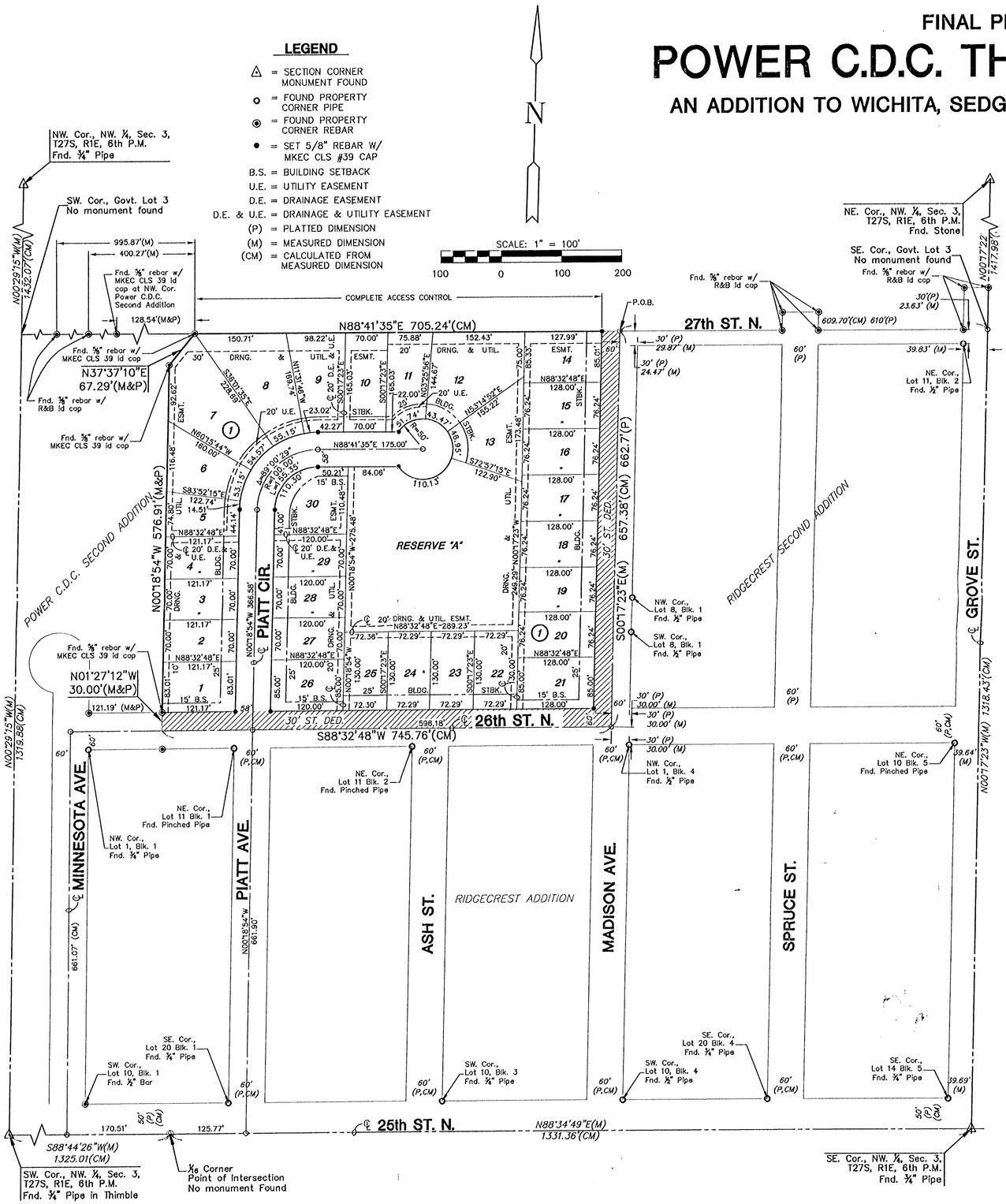
Final Revised 5/1/03

FINAL PLAT

POWER C.D.C. THIRD ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



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. THIRD ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, a Reserve, 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 being more particularly described as follows:

COMMENCING at the Southeast corner of the said Northwest Quarter, thence on a Kansas South Zone Grid Bearing of N00°17'23"W, 1318.43 feet to the Southeast Corner of Government Lot 3; thence along the South line of said Government Lot 3, S88°41'35"W, 609.70 feet to the POINT OF BEGINNING, said point being the intersection of Madison Avenue and 27th Street North as dedicated by Ridgecrest Second Addition an addition to Wichita, Kansas; thence along the West line of said Ridgecrest Second Addition, S00°17'23"E, 657.38 feet to the to the intersection of Madison Avenue and 26th Street North, as dedicated by Ridgecrest Addition an addition to Wichita, Kansas; thence along the Northerly line of said Ridgecrest Addition, S88°32'48"W, 745.76 feet to a Southeasterly corner of Power C.D.C. Second Addition an Addition to Wichita, Kansas; thence along the East line of said Power C.D.C. Second Addition, N01°27'12"W, 30.00 feet to the Southeast corner of Lot 23, Block 1, of said Power C.D.C. Second Addition; thence continuing along said East line N00°18'54"W, 576.91 feet; thence continuing along said East line N37°37'10"E, 67.29 feet to the Northeast corner of said Power C.D.C. Second Addition; thence along said South line of Government Lot 3, N88°41'35"E, 705.24 feet to the POINT OF BEGINNING.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 5th day of May, 2003.

GREGORY J. ALLISON 1257 KANSAS LAND SURVEYOR 5/8/03

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, a Reserve and Streets the same to be known as "POWER C.D.C. THIRD 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 to the public. The streets are hereby dedicated to and for the use of the public. Reserve "A" 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, 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 storm water. All abutters right of access to or from 27th St. North over and across the North line of "POWER C.D.C. THIRD ADDITION", are hereby granted to the appropriate governing body, as indicated on the face of the plat.

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

_____,

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 2003, before me the undersigned, a Notary Public in and for the County and State aforesaid, came _____, City of Wichita, Kansas, at the direction of the City Council, 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

My appointment expires:

This plat of "POWER C.D.C. THIRD ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 2003.

WICHITA-SEDGWCK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chair
Bernard A. Hentzen, Chair

_____, Secretary
Dale Miller, 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 _____, 2003.

At the direction of the City Council.

_____,

_____, City Clerk
Pat Graves, City Clerk

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

_____, 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_____, 2003 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 _____, 2003.

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

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CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 20, 2003

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

RE: SUB 2003-13 -- One-Step Final Plat: Power C.D.C. Third Addition

At the regular meeting of the Metropolitan Area Planning Commission on March 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 March 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.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Power Community Development Corporation, C/O James Arbertha, 1802 N. Hydraulic, Wichita, KS 67214
Mark Stanberry, Housing Division, 332 Riverview, Wichita, KS 67203
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

March 14, 2003

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

RE: SUB 2003-13 -- One-Step Final Plat: Power C.D.C. Third Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 13, 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. 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.***

D. The applicant shall guarantee the paving of the proposed interior streets in addition to 26th St. North and the west half of Madison.

E. Traffic Engineering has requested complete access control to 27th Street.

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. 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.

H. The **City Fire Department/GIS** needs to comment on the plat's street names. ***The street names are approved.***

I. On the final plat tracing, the MAPC signature block needs to reference "Bernard A. Hentzen, Chair".

J. **City Environmental Health** has requested that a restrictive covenant be recorded that prohibits the use of water wells on the site for any purpose.

K. 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.

L. 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.

M. 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.)

N. 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.

O. 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.

P. 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.

Q. 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.

R. Perimeter closure computations shall be submitted with the final plat tracing.

S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

T. 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.

U. 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, March 20, 2003, at 1:00 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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Power Community Development Corporation, C/O James Arbertha, 1802 N. Hydraulic, Wichita, KS 67214
Mark Stanberry, Housing Division, 332 Riverview, Wichita, KS 67203
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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-1
MARCH 20, 2003

STAFF REPORT
(One-Step Final Plat Approved 3/13/03)

CASE NUMBER: SUB 2003-13 -- POWER C.D.C. THIRD ADDITION

OWNER/APPLICANT: City of Wichita, Attn: Mark Stanberry, Housing Services, 315 Riverview, Wichita, KS 67203; Power Community Development Corp. 1802 N. Hydraulic, Wichita, KS 67214

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

LOCATION: North side of 26th St. North, West of Grove

SITE SIZE: 11.25 acres

NUMBER OF LOTS

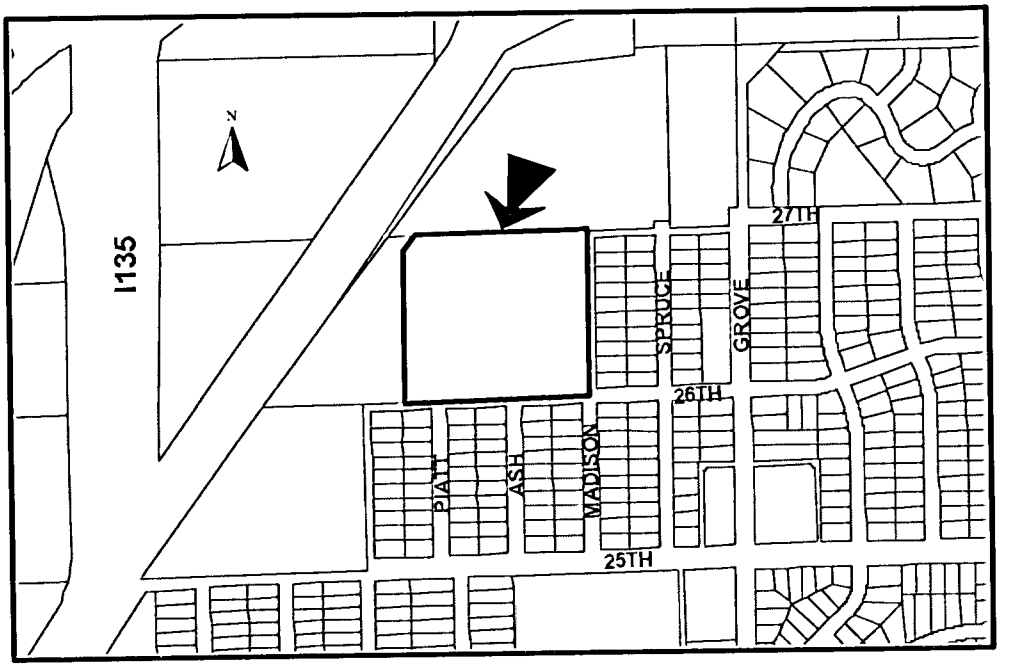
Residential:	30
Office:	
Commercial:	
Industrial:	
Total:	30

MINIMUM LOT AREA: 8,400 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential District

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City.

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.***

D. The applicant shall guarantee the paving of the proposed interior streets in addition to 26th St. North and the west half of Madison.

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