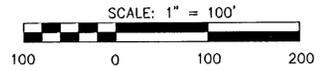


Final Review 12-1-02

FINAL PLAT

POWER C.D.C. SECOND ADDITION

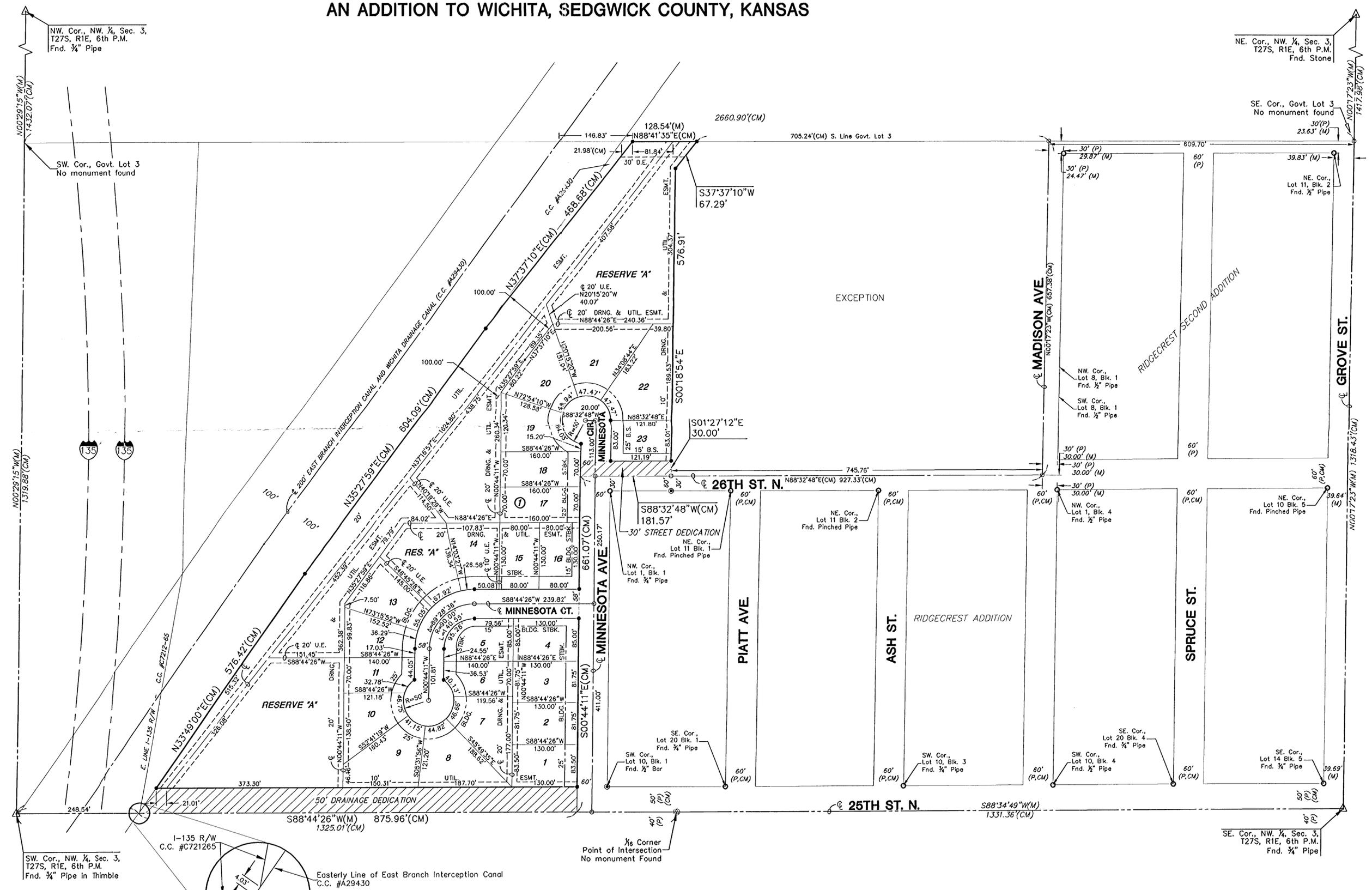
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



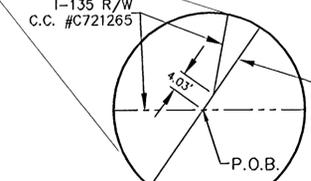
LEGEND

- △ = SECTION CORNER MONUMENT FOUND
- = FOUND PROPERTY CORNER PIPE
- ⊙ = FOUND PROPERTY CORNER REBAR
- = SET 5/8" REBAR W/ MKEC CLS #39 CAP
- B.S. = BUILDING SETBACK
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- D.E. & U.E. = DRAINAGE & UTILITY EASEMENT
- (P) = PLATED DIMENSION
- (M) = MEASURED DIMENSION
- (CM) = CALCULATED FROM MEASURED DIMENSION

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)			
LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (USGS)
1	1	1318.9	131.5
8	1	1318.4	131.0
9	1	1317.9	130.5
10	1	1314.0	126.6
11	1	1314.0	126.6
12	1	1315.0	127.6
13	1	1315.0	127.6
14	1	1316.0	128.6
15	1	1316.0	128.6
17	1	1317.0	129.6
18	1	1317.0	129.6
19	1	1317.0	129.6
20	1	1318.0	130.6
21	1	1318.0	130.6
22	1	1318.0	130.6



SW. Cor., NW 1/4, Sec. 3, T27S, R1E, 6th P.M. Fnd. 3/4" Pipe in Thimble



Easterly Line of East Branch Interception Canal C.C. #A29430

1/8 Corner Point of Intersection No monument Found

SE. Cor., NW 1/4, Sec. 3, T27S, R1E, 6th P.M. Fnd. 3/4" Pipe

2 of 2

FINAL PLAT

POWER C.D.C. SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

Dr. Allison

I, Gregory J. Allison, a Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "POWER C.D.C. SECOND ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, Reserves, and Streets, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Northwest Quarter, Section 3, Township 27 South, Range 1 East, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas; said tract more particularly described as follows:

COMMENCING at the Southwest corner of said Northwest Quarter, thence along the South line of said Northwest Quarter N88°44'26"E, 248.54 feet to the POINT OF BEGINNING, said point lying on the East line of Interstate 135 right-of-way as condemned in case No. C7212-65 thence along said East line N33°49'00"E, 4.03 feet to the Easterly line of East Branch Interception Canal as condemned in case No. A29430; thence continuing N33°49'00"E, 572.39 feet; thence along said Easterly line of said canal N35°28'00"E, 604.09 feet; thence along said easterly line of said canal N37°37'10"E, 468.68 feet to the South line of Government Lot 3 of said Northwest Quarter; thence along said South line N88°41'35"E, 128.54 feet; thence parallel with the said Easterly line S37°37'10"W, 67.29 feet; thence S00°18'54"E, 576.91 to a point lying 60 feet North of the South right of way line of 26th Street North; thence S01°27'12"E, 30.00 feet to the North line of Ridgecrest Addition, an addition to Wichita, Kansas, said North line being the centerline of 26th Street North; thence along said North line of said Ridgecrest Addition S88°32'48"W, 181.57 feet to the West right-of-way line of Minnesota Avenue; thence S00°44'11"E, 661.07 feet to the South line of said Northwest Quarter; thence along said South line of said Northwest Quarter S88°44'26"W, 875.96 feet to the POINT OF BEGINNING. Said tract CONTAINS: 654,638 square feet or 15.03 acres of land, more or less.

The portion of the easement recorded in Misc. Book, 287, Page 455-457 lying within the above described property is hereby vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this ___ day of _____, 2002.

Gregory J. Allison, PE, LS #1257
MKEC Engineering Consultants, Inc.
411 North Webb Road
Wichita, Kansas 67206

Know all men by these presents that we, the undersigned property owners of the land above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, a Block, Reserves and Streets the same to be known as "POWER C.D.C. SECOND ADDITION", an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities, and drainage, as indicated on the accompanying plat are hereby granted. The streets are hereby dedicated to and for the use of the public. Reserve "A" shall be owned and maintained by the "City of Wichita" and is platted for open space, including bike trails and pedestrian walkways. Reserve "B" is platted for open space and shall be owned and maintained by the homeowners association. A drainage plan has been developed for this plat and all drainage easements, right-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 storm water.

NEIGHBORHOOD DEVELOPMENTS, L.C., a Kansas Limited Liability Company
Manager, POWER COMMUNITY DEVELOPMENT CORPORATION, Inc.

_____, President and CEO
James W. Arbertha, President and CEO

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 2002, before me the undersigned, a Notary Public in and for the County and State aforesaid, came James W. Arbertha, President and CEO, Power CDC, Inc., Manager of Neighborhood Developments, L.L.C., a Kansas Limited Liability Company, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

_____, Notary Public
Notary Public
My appointment expires:

City of Wichita, Kansas
At the direction of the City Council.

_____, City Manager
Chris Cherches, City Manager

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 2002, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Chris Cherches, City Manager, City of Wichita, Kansas, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

_____, Notary Public
Notary Public
My appointment expires:

This plat of "POWER C.D.C. SECOND ADDITION", 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

_____, Chair
J.D. Michaels, Chair

_____, Secretary
Michael E. Lindebak, Secretary

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

At the direction of the City Council.

_____, City Manager
Chris Cherches, City Manager

_____, City Clerk
Pat Burnett, City Clerk

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

_____, County Clerk
Don Brace, County Clerk

STATE OF KANSAS)
)ss:
SEDGWICK COUNTY)

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

_____, Register of Deeds
Bill Meek, Register of Deeds

_____, Deputy
Linda Kizzire, Deputy

Reviewed in accordance with K.S.A. 58-2005 on this ___ day of _____, 2002.

_____, Deputy County Surveyor

Tricia L. Robello, LS #1246
Deputy County Surveyor
Sedgwick County, Kansas



Wichita-Sedgwick County Metropolitan Area Planning Department

November 21, 2002

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2002-87 -- Revised One-Step Final Plat of Power C.D.C. Second Addition

At the regular meeting of the Metropolitan Area Planning Commission on November 21, 2002, 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 November 15, 2002.

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.

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

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

November 15, 2002

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2002-87 -- Revised One-Step Final Plat of Power C.D.C. Second Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 14, 2002, 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. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- 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. The guarantee may be part of the paving petition, A drainage easement is needed.**
- D. **Traffic Engineering** has requested additional right-of-way along 26th St. North to conform with the typical 60-ft streets in this area.

The additional street right-of-way has been dedicated as requested.

- E. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks along at least one side of all through, non cul-de-sac streets.

- F. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- G. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- I. On the final plat tracing, the MAPC signature block needs to reference "Dale Miller, Secretary".
- J. The City Fire Department/GIS needs to comment on the plat's street names. Pembrook Cir should be renamed as "Minnesota Ct".
- K. Misc centerline data needs added on Minnesota Ave., Minnesota Cir. and Pembrook Circle.
- L. The drainage dedication should be referenced in the plattor's text.
- M. The signature line for the City Clerk needs to be revised to reference "Pat Graves".
- N. 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.
- O. 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.
- P. 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.)
- Q. 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.
- R. 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.

- S. 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.
- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. 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. Westar Energy has requested additional easements.
- X. 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 that 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 21, 2002, at 1:30 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

STAFF REPORT

(REVISED ONE-STEP FINAL PLAT APPROVED 11/19/02; ONE-STEP FINAL PLAT APPROVED 9/5/02)

CASE NUMBER: SUB 2002-87 -- POWER C.D.C. SECOND ADDITION

OWNER/APPLICANT: City of Wichita, Attn: Roy Johnson, Housing Services, 315 Riverview, Wichita, KS 67202; (Contract purchaser) James Arbertha, 1802 N. Hydraulic, Wichita, KS 67214

SURVEYOR/ENGINEER: MKEC Engineering Consultants, Inc., 411 N. Webb Rd., Wichita, KS 67206

LOCATION: North side of 25th St. North, West of Grove

SITE SIZE: 15.02 acres

NUMBER OF LOTS

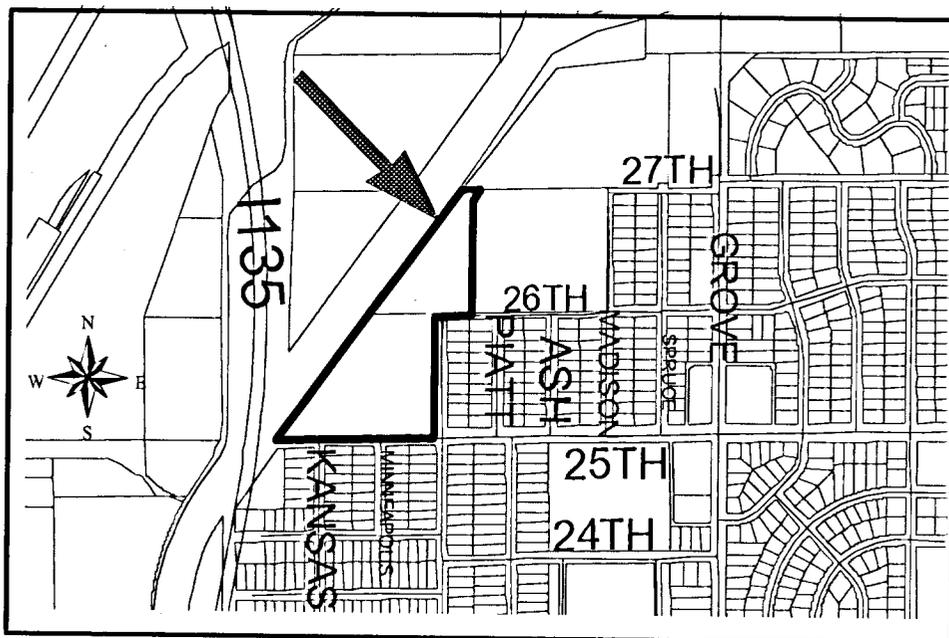
Residential:	23
Office:	
Commercial:	
Industrial:	
Total:	<u>23</u>

MINIMUM LOT AREA: 8,091 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City. This revised final plat has reduced the size of the site from 26 to 15 acres and involves a new street layout.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- 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. The guarantee may be part of the paving petition, A drainage easement is needed.**
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