BFI ADDITION
SEDGWICK COUNTY, KANSAS

State of Kansas)
Sedgwick County) SS

We the Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "BFI ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: Commencing at the SE corner of the SE1/4 of Sec. 26, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas; thence west along the south line of said SE1/4, 600 feet for a point of beginning; thence continuing west along the south line of said SE1/4, 1200 feet; thence north perpendicular to the south line of said SE1/4, 660 feet; thence east parallel with the south line of said SE1/4, 1200 feet; thence south perpendicular to the south line of said SE1/4, 660 feet to the point of beginning, subject to road rights-of-way of record.

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

Baughman Company, P.A.

Michael A. Conrey 10-27-99, Surveyor
Michael G. Conrey

MICHAEL G. CONREY REGISTERED KANSAS LAND SURVEYOR

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot to be known as "BFI ADDITION", Sedgwick County, Kansas. The floodway reserve is hereby reserved for floodway purposes and shall be the responsibility of the owner of Lot 1 until such time as the appropriate governing body elects to assume responsibility for maintenence and improvements to the drainage. No buildings shall be constructed or placed on or within said floodway, nor shall any fill, change of grade, creation of channel or any other work be carried on without the permission of the Engineer for the appropriate governing body. All abutters rights of access to or from 37th Street North over and across the south line of Lot 1 shall be as indicated on the face of the plat.

BFI Waste Systems of North America, Inc.

James L. Spencer, Vice-President

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 20TH day of AUGUST, 1999, by James L. Spencer, Vice-President of BFI Waste Systems of North America, Inc., on behalf of the corporation.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-2001

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2001

This plat of "BFI 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 _____, 1999.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
William M. Johnson

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this_____day of_____, 1999.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this_____day of_____, 199__.

_____, Chairman
Bill Hancock

Entered on transfer record this_____day of _____, 1999.

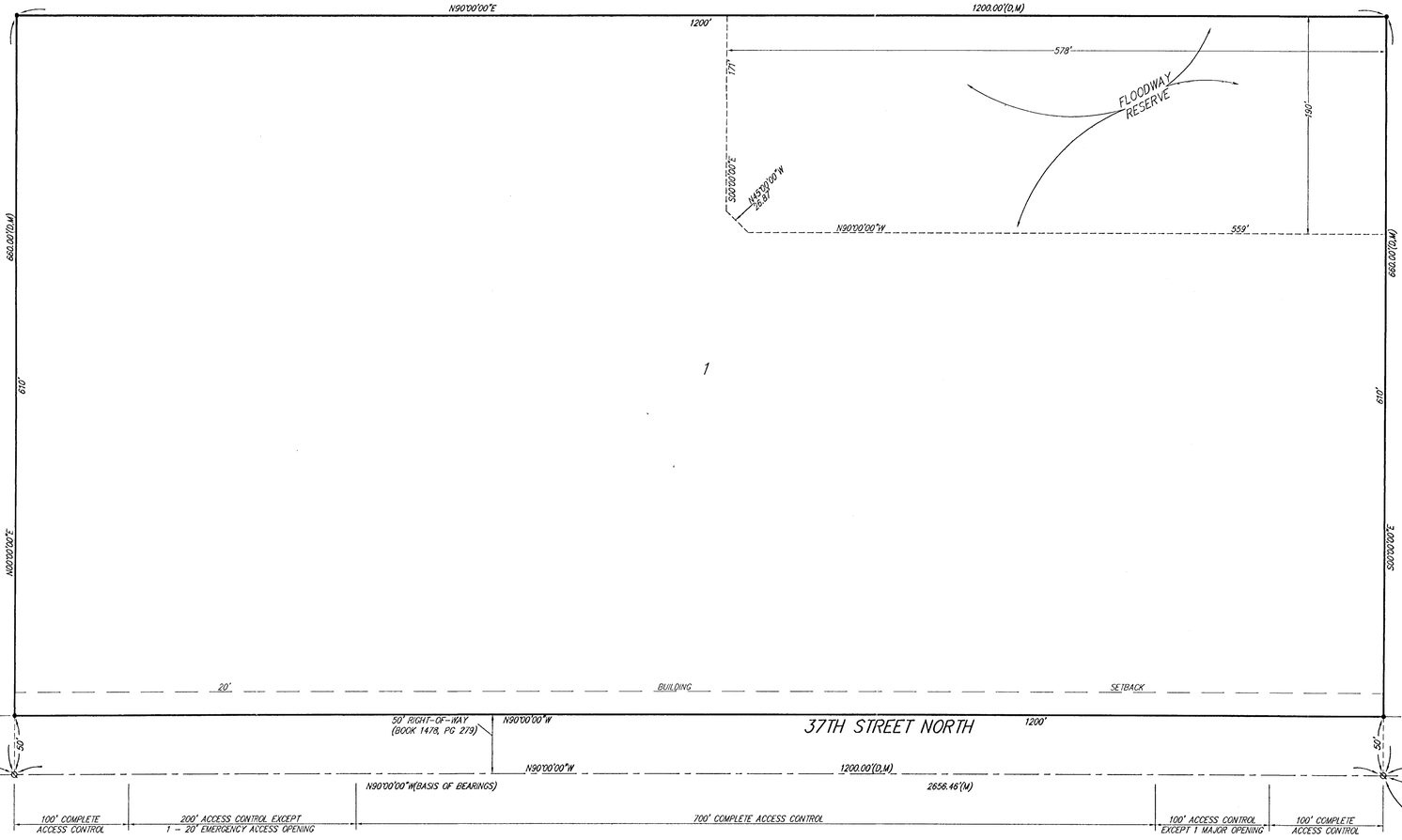
_____, County Clerk
James Alford

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_____, 1999, at_____o'clock__M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire



LEGEND

● = ½ REBAR W/ "BAUGHMAN" CAP (SET)
■ = RAIL ROAD SPIKE (FOUND)
⊡ = RAIL ROAD SPIKE (FOUND)
⊠ = RAIL ROAD SPIKE (FOUND)

(M) = MEASURED
(D) = DESCRIBED

NOTE:
ADDITION BUILDING SETBACK REQUIREMENTS PER CU-512 ON FILE AT THE WICHITA-SEDGWICK METROPOLITAN AREA PLANNING DEPARTMENT.

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

May 27, 1999

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

RE: S/D 99-33 – One-Step Final Plat of BFI Addition

At the regular meeting of the Metropolitan Area Planning Commission on May 27, 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 May 21, 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 and 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
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May 21, 1999

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

RE: S/D 99-33 - One-Step Final Plat of BFI Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 20, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

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. ***Approvals from KDHE may be needed along with an NPDES permit for the holding tank.***

B. In accordance with the Conditional Use Approval, the applicant shall guarantee the future extension of municipal water and sanitary service to the site.

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. In accordance with the Conditional use approval, all runoff within the tipping facility shall drain to a holding facility and not to the storm water system. All outside runoff shall be properly controlled to prevent contamination. ***The drainage plan is approved subject to submission of calculations for detention. A floodway reserve needs to be platted for the detention area.***

E. County Engineering needs to comment on the access controls. The plat denotes one major opening along 37th St. North on the east side of the site and one emergency access on the west side of the site. ***The access controls are approved.***

F. To allow for County Commission approval, the County Commissioners signature block needs to be added. Bill Hancock is the only signature required.

G. In accordance with Conditional Use approval, the applicant shall guarantee the following improvements to 37th St. North and West Street to an industrial standard paving thickness: southbound right turn lane on West Street at 37th Street, continuous decel lane along 37th Street North from West Street to the entrance of the transfer station, a 2-lane pavement on 37th Street from West Street to the main driveway entrance.

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 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.

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 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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 27, 1999, at 1:15 p.m.

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

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Jim Spencer, BFI Waste Systems of North America, 2745 N. Ohio, Wichita, KS 67219
Robert H. Epstein, Attorney, 10th Floor, Aragon Place, 7711 Carondelet Avenue, St. Louis, MO 63105-3388
Terry Pilgreen, Aattorney, 229 E., William, Wichita, KS 67202
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 So. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-6
May 27, 1999

STAFF REPORT
(One-Step Final Plat Approved 5/20/99)

CASE NUMBER: S/D 99-33 -BFI ADDITION

OWNER/APPLICANT: BFI Waste Systems of North America, Attn: Jim Spencer, 2745 N. Ohio, Wichita, KS 67219

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

LOCATION: Northwest corner of West Street and 37th St. North

SITE SIZE: 16.8 acres

NUMBER OF LOTS

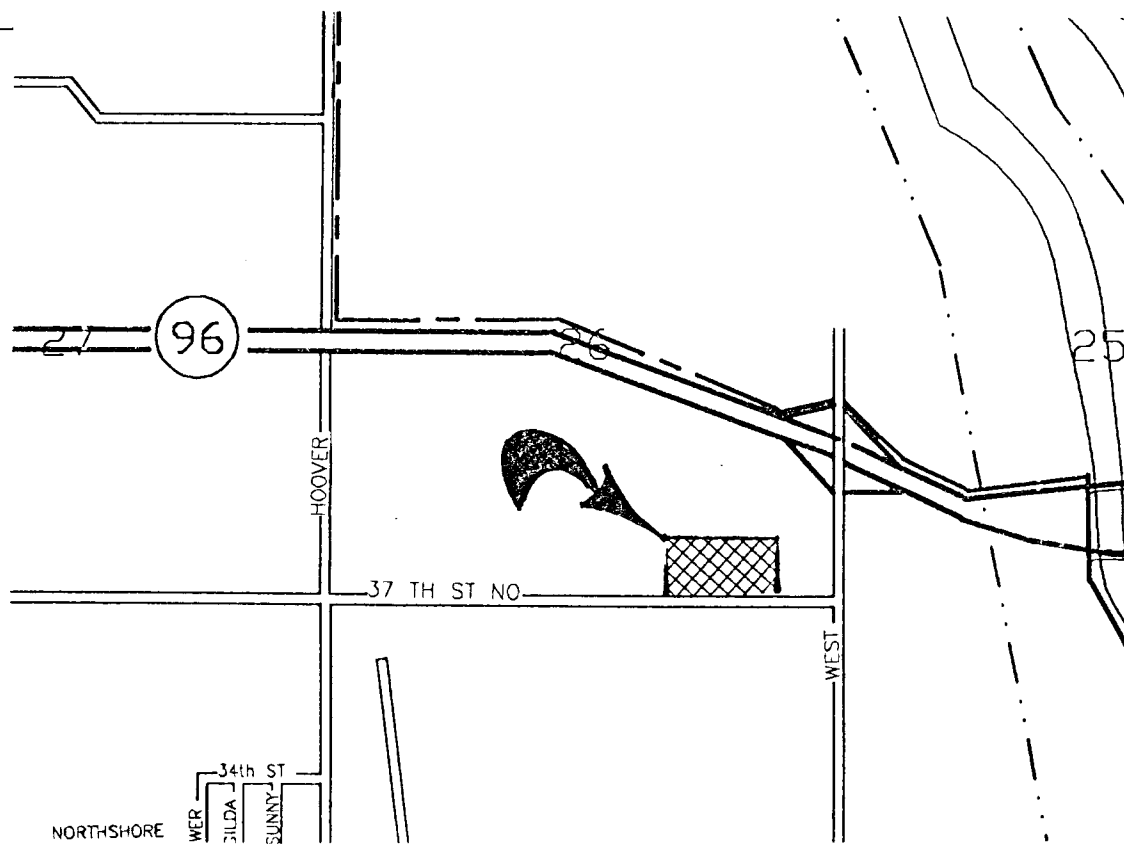
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 16.8 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: LI, Limited Industrial

VICINITY MAP



Note: This site has been approved for a zone change (SCZ-0786) from SF-20, Single-Family Residential to LI, Limited Industrial. The site is located in the County within three miles of Wichita's city limits and designated as "agricultural" 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. ***Approvals from KDHE may be needed along with an NPDES permit for the holding tank.***

B. In accordance with the Conditional Use Approval, the applicant shall guarantee the future extension of municipal water and sanitary service to the site.

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. In accordance with the Conditional use approval, all runoff within the tipping facility shall drain to a holding facility and not to the storm water system. All outside runoff shall be properly controlled to prevent contamination. ***The drainage plan is approved subject to submission of calculations for detention. A floodway reserve needs to be platted for the detention area.***

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