

POWERS ACRES

SEDGWICK COUNTY, KANSAS

State of Kansas) SS
Sedgwick County)

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "POWERS ACRES", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The North 368 feet of the East 1056 feet of the N1/2 of the SE1/4 of Section 11, Twp. 28-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.

All Public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

This plat of "POWERS ACRES", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 2000.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Francis S. Garofalo
Chairman

Marvin S. Krout
Secretary

State of Kansas) SS
Sedgwick County)

This plat approved and all dedications shown hereon, are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas, on _____, 2000.

Thomas G. Winters
Chairman

James Alford
County Clerk

Entered on transfer record this _____ day of _____, 2000.

James Alford
County Clerk

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2000.


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

State of Kansas) SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2000, at _____ o'clock _____ M. and is duly recorded.

Bill Meek
Register of Deeds

Linda Kizzire
Deputy

Savoy, Ruggles & Bohm, P.A.
Date 27.12.2000


Mark A. Savoy RLS #788
Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots and a Block to be known as "POWERS ACRES", Sedgwick County, Kansas. A drainage plan has been developed for this plat and all drainage easements, and rights-of-way shall remain at established grades or as modified with the approval of the County Engineer, and unobstructed to allow for the conveyance of stormwater. The Floodway Reserve is hereby granted for floodway purposes, and shall be the responsibility of the owners of Lots 1 and 2, until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of drainage, provided further that no structure shall be constructed on or within said Floodway Reserve, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Engineer of the appropriate governing body. Access Controls are hereby granted to the appropriate governing body (as indicated on the face of the plat). Minimum building pad elevations are as indicated on the face of the plat.

Wayne E. Powers
Wayne E. Powers

Marilyn K. Powers
Marilyn K. Powers

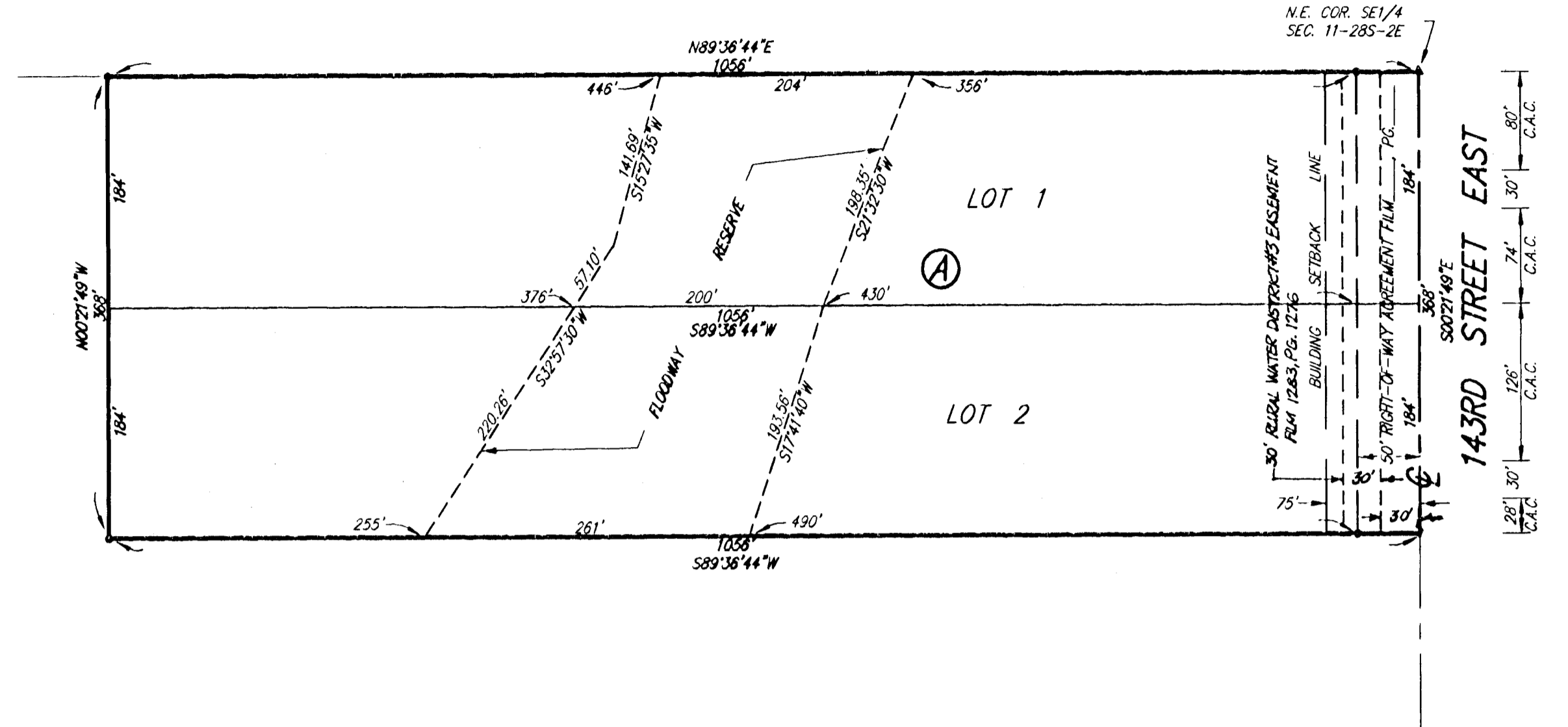
State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 27th day of Dec, 2000, by Wayne E. Powers and Marilyn K. Powers, husband and wife.

Mildred E. Franz
Notary Public

My App't. Exp. 2-13-2003

MILDRED E. FRANZ
NOTARY PUBLIC
STATE OF KANSAS

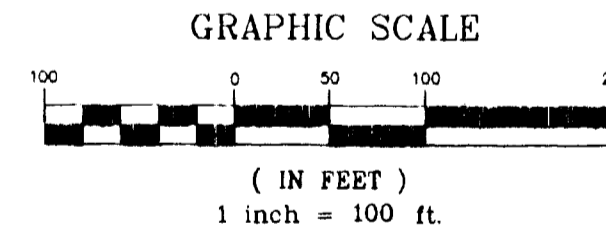


BUTLER RURAL ELECTRIC COOPERATIVE EASEMENT - UNDEFINED LOCATION
FILM 1740, Pg 93 AND FILM 1740, Pg 95



BENCH MARK: USGS, TOP OF "I" POST
34' N. & 29' N. OF S.E. CORNER
SE1/4, SEC. 11-28S-2E
ELEV. = 1355.26 (NGVD)

ON SITE B.M.: STEP SPIKE IN POWER POLE
18' E. & 58' N. OF S.E. CORNER OF LOT 2,
POWERS ACRES
ELEV. = 1354.83 (NGVD)



C.A.C. = COMPLETE ACCESS CONTROL

- △ = STONE W/\"X\" CUT (FOUND)
- = 5/8\" REBAR W/SRB CAP (SET)

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES		
BLOCK	LOT NO.	ELEVATION (M.G.V.D.)
A	1	1342
A	2	1343



Wichita-Sedgwick County Metropolitan Area Planning Department

June 29, 2000

Mark Savoy
Savoy, Ruggles and Bohm, P.A.
924 N. Main Street
Wichita, KS 67203

SUB 2000-19 -- One-Step Final Plat of POWERS ACRES ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on June 29, 2000, 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 June 23, 2000.

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



Wichita-Sedgwick County Metropolitan Area Planning Department

June 23, 2000

Mark Savoy
Savoy, Ruggles and Bohm, P.A.
924 N. Main Street
Wichita, KS 67203

SUB 2000-19 -- One-Step Final Plat of POWERS ACRES ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 22, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. Health Department needs to comment on the feasibility of buildable lots due to the floodway reserve constraints. *A restrictive covenant will be required regarding the twin lagoon system.*
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*
- D. County Engineering needs to comment on the access controls. The plat proposes two access openings along 143rd St. East. *The access controls are approved.*
- E. The size of both lots (4.461 acres) does not meet the minimum lot size requirement of 4.5 acres for lots in the RR district serviced by sewage lagoons. A modification by the Subdivision Committee and an administrative adjustment from the Zoning regulations will need to be approved. *A modification has been approved by the Subdivision Committee.*
- F. The lot width to depth ratio (5.73) exceeds the maximum 2.5 to 1 standard and a modification by the Subdivision Committee will need to be approved. *A modification has been approved by the Subdivision Committee.*

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- G. The lot width of both lots (184 ft) does not meet the minimum 200-ft standard and a modification by the Subdivision Committee and an administrative adjustment from the Zoning regulations will need to be approved. *A modification has been approved by the Subdivision Committee.*
- H. 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.
- I. 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.
- J. 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.)
- K. 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.
- L. 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.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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.
- R. 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.

SUB 2000-19 -- One-Step Final Plat of POWERS ACRES ADDITION

June 23, 2000

Page 3

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 available from this office.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 29, 2000, at 1:15 p.m.

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

A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is written in a cursive style with some loops and flourishes.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Wayne Powers, 3601 S. 143rd Street East, Derby, KS 67037
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

(One-Step Final Plat Approved 6/22/00; Deferred 4/6/00)

CASE NUMBER: SUB 2000-19 -- POWERS ACRES ADDITION

OWNER/APPLICANT: Wayne Powers, 3601 S. 143rd Street East, Derby, KS 67037

SURVEYOR/ENGINEER: Savoy, Ruggles, and Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: West side of 143rd Street East, North of MacArthur

SITE SIZE: 8.921 Acres

NUMBER OF LOTS

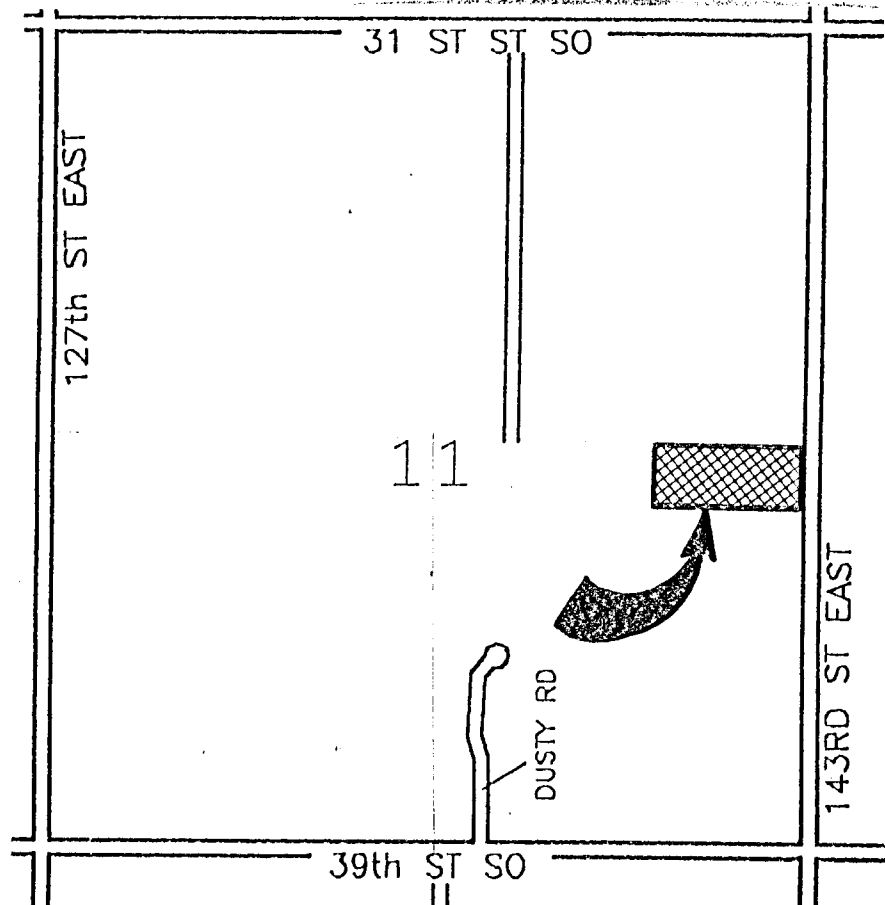
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 4.461 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



SUB 2000-19 -- One-Step Final Plat of POWERS ACRES ADDITION
June 29, 2000 - Page 2

Note: The site is located in the County within three miles of Wichita's city limits. The site is located in an area designated as "suburban" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. Health Department needs to comment on the feasibility of buildable lots due to the floodway reserve constraints. ***A restrictive covenant will be required regarding the twin lagoon system.***
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June 29, 2000 - Page 3

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