

**LEGAL DESCRIPTION**

Beginning 284.8 feet West and 30 feet South of the Northeast corner of the South Half of the Northeast Quarter; thence East 244.8 feet; thence South 300 feet; thence West 244.3 feet to I-235 right of way; thence North to the beginning in Section 22, Township 27, Range 1 West, Sedgwick County.

*Revised 9/11/02*

STATE OF KANSAS )  
 ) SS  
 COUNTY OF SEDGWICK )

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.

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 a lot, a block and a street to be known as Spencer's First 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 First 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, PRESIDENT

STATE OF KANSAS )  
 ) SS  
 COUNTY OF SEDGWICK )

The foregoing instrument was acknowledged before me this 10th day of September, 2002, 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

This plat of Spencer's First 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 \_\_\_\_\_, 2002.

\_\_\_\_\_, Chairman  
 JERRY MICHAELIS

\_\_\_\_\_, Secretary  
 MICHAEL E. LINDEBAK

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

This plat has been approved and accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

AT THE DIRECTION OF CITY COUNCIL

\_\_\_\_\_, City Manager  
 CHRIS CHERCHES

\_\_\_\_\_, City Clerk  
 PAT BURNETT

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

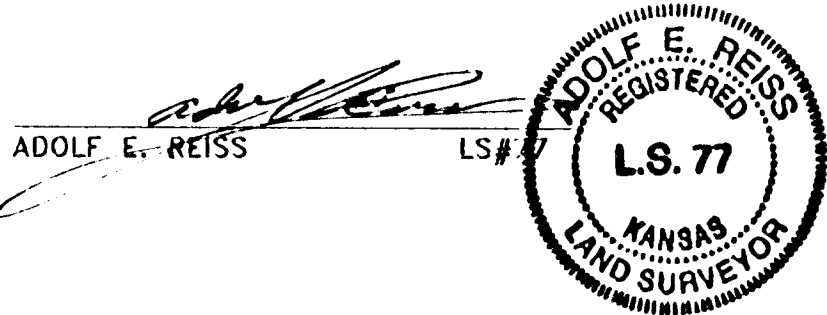
\_\_\_\_\_, County Clerk  
 DON BRACE

STATE OF KANSAS )  
 ) SS  
 COUNTY OF SEDGWICK )

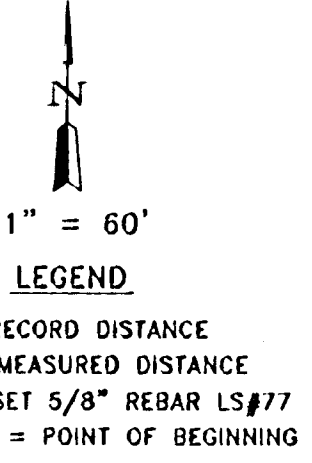
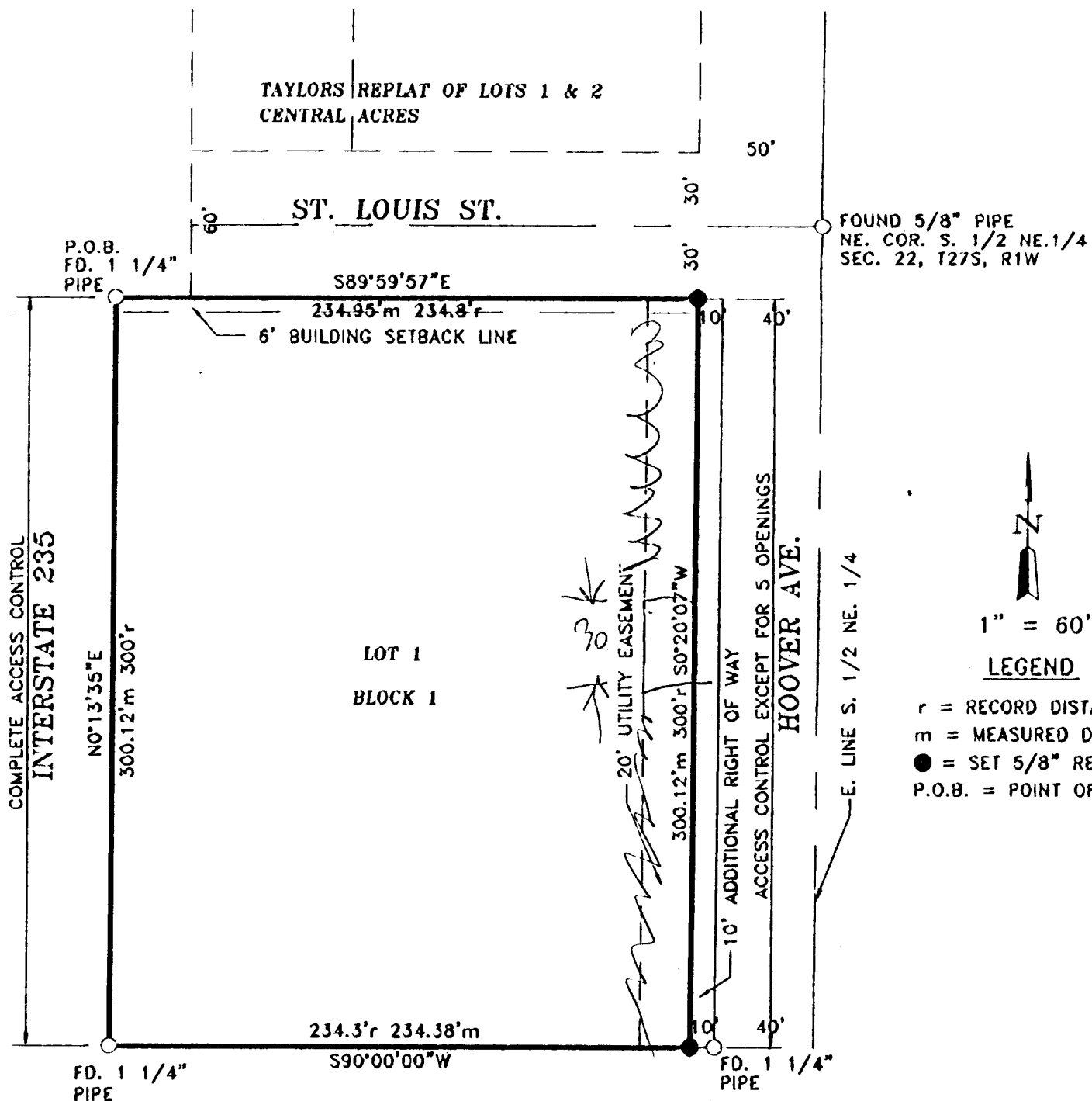
This is to certify that this instrument was filed for record in the Register of Deeds Office at \_\_\_\_\_ o'clock \_\_\_\_\_ M. on this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

\_\_\_\_\_, Register of Deeds  
 BILL MEEK

\_\_\_\_\_, Deputy  
 LINDA KIZZIRE



ADOLF E. REISS LS#77 DATE Sept 5, 2002



**FINAL PLAT  
 SPENCER'S FIRST ADDITION  
 WICHITA, SEDGWICK COUNTY, KANSAS**

C:\ADOLF\BURNETT\SPENCERS\LONG C.E.



**Wichita-Sedgwick County Metropolitan Area Planning Department**

August 22, 2002

Bob Previtara  
Reiss and Goodness Engineers  
2160 W. 21<sup>st</sup> Street  
Wichita, KS 67203

RE: SUB 2002-63 -- One-Step Final Plat of Spencer's First Addition

At the regular meeting of the Metropolitan Area Planning Commission on July 25, 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 July 19, 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 cursive script 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](http://www.wichitagov.org)



**Wichita-Sedgwick County Metropolitan Area Planning Department**

August 16, 2002

Bob Previterra  
Reiss and Goodness Engineers  
2160 W. 21<sup>st</sup> Street  
Wichita, KS 67203

RE: SUB 2002-63 -- One-Step Final Plat of Spencer's First Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 15, 2002, 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. City water services are available to serve the site. The applicant shall submit a guarantee for the extension of sanitary sewer.
- 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. Since drainage will be directed onto I-235, a letter shall be provided from KDOT indicating their agreement to accept such drainage.
- D. St. Louis and Hoover are unpaved streets. City Engineering has required a petition for the paving of Hoover. It is recommended that the property owner to the north is contacted regarding participation in the vacation of St. Louis. In the event St. Louis is not vacated, a No Protest Petition for paving of St. Louis is also needed.
- E. The plat proposes five access openings along Hoover, and complete access control along St. Louis. Access controls are approved.
- F. As a lot used for multi-family uses adjacent to non-arterial streets, the Subdivision regulations require a sidewalk along St. Louis and Hoover. The Subdivision Committee approved a sidewalk along Hoover.
- G. The applicant has platted a 6-ft street side setback along St. Louis, in lieu of the required 15 feet. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.

Not needed  
per Vicki  
8/28

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

T 316.268.4421 F 316.268.4390

www.wichitagov.org

- 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. The plat'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.
- K. 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.)
- L. 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.
- M. 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.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.

SUB 2002-63 -- One-Step Final Plat of Spencer's First Addition  
August 16, 2002  
Page 3

S. 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, August 22, 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

Copies to: Dennis Niedens, 1143 Denene, Wichita, KS 67212  
Walter Rooney, Sedgwick County Fire Department  
Mike Lindebak, City Engineering  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

**STAFF REPORT**

(One-Step Final Plat Approved 8/15/02; Deferred 7/18/02)

**CASE NUMBER:** SUB 2002-63 -- SPENCER'S FIRST ADDITION

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

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

**LOCATION:** South of Central, West side of Hoover

**SITE SIZE:** 1.68 Acres

**NUMBER OF LOTS**

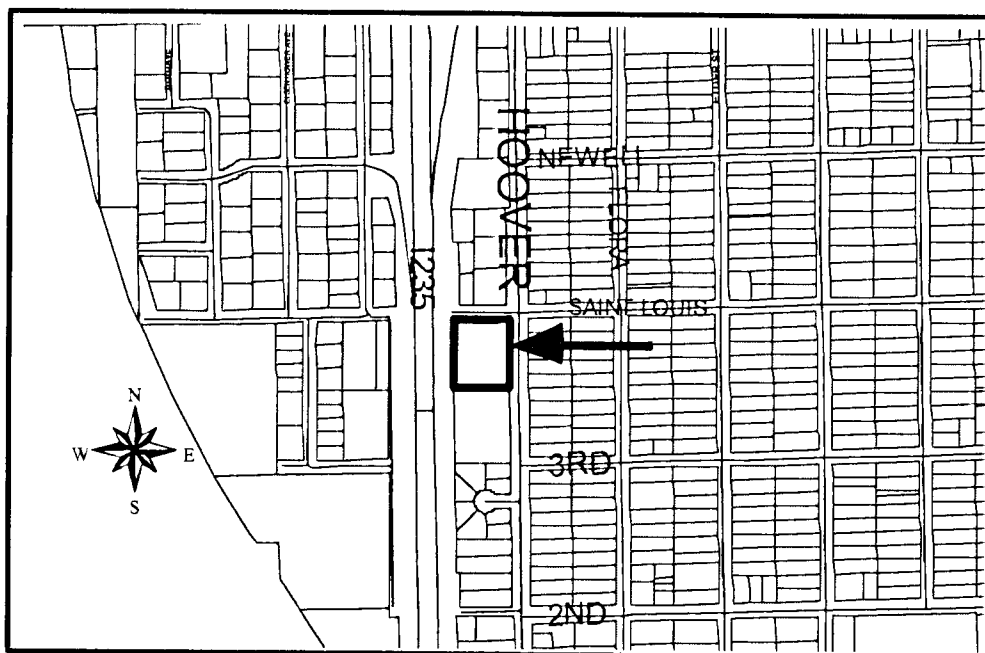
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

**MINIMUM LOT AREA:** 1.68 Acres

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

**PROPOSED ZONING:** TF-3, Two-Family Residential (with Conditional Use for Multi-family uses)

**VICINITY MAP**



**SUB 2002-63 -- One-Step Final Plat of SPENCER'S FIRST ADDITION**  
**August 22, 2002 - Page 2**

**NOTE:** This is an unplatted site located within the City of Wichita. The site has been approved for a zone change (ZON 2002-39) to TF-3, Two-Family Residential District with a Conditional Use (CON 2002-33) for Multi-family.

**Planning Staff recommends approval of the plat.**

**STAFF COMMENTS:**

- A. City water services are available to serve the site. The applicant shall submit a guarantee for the extension of sanitary sewer.
- 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. Since drainage will be directed onto I-235, a letter shall be provided from KDOT indicating their agreement to accept such drainage.**
- D. St. Louis and Hoover are unpaved streets. **City Engineering has required a petition for the paving of Hoover. It is recommended that the property owner to the north is contacted regarding participation in the vacation of St. Louis. In the event St. Louis is not vacated, a No Protest Petition for paving of St. Louis is also needed.**
- E. The plat proposes five access openings along Hoover, and complete access control along St. Louis. **Access controls are approved.**
- F. As a lot used for multi-family uses adjacent to non-arterial streets, the Subdivision regulations require a sidewalk along St. Louis and Hoover. **The Subdivision Committee approved a sidewalk along Hoover.**
- G. The applicant has platted a 6-ft street side setback along St. Louis, in lieu of the required 15 feet. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- 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. 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.

**SUB 2002-63 -- One-Step Final Plat of SPENCER'S FIRST ADDITION**  
**August 22, 2002 - Page 3**

- K. 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.)
- L. 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.
- M. 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.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.
- S. 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.