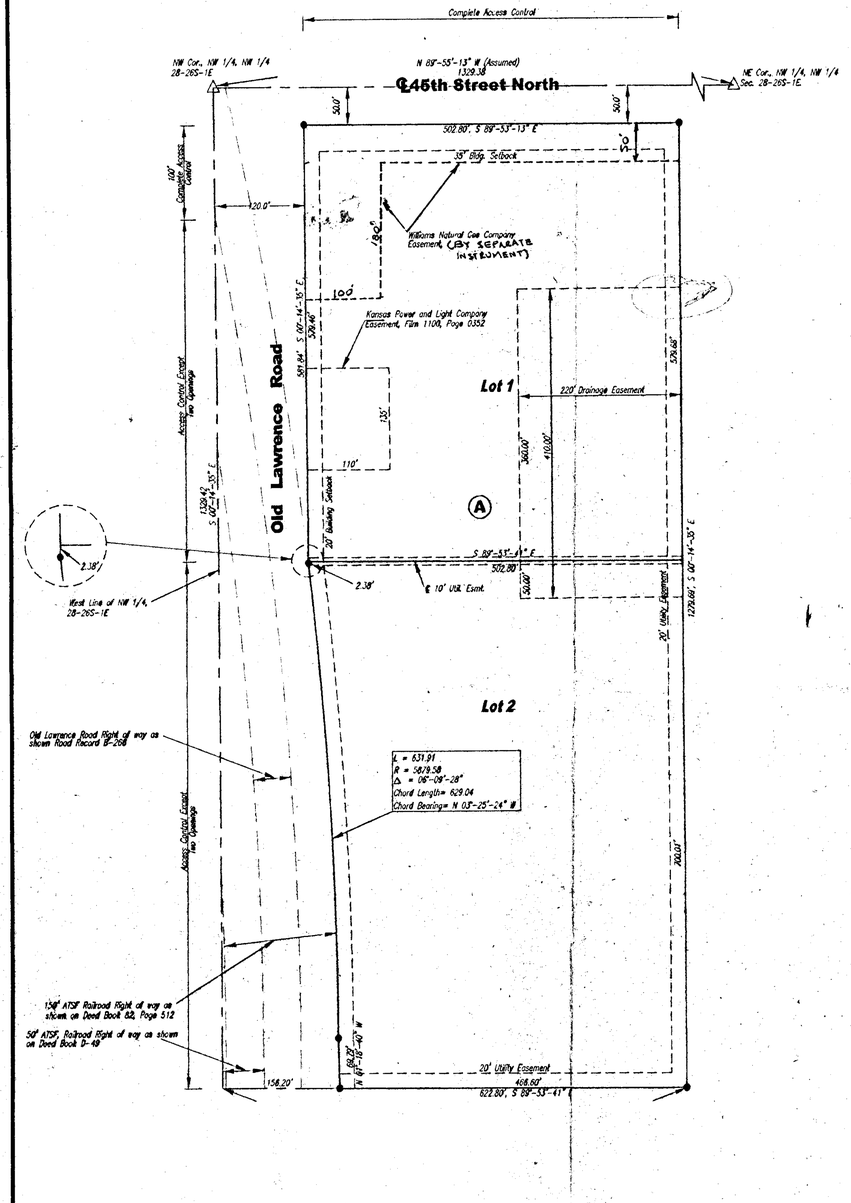


SCALE : 1" = 100'

LEGEND:

- ● 5/8" Rebar Set
- △ Govt. Corner

FINAL PLAT

POWELL COMMERCIAL ADDITION,

TO

SEDGWICK COUNTY, KANSAS

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

I, Babar M. Khan, A Licensed land surveyors in aforesaid county and state, do hereby certify that I have surveyed and platted "Powell Commercial Addition, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of property surveyed, described as follows:

West 622.8 feet of the following described property:

Government Lot 6 and the West half of Government Lot 2, also described as the Northwest Quarter of the Northwest Quarter of Section 28, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, except Railroad right of way established in Deed Book D and Deed Book 82, Page 512, and except right of way for Old Lawrence Road established in Road Record B-268, and except that part lying west of the west line of Old Lawrence Road.

This survey was completed on September 15, 1998.

BABAR M. KHAN, R.L.S. # 985

Know all men by these presents, That we, the undersigned owners of the land above set forth in the Surveyor's certificate, have caused the land to be surveyed and platted into lots, blocks, and streets, the same to be known as "Powell Commercial Addition, Sedgwick County, Kansas". Easements as indicated for the construction and maintenance of public utilities and Drainage are hereby granted. The streets are hereby dedicated to and for the use of the public. Access control to appropriate governing body is hereby granted as follows:

1— Complete Access Control to and from 45th street North over and across the North line of Lot 1, Block A.
1— Complete Access Control to and from Old Lawrence Road over and across the North 100 feet of the West Line of Lot 1, Block A.
1— Access Control except two openings to and from Old Lawrence Road over and across the West line (except North 100') of Lot 1, Block A.
1— Access Control except two openings to and from Old Lawrence Road over and across the West line of Lot 2, Block A.

Delbert Brian Powell

Michelle D. Powell

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

This instrument was acknowledged before me on this 28th day of September, 1998, BY DELBERT BRIAN POWELL AND MICHELLE D. POWELL

BONNIE J. CHILTON
Clerk of Notary Public
My Appt. Exp. 6-28-2000

Bonnie J. Chilton, Notary Public

BONNIE J. CHILTON

My Commission Expires: 6-28-2000

Intrust Bank N.A. of Valley Center
~~First National Bank of Anthony~~, Kansas, holder of a mortgage on the above described property do hereby consent to this Plat "Powell Commercial Addition, Sedgwick County, Kansas".

~~FIRST NATIONAL BANK~~ Intrust Bank NA

William J. Neises V/P
WILLIAM J. NEISES

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

This instrument was acknowledged before me on 29th day of September 1998 By William J. Neises, Vice President, INTRUST Bank, N.A.

Laura McKeen, Notary Public
LAURA McKEEN

Commission Expires: December 27, 1999

Tracing received 5-6-99

This Plat of "Powell Commercial Addition" has been submitted to and approved by The Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated 10th day of September, 1998.

Richard Lopez, Chairman

Marvin Krout, Secretary

SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION SEAL KANSAS

This plat has been approved by the City Council of City of Wichita, Kansas This _____ day of _____, 1999.

Bob Knight, Mayor

Pat Burnett, City Clerk

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedwick County, Kansas. This _____ day of _____, 1999.

BILL HANCOCK, Chairman

BETSY GWIN, Pro-tem Chairman

CAROLYN McGINN, Commissioner

BEN SCIORTINO, Commissioner

Thomas G. Winters, Commissioner

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

James Alford, County Clerk

This is to certify that this instrument was filed for record in the Register of Deeds office at _____, on this _____ day of _____, 1999.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

JAMES ALFORD, COUNTY CLERK

Project No.: 98-06

MUNICIPAL ENGINEERS
254-LAURA, SUITE 201
WICHITA, KANSAS 67211
316-262-3842

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 11, 1998

Municipal Engineers, P.A.
Attn: Babar M. Khan
254 Laura Suite 201
Wichita, KS 67211

RE: S/D 9873 -- Final Plat of POWELL COMMERCIAL ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 10, 1998, 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 4, 1998.

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 five (5) 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 and residential developments.

4. Submission of a disk to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

Please call if you have any questions.

Sincerely,

Neil Evan Strahl, Senior Planner
NES:ch

cc: Delbert Brian Powell, Michelle D. Powell, 2912 N. Ridge Road, Wichita, KS 67205-1056
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

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 4, 1998

Municipal Engineers
Attn. Babar Khan
254 S. Laura Suite 201
Wichita, KS 67211

S/D 98-73 - Final Plat of POWELL COMMERCIAL ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 3, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

A. 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.

No on-site sewage disposal will be needed for the site and an appropriate restrictive covenant will be submitted

B. The County Commissioner signature block should denote Mark F. Schroeder as the Chairman.

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

D. County Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan has been submitted. On-site detention will be needed and appropriate reserves need to be platted on the final tracing.*

E. **County Engineering** needs to indicate the need for access controls along perimeter streets. ***Two openings per lot along Old Lawrence Road are permitted. 100 feet of complete access control from the intersection is needed. The applicant shall guarantee the paving of 45th Street North or in the alternative dedicate complete access control along 45th Street North.***

The requested access controls have been denoted on the final plat.

F. The plat needs to be revised to comply with Zoning Ordinance standards for County road setbacks. A 60-foot setback from the centerline of Old Lawrence Road is required. An 85-foot setback from the centerline of 45th Street North is also required.

The requested setbacks have been denoted on the final plat.

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. ***Southwestern Bell has requested additional easements which have been denoted on the final plat.***

O. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. 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 plat*** is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 10, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb
Enclosure: Marked Copy of plat

cc: Delbert Brian Powell, Michelle D. Powell, 2912 N. Ridge Road, Wichita, KS 67205-1056
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4-9
September 10, 1998

STAFF REPORT
(Final Plat Approved 9/03/98, Preliminary Plat Approved 7/9/98)

CASE NUMBER: S/D 98-73 - POWELL COMMERCIAL ADDITION

OWNER/APPLICANT: Delbert Brian Powell, Michelle D. Powell, 2912 N. Ridge Road, Wichita, KS 67205-1056

SURVEYOR/ENGINEER: Municipal Engineers, P.A., Attn: Babar M. Khan, 254 Laura, Suite 201, Wichita, KS 67211

LOCATION: Southeast corner of Old Lawrence Road and 45th Street North

SITE SIZE: 20 acres

NUMBER OF LOTS

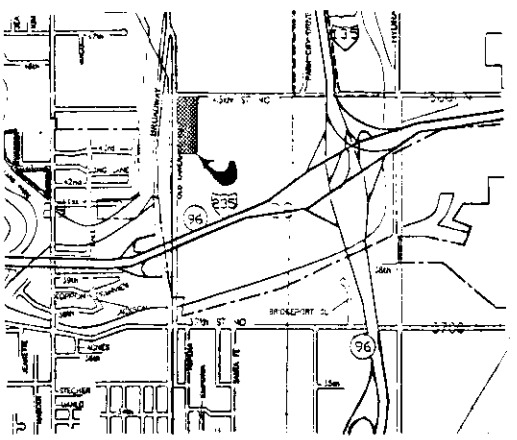
Residential:	
Office:	
Commercial:	
Industrial:	2
Total:	2

MINIMUM LOT AREA: 7 acres

CURRENT ZONING: GI, General Industrial

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County within three miles of Wichita's City limits. It is located in an area designated as "urban reserve" by the Wichita-Sedgwick County Comprehensive Plan. Since this subdivision is being platted for industrial purposes, it is classified as an "urban subdivision".

STAFF COMMENTS:

A. 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.

No on-site sewage disposal will be needed for the site and an appropriate restrictive covenant will be submitted

B. The County Commissioner signature block should denote Mark F. Schroeder as the Chairman.

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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.)

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