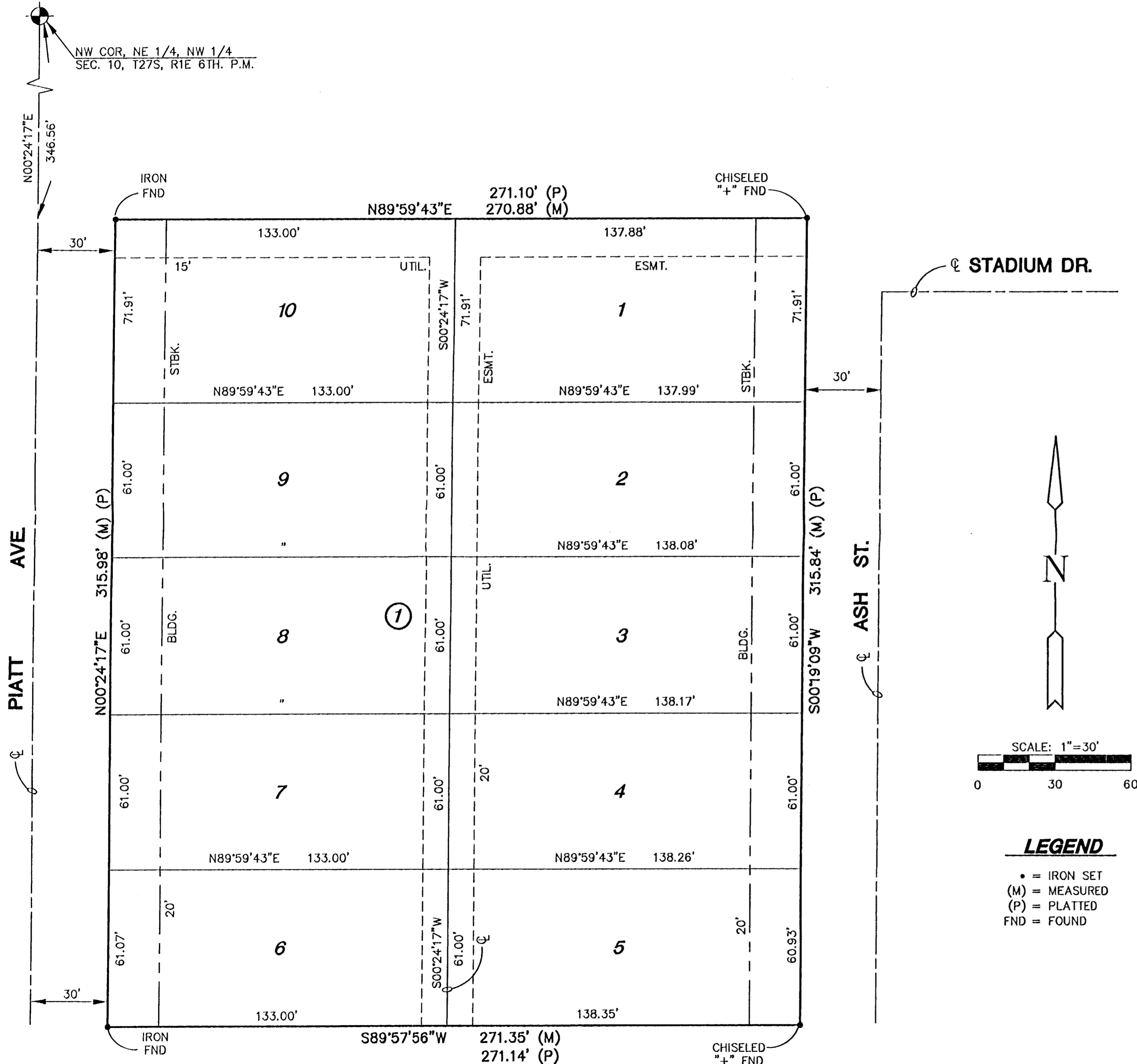


FINAL PLAT

POWER C.D.C. ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

Final tracing
11-30-99



I, Gregory J. Allison a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "POWER C.D.C. ADDITION", an addition to Wichita, Sedgwick County, Kansas, into a street, lots, and a block, the same being accurately set fourth in the accompanying plat and described herein:

A replat of Lot 1, Packs Addition to Wichita, Kansas, Sedgwick County, Kansas.

This plat of POWER C.D.C. ADDITION, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1999.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

_____, Chairman

_____, 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 _____, 1999.

_____, Mayor

_____, City Clerk

Entered on transfer record this _____ day of _____, 1999.

_____, 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 _____, 1999.

_____, Register of Deeds

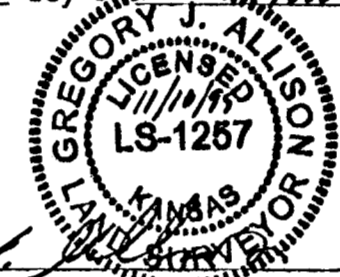
_____, Deputy

Linda Kizzire

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 1999.

All lots, blocks, streets, building setbacks, and easements within described property are 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 10th day of November 1999.



Gregory J. Allison, P.E., S.D.S.
Mid-Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's and Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots, a street, and a block, the same to be known as "POWER C.D.C. ADDITION", an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities and drainage, are hereby granted to the public. A drainage plan has been developed for "POWER C.D.C. ADDITION" and all drainage easements, and rights-of-way 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.

NEIGHBORHOOD DEVELOPMENTS, L.C., A KANSAS LIMITED LIABILITY COMPANY.

James W. Arbertha
James W. Arbertha, President and CEO
Power CDC, Inc.

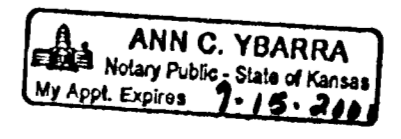
STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 10th day of November, 1999, before me the undersigned, a Notary Public in and for the County and State aforesaid, came James W. Arbertha, President and CEO of Power CDC, Inc. to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

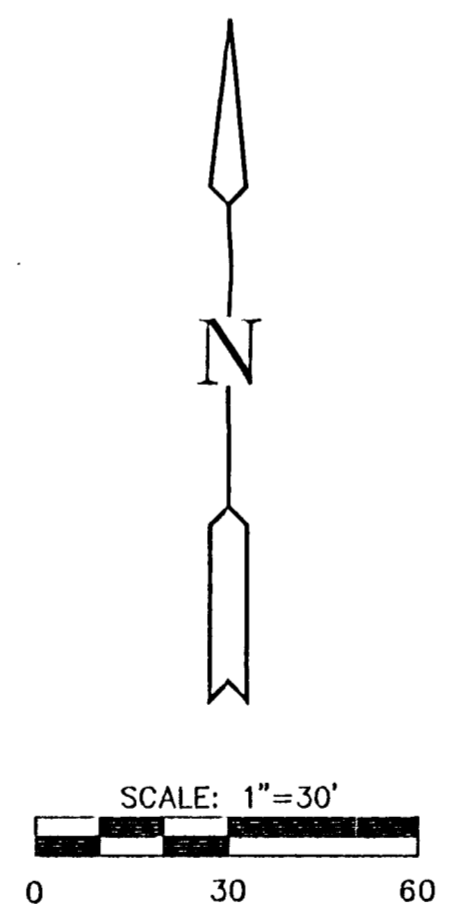
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Ann C. Ybarra
Notary Public

My appointment expires: 9-15-2001



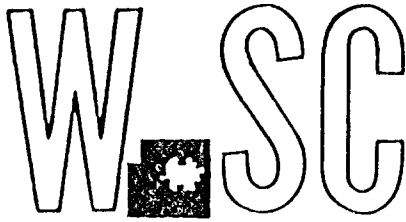
Tricia L. Robello, LS #1246
Deputy County Surveyor
Sedgwick County, Kansas



LEGEND

- = IRON SET
- (M) = MEASURED
- (P) = PLATTED
- FND = FOUND

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

September 30, 1999

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

RE: S/D 96-39 – Revised Final Plat of POWER CDC ADDITION

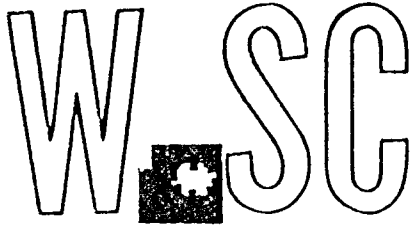
At the regular meeting of the Metropolitan Area Planning Commission on September 30, 1999, 1999, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of September 24, 1999.

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 Release 13 Version of Autocad. This will be used by the City and County GIS Departments.



WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

FILE COPY

September 24, 1999

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

RE: S/D 96-39 – Revised Final Plat of POWER CDC ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 23, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

- A. **City Engineering** needs to comment on the existing guarantees for the extension of sanitary sewer and City water and any requirements for providing new guarantees. **A guarantee for the extension of sanitary sewer is required.**
- 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 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.
- E. The lot numbers should be revised to include consecutively numbered adjoining lots.
- F. The platting 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.
- G. 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.)

- H. 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.
- I. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. 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. ***KGE requests additional easements.***
- O. 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 Release 13 version of 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. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

S/D 96-39 – Revised Final Plat of POWER CDC ADDITION
September 24, 1999
Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 30, 1999, at 1:30 p.m.

The enclosed "marked" copy of the plat is for your information and files.

If you should have any questions, please call.

If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:le

Enclosure: Marked Copy of Plat

Copies to: Neighborhood Developments, L.C., 1802 N. Hydraulic, Wichita, KS
67214
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

(Revised Final Plat Approved 9/23/99; Final Plat Approved 7/3/96)

CASE NUMBER: S/D 96-39 - POWER CDC ADDITION

OWNER/APPLICANT: Neighborhood Developments, L.C., 1802 N. Hydraulic, Wichita, KS 67214

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc., 411 N. Webb Road, Wichita, KS 67206

LOCATION: West of Grove, South of 21st St. South

SITE SIZE: 1.96 acres

NUMBER OF LOTS

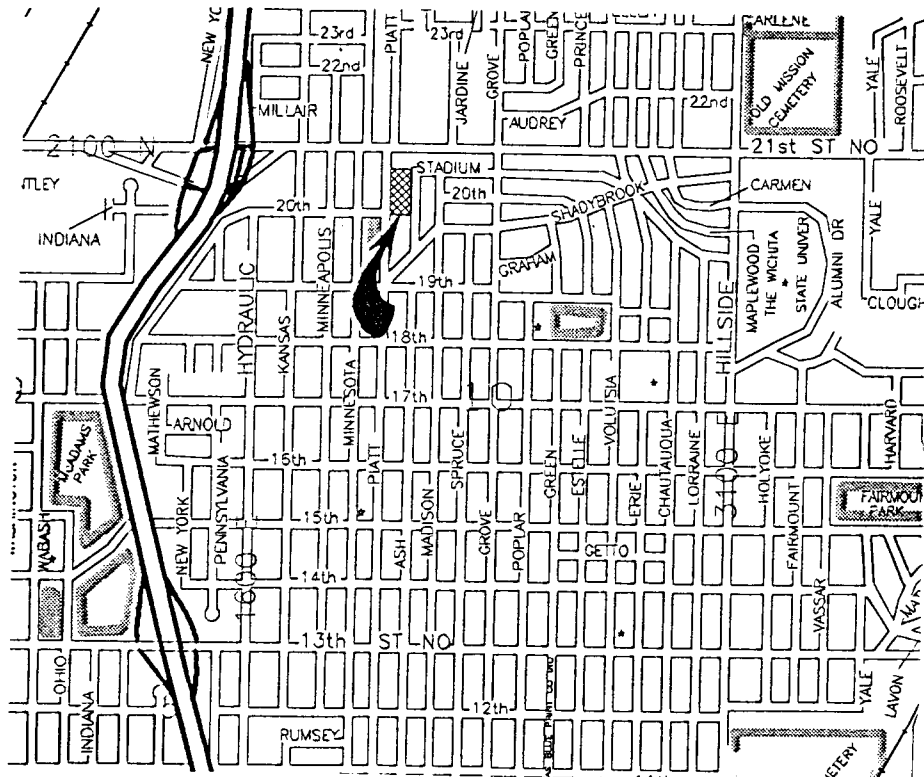
Residential:	10
Office:	
Commercial:	
Industrial:	
Total:	10

MINIMUM LOT AREA: 8,374 sq. ft.

CURRENT ZONING: B, Multi-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a revised final plat which was previously approved in 1996. It is a replat of Lot 1, Packs Addition.

STAFF COMMENTS:

- A. City Engineering needs to comment on the existing guarantees for the extension of sanitary sewer and City water and any requirements for providing new guarantees. *A guarantee for the extension of sanitary sewer is required.*
- 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.*
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- G. 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.)
- H. 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.
- I. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

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