 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.
- 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

- U. 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.
- V. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. 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.
- Z. 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, May 22, 2003, at 12:30 p.m. The enclosed "marked" copy of the plat is for your information and files.

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



Neil Evan Strahl, Senior Planner
Current Plans Division

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Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department of Public Works

STAFF REPORT
(ONE-STEP FINAL PLAT APPROVED 5/15/03)

CASE NUMBER: SUB 2003-43 -- ELIOT ADDITION

OWNER/APPLICANT: James A. Eliot, 4039 South Tyler Road, Wichita, KS 67215

ENGINEER: Harlan Foraker, P.E., 810 W. Douglas, Suite C, Wichita, KS 67203

LOCATION: West of Tyler, South side of MacArthur

SITE SIZE: 1.9 acres

NUMBER OF LOTS

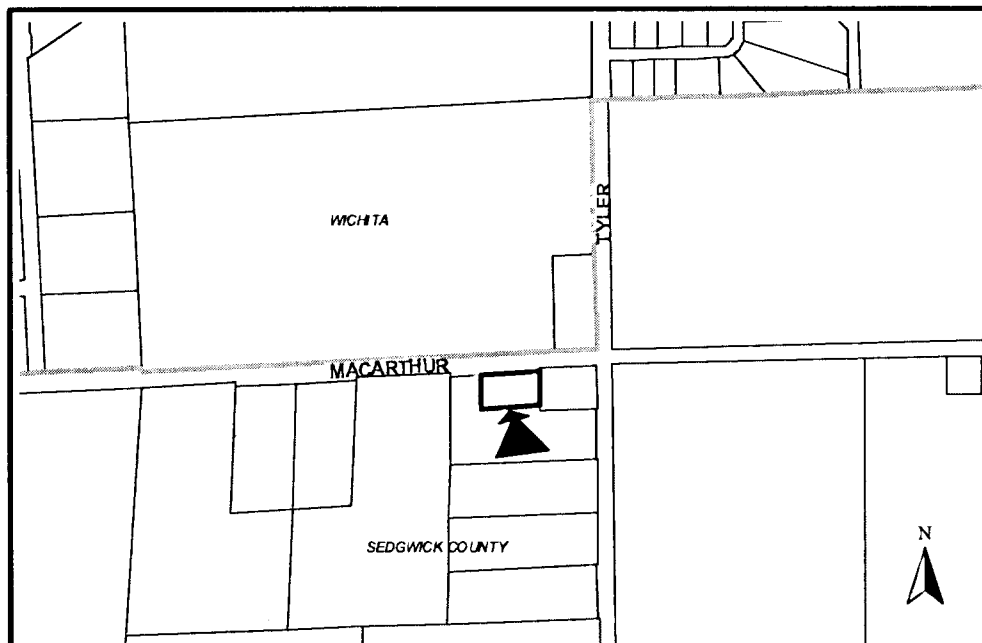
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 1.18 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: GC, General Commercial

VICINITY MAP



NOTE: This site is located in the County adjoining Wichita's city limits and annexation is required. A zone change (ZON 2002-54) from SF-20, Single-Family Residential to GC, General Commercial has been approved for this site subject to platting. Neither water nor sewer services will be needed to serve the site.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

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- B. **City Water and Sewer Department** requests a petition for future extension of sanitary sewer and City water services.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **City/County Engineering** needs to comment on the status of the applicant's drainage plan. **A cross lot drainage agreement is needed.**
- E. **Traffic/County Engineering** needs to comment on the access controls. The plat proposes one access opening along MacArthur Road. **County Engineering and Traffic Engineering request that the drive should be located at the west property line in accordance with access management policy. The Subdivision Committee approved the access controls as proposed by the Applicant.**
- F. **Traffic Engineering** requests a contingent left turn lane.
- G. 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. (Did access control on Adj. prior to West Pr. Eng)
- H. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- I. In the event the property has not been annexed prior to City Council review, the signature line for the County Commissioners Chairman needs to reference "Tim R. Norton".
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- K. As requested by the City Clerk, the City Council certification needs to be revised to include a signature line only, rather than referencing the "City Manager".
- L. **GIS** has requested that MacArthur Road be spelled correctly.
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SUB 2003-43 -- One-Step Final Plat of ELIOT ADDITION
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SUB 2003-43 -- One-Step Final Plat of ELIOT ADDITION

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