BIG DOG MOTORCYCLES ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "BIG DOG MOTORCYCLES ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and the south 20 feet of Lot 11, all of Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, and 22, all in Blackwelder's Subdivision in Mathewson's Addition to Wichita, Sedgwick County, Kansas, together with the vacated alley lying south of and adjacent to Lot 6 and lying north of and adjacent to Lots 1, 2, 3, 4, and 5, except the south 5 feet of Lot 12 for street, and except the east 55 feet of Lots 18, 19, 20, 21 and 22, and except the west 4 feet of Lots 12, 13, 14, 15, 16 and 17 for alley, together with the east 55 feet of Lots 18 and 19, except the north 0.25 feet of Lot 19, in Blackwelder's Subdivision in Mathewson's Addition to Wichita, Sedgwick County, Kansas, together with Lots 3, 4, and 5, and 0.2 feet surplus adjacent to Lot 5, on Douglas Avenue, McKims Subdivision of the south half of Lot 31, in Mathewson's Addition to Wichita, Kansas, Sedgwick County, Kansas, together with the south half of the vacated alley lying north of and adjacent to said Lots, together with the west 70 feet of the north half of Lot 31, on Douglas Avenue, in Supplemental Plat of Mathewson's Addition to Wichita, Sedgwick County, Kansas, together with the north half of the vacated alley lying south of and adjacent to a portion of the above described property, as described in the vacation order filed in Book Misc. 500, Page 345, except the west 20 feet of the east 50 feet thereof, and except the north 5 feet thereof for street, together with that part of the north half of Lot 31, on Douglas Avenue, in Supplemental Plat of Mathewson's Addition to Wichita, Sedgwick County, Kansas, described as follows: Beginning at a point 11.8 feet west and 5 feet south of the NE corner of said Lot 31, thence south 145 feet; thence west 50 feet; thence north 145 feet; thence east 50 feet to the point of beginning, together with the north half of the vacated alley lying south of and adjacent to said tract, together with Lots 2, 4, 6, 8 and 10, on Boston Avenue, now Victor Street, in G.A. Hatfield's Subdivision of Lot 32 in Mathewson's Addition to Wichita, Sedgwick County, Kansas, together with Lots 1, 3, 5, 7, and 9, on First Street, in said G.A. Hatfield's Subdivision of Lot 32 in Mathewson's Addition, except the north 5.00 feet thereof for road, together with Lots 1, 2, 3, 4, 5 and 6, on Hazel Avenue, now New York Avenue, Tiffanys Subdivision of Lot 29 in Mathewson's Addition to Wichita, Kansas, Sedgwick County, Kansas, except the north 5 feet of Lot 1 for street, together with Lot 2, except the north 5.00 feet thereof for road, and Lots 4, 6, 8, 10, 12, 14, 16, 18, 20 and 22, on New York Avenue, Little and Kimball's Subdivision of Lots 28 and 30 in Mathewson's Addition to Wichita, Sedgwick County, Kansas, together with that part of Reserve "B", (formerly known as Boston Avenue, now known as Victor Street), as platted in Supplemental Plat of Mathewson's, (Sedgwick County, Kansas), lying west of and adjacent to the east line of Lot 11 in said Blackwelder's Subdivision in Mathewson's Addition, as extended north, and lying east of and adjacent to the west line of Lot 22 in said Little and Kimball's Subdivision of Lots 28 and 30 in Mathewson's Addition, as extended south, together with the north 5.00 feet of Lot 11 in said Blackwelder's Subdivision in Mathewson's Addition, together with the south 5.00 feet of Lot 12 in said Blackwelder's Subdivision in Mathewson's Addition, together with the west 4.00 feet of Lots 12, 13, 14, 15, 16, and 17 in said Blackwelder's Subdivision in Mathewson's Addition, together with the 4.00 foot alley lying east of and adjacent to Lots 9 and 10 as dedicated in said G.A. Hatfield's Subdivision of Lot 32 in Mathewson's Addition, except the north 5.00 feet thereof, together with the 5.00 foot alley lying west of and adjacent to Lots 1 and 2 as dedicated in said G.A. Hatfield's Subdivision of Lot 32 in Mathewson's Addition, except the north 5.00 feet thereof, together with all of Boston Avenue, (now Victor Street), as dedicated in said G.A. Hatfield's Subdivision of Lot 32 in Mathewson's Addition, together with all of the 12.00 foot alley lying south of and adjacent to Lots 1, 3, 5, 7, and 9, on First Street, and lying north of and adjacent to Lots 2, 4, 6, 8, and 10, on Boston Avenue, (now Victor Street), as dedicated in said G.A. Hatfield's Subdivision of Lot 32 in Mathewson's Addition, together with the 5.00 foot alley lying east of and adjacent to Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, and 22, on New York Avenue, as dedicated in said Little and Kimball's Subdivision of Lots 28 and 30 in Mathewson's Addition, except the north 5.00 feet thereof, together with all of Boston Avenue, (now Victor Street), as dedicated in said Little and Kimball's Subdivision of Lots 28 and 30 in Mathewson's Addition, together with the north 5.00 feet of Lot 1, on Hazel Avenue, (now New York Avenue), in said Tiffany's Subdivision of Lot 29 in Mathewson's Addition, together with the north half of the 15.00 foot alley lying south of and adjacent to the south line of Lot 6, on Hazel Avenue, (now New York Avenue), in said Tiffany's Subdivision of Lot 29 in Mathewson's Addition, together with the 20 foot dedication described as the east 20.00 feet of the west 40.00 feet of the north half of Lot 31, on Douglas Avenue, in said Supplemental Plat of Mathewson's Addition, together with the north 5.00 feet of Lot 31, on Douglas Avenue, in said Supplemental Plat of Mathewson's Addition, except the east 11.80 feet thereof.

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

All being situated in the NE1/4 of Sec. 20, Twp. 27-S, R-1-E of the 6th P.M., Secgwick County, Kansas.

Baughman Company, P.A.

Michael C. Conrey, Surveyor
Michael C. Conrey

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot and a Block to be known as "BIG DOG MOTORCYCLES ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The utility and public sidewalk easements are hereby granted as indicated for construction and maintenance of all public utilities and for the construction and maintenance of a public sidewalk. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas.

final tracing received 8-21-03

Waterview Realty, L.L.C.

JOHN M. REIFF, Pres. (Title)

The City of Wichita, Kansas, a municipal corporation

_____, Mayor
Carlos Mayans

ATTEST: _____, City Clerk
Pat Graves

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 28TH day of August, 2003, by John M. Reiff, President (Title) of Waterview Realty, L.L.C., on behalf of the limited liability company.

LORI BRANDS NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 9/23/2006

Lori Brands, Notary Public
LORI BRANDS

My App't. Exp. 9/23/2006

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this_____day of_____, 2003, by Carlos Mayans, Mayor of the City of Wichita, Kansas, a municipal corporation, on behalf of the corporation.

_____, Notary Public

My App't. Exp._____

This plat of "BIG DOG MOTORCYCLES ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this_____day of_____, 2003.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Bernard A. Hentzen

_____, Secretary
John L. Schlegel

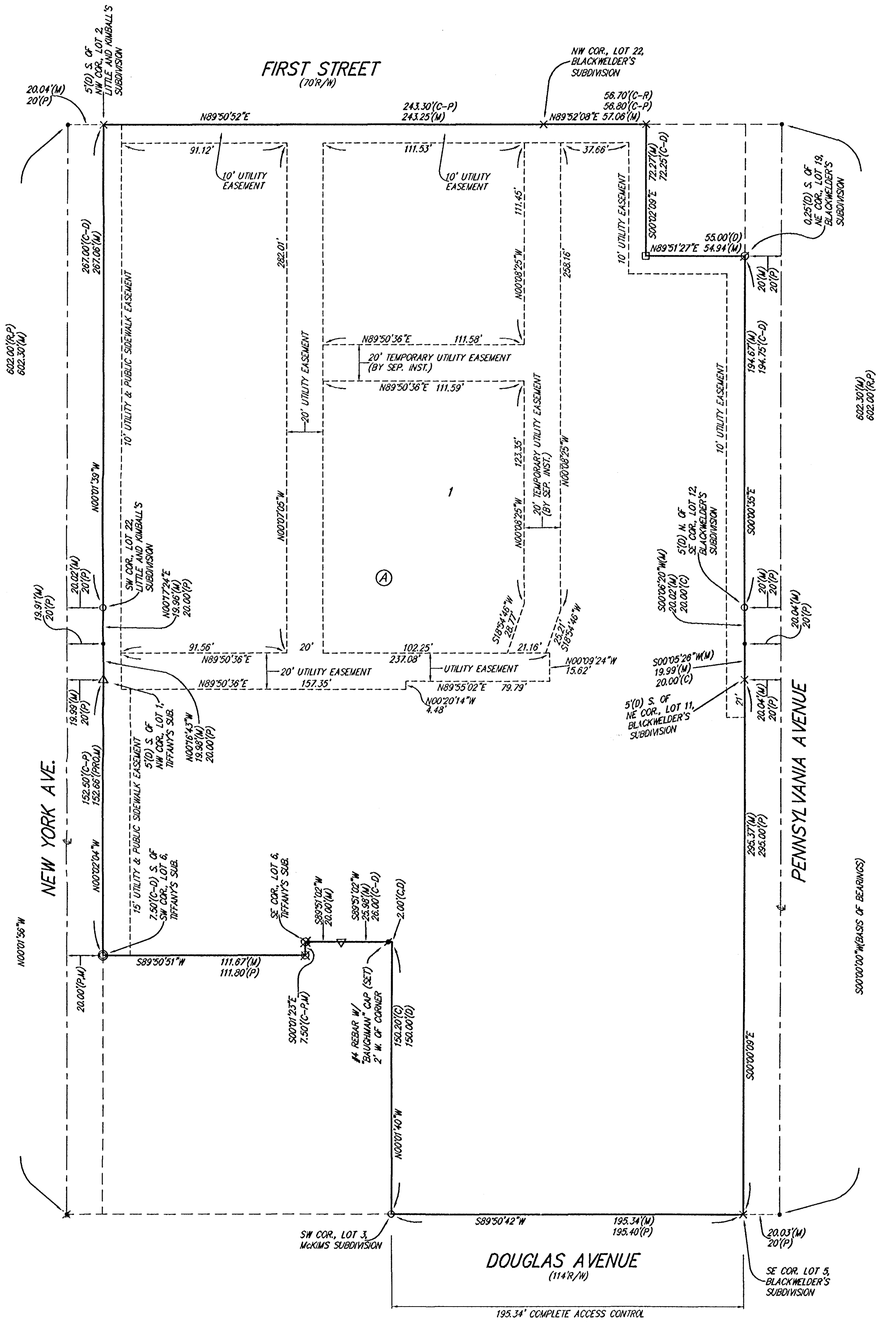
This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this_____day of_____, 2003.

_____, Mayor
Carlos Mayans

_____, City Clerk
Pat Graves

Reviewed in accordance with K.S.A. 58-2005 on this_____day of_____, 2003.

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



NOTE:
A drainage plan has been developed for this subdivision and is on file with the City of Wichita, Kansas. Drainage intent shall remain as depicted or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage plan shall be allowed.

Entered on transfer record this_____day of_____, 2003.

_____, County Clerk
Don Brace

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this_____day of_____, 2003 at_____o'clock__M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

F:\PLAT\BIGDOG MOTORCYCLE ADD\DWG\BIGDOGF.DWG-MCC

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 24, 2003

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2003-60 - Final Plat of Big Dog Motorcycle Addition

At the regular meeting of the Metropolitan Area Planning Commission on July 24, 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 July 18, 2003, with the deletion of Item J.

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: Jeremy Smith, Big Dog Motorcycles, 1520 E. Douglas, Wichita, KS 67214
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 18, 2003

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2003-60 - Final Plat of Big Dog Motorcycle Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 17, 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. Municipal services are available to serve the site.

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. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the plattor's text. ***Complete access control is requested along the Douglas frontage.***

Access control has been platted as requested.

E. Traffic Engineering needs to comment on the need for additional right-of-way. ***The Subdivision Committee has approved a 10-ft sidewalk and utility easement along New York north of Victor. Additional right-of-way along Pennsylvania has been waived.***

Street right-of-way has been dedicated as requested.

F. The plat includes the vacation of the north half of the 15-ft alley located at the southwest corner of the site. A separate vacation case has been submitted for the 15-ft alley. This vacation case will need to be completed prior to the recording of the plat.

G. Guarantees are required for the closure of the street return for Victor Street and for the alleys.

H. The MAPC signature block needs to reference "John L. Schlegel, Secretary".

I. The owner's certification needs to be revised to reference the spelling of the owner's name corresponding with the name denoted in the platting binder.

J. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.

K. 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.

L. 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.)

M. 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.

N. 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.

O. 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.

P. 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.

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

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

S. 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.

T. 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, July 24, 2003, at 1:30 p.m. The enclosed "marked" copy of the plat is for your information and files.

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, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: Jeremy Smith, Big Dog Motorcycles, 1520 E. Douglas, Wichita, KS 67214
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-2
JULY 24, 2003

STAFF REPORT
(Final Plat Approved 7/17/03; Preliminary Plat Approved 6/12/03)

CASE NUMBER: SUB 2003-60 -- BIG DOG MOTORCYCLE ADDITION

OWNER/APPLICANT: Big Dog Motorcycles, Attn: Jeremy Smith, 1520 E. Douglas, Wichita, KS 67214

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: Northwest corner of Douglas & Hydraulic Ave.

SITE SIZE: 4.29 acres

NUMBER OF LOTS

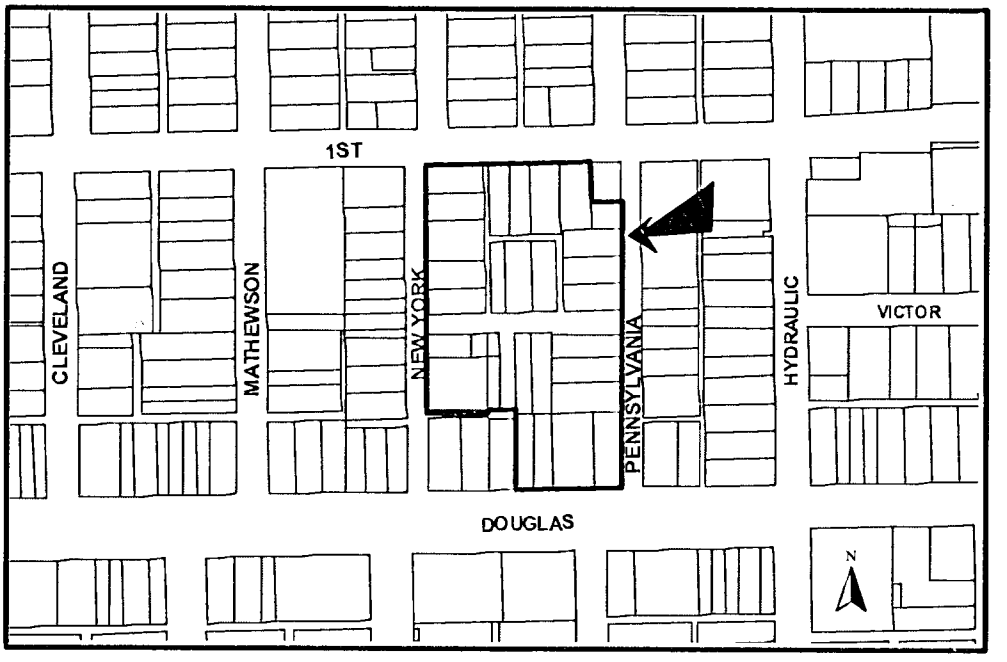
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 4.29 acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of various Additions located in the City. The replat includes the vacation of Victor Street and six alleys. The applicant will be revising the plat to include only Block A.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

A. Municipal services are available to serve the site.

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. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the plattor's text. ***Complete access control is requested along the Douglas frontage.***

Access control has been platted as requested.

E. Traffic Engineering needs to comment on the need for additional right-of-way. ***The Subdivision Committee has approved a 10-ft sidewalk and utility easement along New York north of Victor. Additional right-of-way along Pennsylvania has been waived.***

Street right-of-way has been dedicated as requested.

F. The plat includes the vacation of the north half of the 15-ft alley located at the southwest corner of the site. A separate vacation case has been submitted for the 15-ft alley. This vacation case will need to be completed prior to the recording of the plat.

G. Guarantees are required for the closure of the street return for Victor Street and for the alleys.

H. The MAPC signature block needs to reference "John L. Schlegel, Secretary".

I. The owner's certification needs to be revised to reference the spelling of the owner's name corresponding with the name denoted in the platting binder.

J. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.

K. 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.

L. 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.)

M. 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.

N. 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.

O. 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.

P. 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.

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

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

S. 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.

T. 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.