Final

LEGAL DESCRIPTION

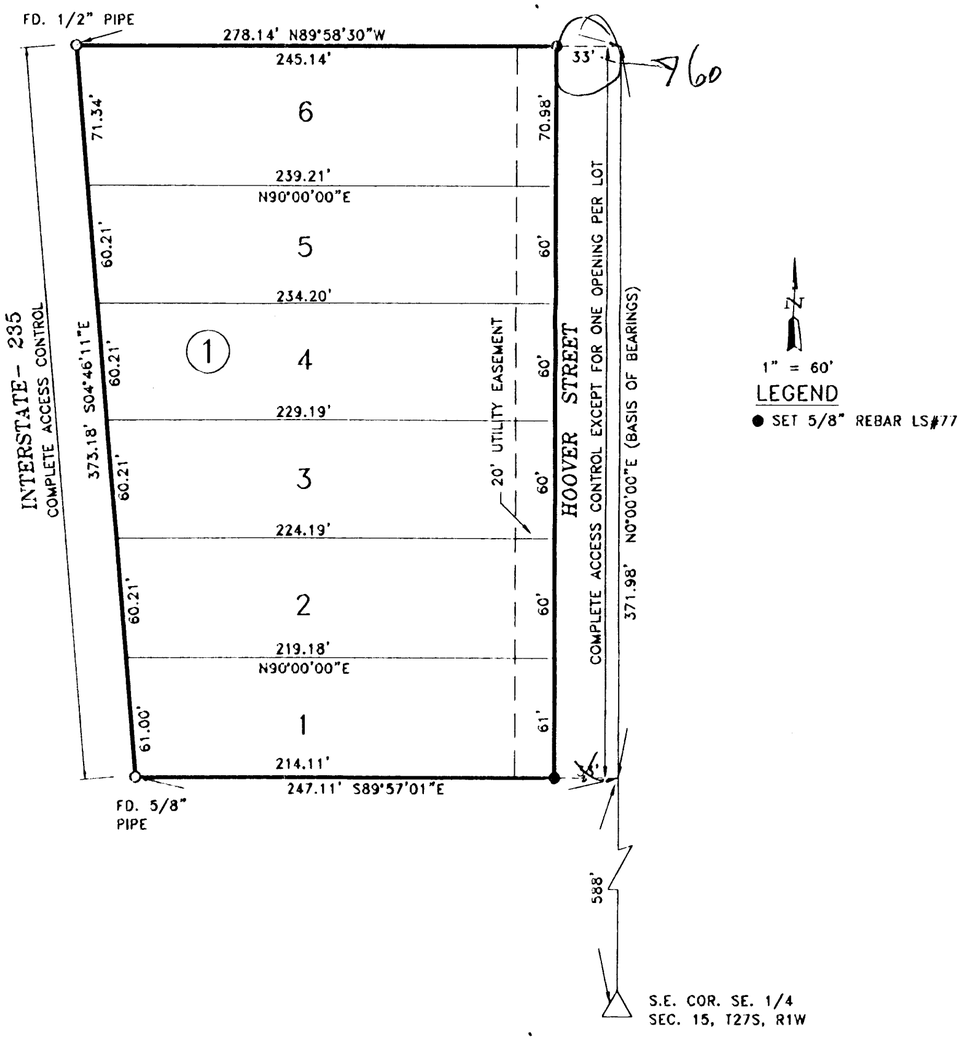
The south 28 rods of the Northeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 15, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, except the south 90 feet thereof, and except that part condemned for I-235 Highway in Case #A-77196.

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

I, Adolf E. Reiss, being a duly licensed professional land surveyor in said County and State, do hereby certify that I have caused the tract of land as set forth in the Legal Description to be surveyed and platted and that said survey and the accompanying exhibit are true and correct to the best of my knowledge and information available.

ADOLF E. REISS LS#77 — DATE 9-3-03

ADOLF E. REISS REGISTERED LS. 77 KANSAS LAND SURVEYOR



FINAL PLAT
SPENCER'S 2ND ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS
2003

Know all men by these presents that Certified Builders, Inc. has caused the tract of land as set forth in the Legal Description to be surveyed and platted into lots, a block and a street to be known as Spencer's 2nd Addition, Wichita, Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for utility construction and maintenance. Access control as indicated on the face of the plat is hereby granted to the appropriate governing body. A drainage plan has been developed for the plat known as Spencer's 2nd Addition and all drainage easements, rights-of-way or reserves shall remain at established grades or as modified with the approval of the City Engineer and unobstructed to allow for the conveyance of stormwater.

CERTIFIED BUILDERS, INC.

Jeffery S. Niedens
JEFFERY S. NIEDENS

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

The foregoing instrument was acknowledged before me this 9th day of September, 2003, by Jeffery S. Niedens, President of Certified Builders, Inc., a Kansas Corporation, on behalf of the corporation.

Rose Mary Saunders, Notary Public
My Appointment Expires: 7-29-05

ROSE MARY SAUNDERS
Notary Public - State of Kansas
My Appt. Expires 7-29-05

We, Prairie State Bank, holders of a mortgage on the above described property, do hereby consent to the plat of Spencer's 2nd Addition, Wichita, Sedgwick County, Kansas.

MSS, Senior Vice President
MIKE S. SIKES

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

The foregoing instrument was acknowledged before me this 10 day of September, 2003, by Mike S. Sikes, Senior Vice President of Prairie State Bank.

Karla D Novacek, Notary Public
My Appointment Expires: 2-12-05

KARLA D NOVACEK
Notary Public - State of Kansas
My Appt. Expires 2-12-05

This plat of Spencer's 2nd Addition, Wichita, Sedgwick County, Kansas was submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 2003.

_____, Chair
BERNARD A. HENTZEN

_____, Secretary
JOHN L. SCHLEGEL

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

_____
TRICIA L. ROBELLO, LS #1246
Deputy County Surveyor
Sedgwick County, Kansas

This plat has been approved and accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2003.

_____, Mayor
CARLOS MAYANS

_____, City Clerk
PAT GRAVES

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

_____, County Clerk
DON BRACE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ o'clock _____M. on this _____ day of _____, 2003.

_____, Register of Deeds
BILL MEEK

_____, Deputy
LINDA KIZZIRE

C:\AUTOCAD\PLATS\SPENCER 2ND\SPENCER_2.DWG

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 6, 2003

Reiss and Goodness Engineers
C/O Robert Previtera
2160 W. 21st Street
Wichita, KS 67203

RE: SUB 2003-01 -- One-Step Final Plat of Spencer's Second Addition

At the regular meeting of the Metropolitan Area Planning Commission on March 6, 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 January 31, 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: Jeffery Niedens, Certified Builders, Inc., 1143 Denene, Wichita, KS 67212
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 31, 2003

Reiss and Goodness Engineers
C/O Robert Previtera
2160 W. 21st Street
Wichita, KS 67203

RE: SUB 2003-01 -- One-Step Final Plat of Spencer's Second Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 30, 2003, 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. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.

B. Municipal water services are available. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. ***City Water and Sewer Department advises that the property has not been assessed for the water main. The applicant will need to pay fees in lieu of assessment or submit an application to the Director of Water and Sewer Department for a waiver of the fees.***

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

D. City Engineering has approved the drainage plan. As drainage will be directed onto I-235, a letter shall be provided from KDOT indicating their agreement to accept such drainage.

E. The plat proposes six access openings along Hoover. Traffic Engineering has approved the access controls.

G. The joint access openings shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveways within the easements should also be addressed by the text of the instrument.

H. Traffic Engineering has requested the dedication of additional right-of-way along Hoover to conform with the 60-ft half-street right-of-way required by the Access Management Regulations.

I. The Applicant shall guarantee the paving of Hoover.

J. 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.

K. 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.

L. The signature line for the City Clerk needs to be revised to reference "Pat Graves".

M. On the final plat, the MAPC signature block needs to reference "Dale Miller, Secretary".

N. The year "2003" needs to replace "2002" within the signature blocks.

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

P. 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.

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.

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 when the zoning case (ZON 2003-04) is also presented. You will be notified of the date and time of the meeting.

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

Copies to: Jeffery Niedens, Certified Builders, Inc., 1143 Denene, Wichita, KS 67212
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6
JANUARY 30, 2003

STAFF REPORT
(ONE-STEP FINAL PLAT)

CASE NUMBER: SUB 2003-01 -- SPENCER'S SECOND ADDITION

OWNER/APPLICANT: Certified Builders, Inc., Attn: Jeffery Niedens, 1143 Denene, Wichita, KS 67212

SURVEYOR/ENGINEER: Reiss & Goodness Engineers, Attn: Robert Previtera, 2160 W. 21st St., Wichita, KS 67203

LOCATION: West side of Hoover, North of Central

SITE SIZE: 1.81 acres

NUMBER OF LOTS

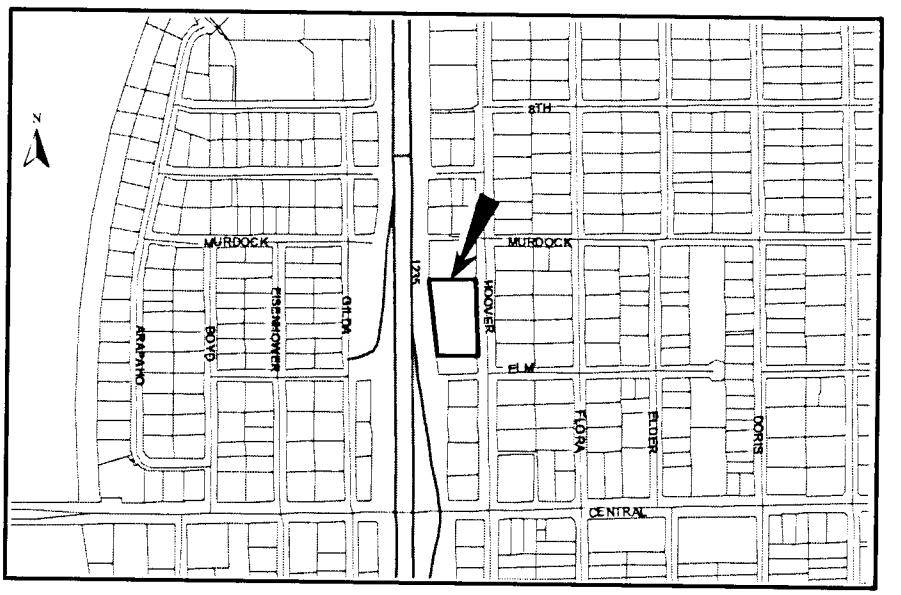
Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	6

MINIMUM LOT AREA: 11,900 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: TF-3, Two-Family Residential

VICINITY MAP



NOTE: This is an unplatted site located within the City. The applicant will be requesting a zone change from SF-5, Single-Family Residential to TF-3, Two-Family.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

A. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.

B. Municipal water services appear to be available. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. **City Engineering** needs to comment on the need for other guarantees or easements.

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

D. **City Engineering** needs to comment on the status of the applicant's drainage plan. If any drainage will be directed onto I-235, a letter shall be provided from KDOT indicating their agreement to accept such drainage.

E. The plat proposes six access openings along Hoover. **Traffic Engineering** has approved the access controls.

F. **Traffic Engineering** has requested the dedication of additional right-of-way along Hoover to conform with the 60-ft half-street right-of-way required by the Access Management Regulations.

G. The Applicant shall guarantee the paving of Hoover.

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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