

ERNEST JORDAN ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

final tracing
received 3-7-02

State of Kansas)
Sedgwick County)

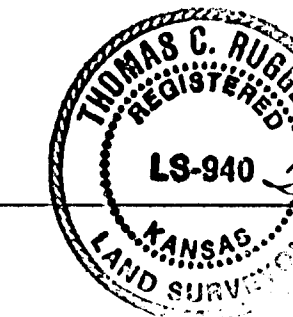
We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "ERNEST JORDAN ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit described as and being a replat of the following:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block D, West Maple Gardens, Sedgwick County, Kansas.

All being situated in the NW1/4 of the NE1/4 of Sec. 27, T27S, R1W of the 6th P.M., Sedgwick County, Kansas.

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

Savoy, Ruggles & Bohm, P.A.



Thomas C. Ruggles
Surveyor

This plat of "ERNEST JORDAN 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 _____, 2002.

Wichita-Sedgwick County Metropolitan Area Planning Commission

J.D. Michaelis
Chair

Marvin S. Krout
Secretary

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2002.

At the Direction of the City Council

Chris Cherches
City Manager

Pat Burnett
City Clerk

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

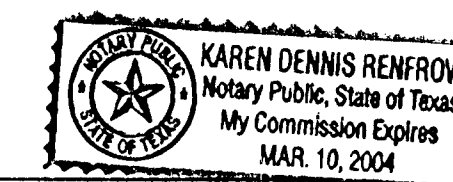
Entered on transfer record this _____ day of _____, 2002.

Don Brace
County Clerk

State of Texas)
Galveston County)

The foregoing instrument acknowledged before me, this 15TH day of January, 2002, by Ernest A. Jordan, Sr., Trustee of the Ernest A. Jordan, Sr. Trust, dated the 3rd day of November, 1997 and Ernest A. Jordan, Sr., Trustee of the Doris I. Jordan Trust, dated the 3rd day of November, 1997.

Karen Dennis Renfrow
Notary Public



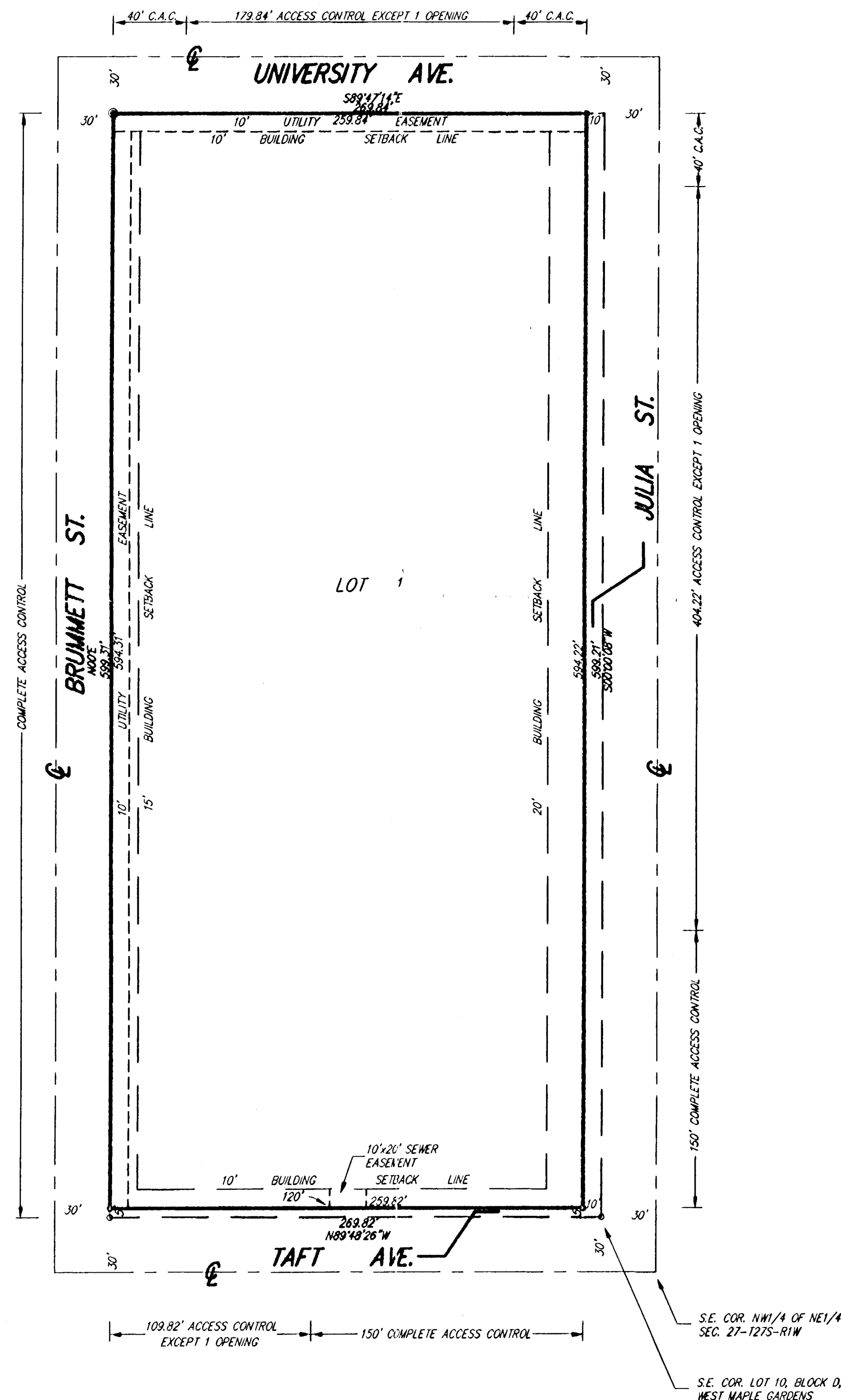
My Appointment Expires _____

State of Kansas)
Sedgwick County)

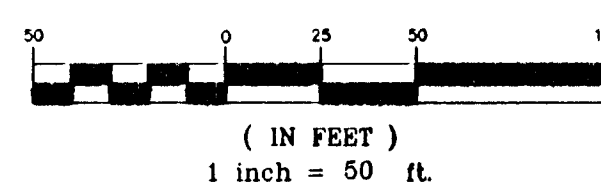
This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2002, at _____ o'clock _____ M. and is duly recorded.

Bill Meek
Register of Deeds

Linda Kizzire
Deputy



GRAPHIC SCALE



- = 3/4" IRON PIPE (FOUND)
 - = 1/2" IRON PIPE (FOUND)
 - = 1/2" REBAR W/SRB CAP (SET)
- C.A.C. = COMPLETE ACCESS CONTROL



Wichita-Sedgwick County Metropolitan Area Planning Department

November 8, 2001

Mark Savoy
Savoy, Ruggles & Bohm, P.A.
924 N. Main
Wichita, KS 67203

RE: SUB 2001-101 -- One-Step Final Plat of Ernest Jordan Addition

At the regular meeting of the Metropolitan Area Planning Commission on November 8, 2001, 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 October 19, 2001.

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

T 316.268.4421 F 316.268.4390

www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

October 19, 2001

Mark Savoy
Savoy, Ruggles & Bohm, P.A.
924 N. Main
Wichita, KS 67203

RE: SUB 2001-101 -- One-Step Final Plat of Ernest Jordan Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 18, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

- A. City Engineering needs to comment on the need for guarantees or easements. The Applicant shall provide guarantees for sewer and water extension. A 10-ft utility easement is needed along the north property line.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*
- D. Traffic Engineering needs to comment on the access controls. The plat proposes three access openings along Julia and one opening along Taft. Distances should be shown for all segments of access control. *Traffic Engineering and MAPD recommend one opening along both Julia and Taft, with 150 feet of complete access control from the intersection of Taft and Julia.*
- E. The applicant shall guarantee the paving of Brummet and University Avenue. *In the event a valid paving petition cannot be obtained for Brummet, a No Protest Petition for paving will be needed.*
- F. Traffic Engineering needs to comment on the need for additional right-of-way for Taft or Julia, both of which are designated as collectors. The plat's text shall note the dedication of the streets to and for the use of the public. *The applicant shall dedicate an additional 5 feet of right-of-way for Taft.*

- G. In accordance with the Sidewalk Ordinance, as a commercial subdivision abutting a non-arterial street, a sidewalk shall be constructed along perimeter streets.
- H. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- I. 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.
- J. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay (referenced as P-O #82) and its special conditions for development on this property.
- K. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Chair".
- L. The setback along the west property line needs to be increased to 15 feet to conform with a screening condition of the Protective Overlay.
- M. 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.
- N. 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.
- O. 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.)
- P. 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.
- Q. 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.
- R. 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.

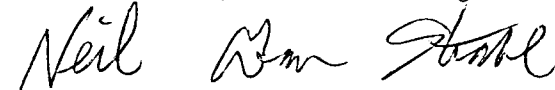
- S. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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. Southwestern Bell has requested additional easements.
- W. 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, November 8, 2001, at 1:00 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: Ernest A. Jordan, Sr., 32 Friendship Lane, Newton, KS 67114-4719
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

STAFF REPORT
(One-Step Final Plat Approved 10/18/01)

CASE NUMBER: SUB 2001-101 -- ERNEST JORDAN ADDITION

OWNER/APPLICANT: Ernest A. Jordan, Sr., 37 Friendship Ln., Newton, KS 67114-4719

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: South of Maple, West of Hoover

SITE SIZE: 3.71 Acres

NUMBER OF LOTS

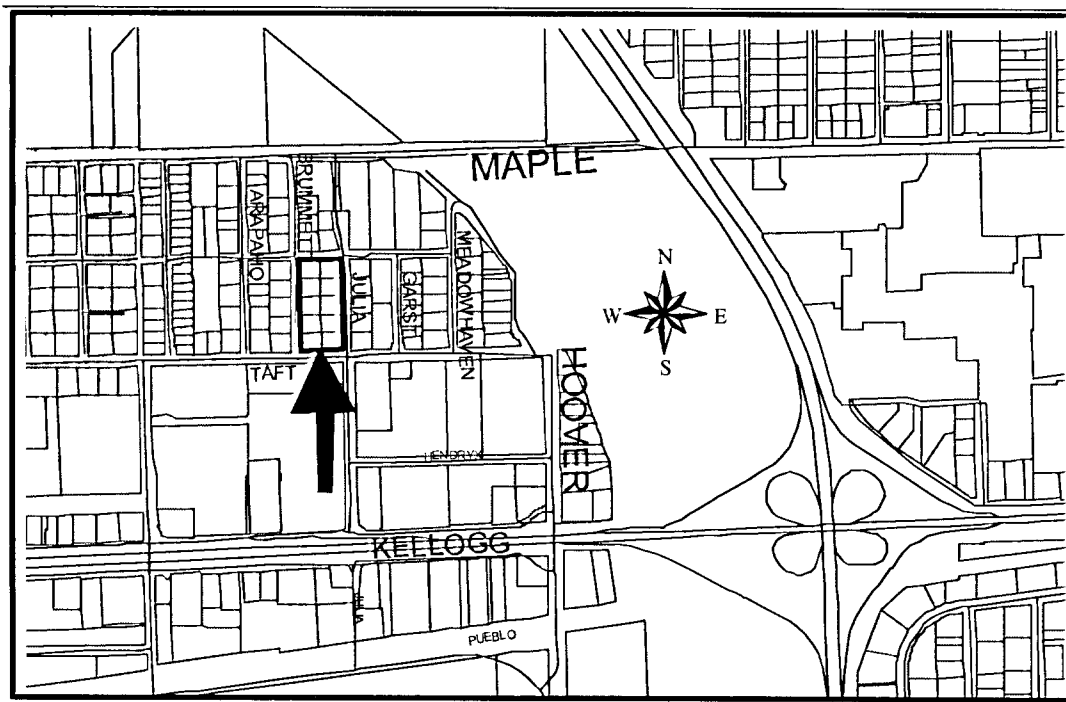
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 3.57 Acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



NOTE: This is a replat of a portion of the West Maple Gardens Addition. The site has been approved for a zone change (ZON 2000-36) from SF-5, Single-Family Residential to LC, Limited Commercial. A Protective Overlay (P-O #82) was also approved for this site addressing uses, screening, lighting and architectural design.

STAFF COMMENTS:

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- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*
- D. Traffic Engineering needs to comment on the access controls. The plat proposes three access openings along Julia and one opening along Taft. Distances should be shown for all segments of access control. *Traffic Engineering and MAPD recommend one opening along both Julia and Taft, with 150 feet of complete access control from the intersection of Taft and Julia.*
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- H. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
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SUB 2001-101 -- One-Step Final Plat of ERNEST JORDAN ADDITION
October 18, 2001 - Page 3

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