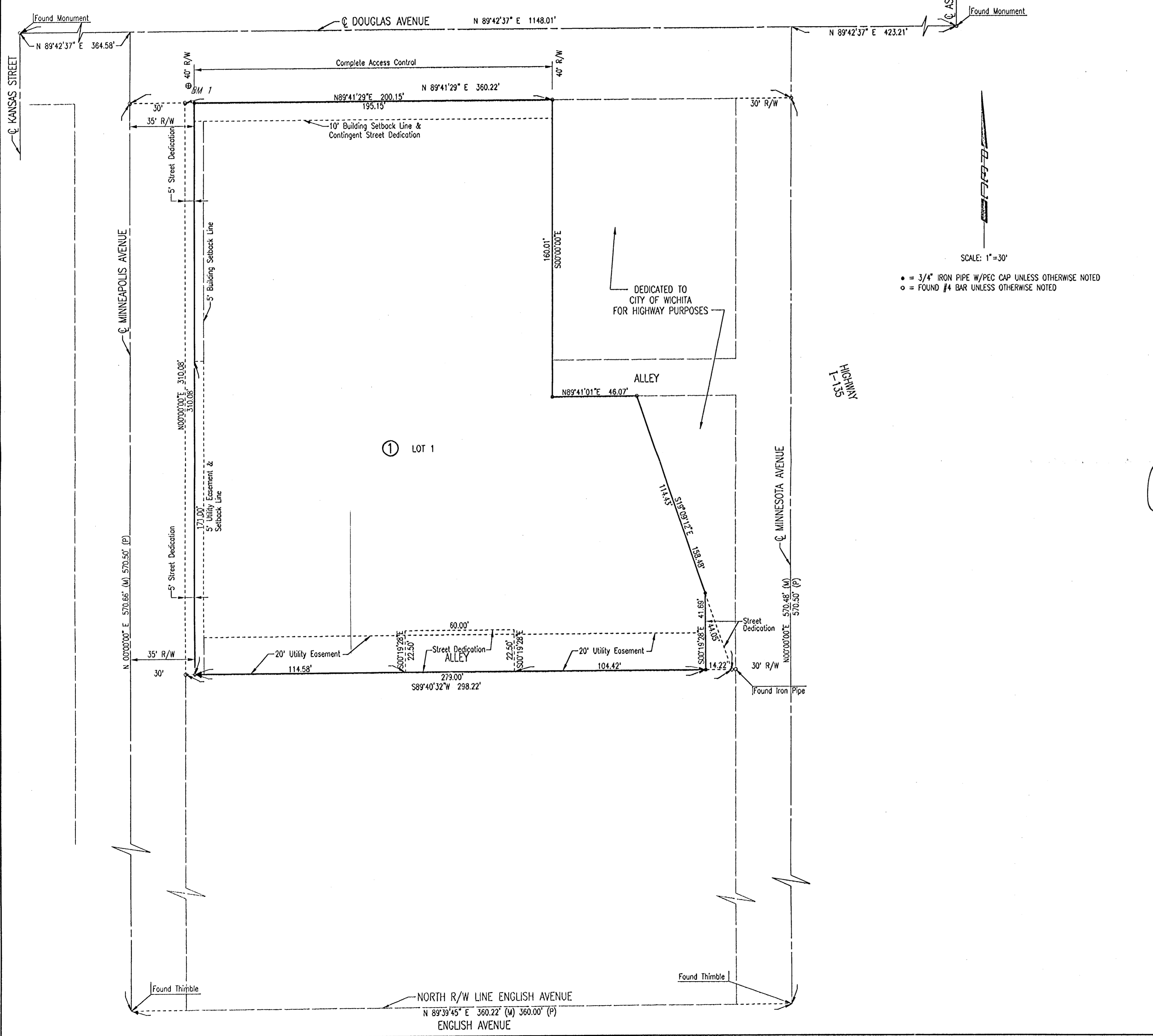


# KANSAS FOOD BANK WAREHOUSE ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



• = 3/4" IRON PIPE W/PEC CAP UNLESS OTHERWISE NOTED  
 ○ = FOUND #4 BAR UNLESS OTHERWISE NOTED

SCALE: 1"=30'

BM: C.O.W. BENCH MARK ON N.W. CORNER TRAFFIC SIGNAL LIGHT BASE AT S.W. CORNER DOUGLAS AND HYDRAULIC. ELEV.=108.91 CITY DATUM  
 BM 1: CHISELED "d" IN TOP OF CURB AT WEST END CURB RETURN AT S.E. CORNER DOUGLAS AND MINNEAPOLIS. ELEV.=109.24 CITY DATUM

STATE OF KANSAS }  
 COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS 26TH DAY OF MARCH, 2003, WE HAVE SURVEYED AND PLATTED KANSAS FOOD BANK WAREHOUSE ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT, AND A BLOCK, THE SAME BEING A REPLAT OF AND DESCRIBED AS FOLLOWS:

LOTS 49, 51, 53, 55, 57, 59, 61, AND 63 ON DOUGLAS AVENUE; AND LOTS 2, 4, 6, 8, 10, AND 12 ON GRACE AVENUE, NOW MINNEAPOLIS AVENUE; IN BLACK'S ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; TOGETHER WITH THAT PORTION OF THE VACATED EAST-WEST ALLEY LYING BETWEEN LOT 2 ON MINNEAPOLIS AVENUE AND LOTS 49, 51, 53, 57, AND PART OF LOT 59, ON DOUGLAS AVENUE; AND LOTS 1, 3, 5, 7, 9, AND 11 ON KIRK AVENUE, NOW MINNESOTA AVENUE IN BLACK'S ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS EXCEPT THAT PART DEDICATED TO THE CITY OF WICHITA FOR HIGHWAY PURPOSES; TOGETHER WITH THE DEDICATED 20 FOOT ALLEY ADJACENT TO LOTS 59, 61, AND 63 ON DOUGLAS AVENUE AND THE 20 FOOT ALLEY ADJACENT TO LOTS 1 THROUGH 12 IN BLACKS ADDITION.

ALL PUBLIC EASEMENTS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF KSA 12-512(b) AMENDED.

JAMES R. BECKETT, R.L.S. NO. 832  
 PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

THE STREET DEDICATION ALONG MINNEAPOLIS AVENUE AND MINNESOTA AVENUE IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

THE STREET DEDICATION OVER THE NORTH 10 FEET OF LOT 1, BLOCK 1, SHALL BE CONTINGENT UPON THE WIDENING OF DOUGLAS AVENUE.

ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM DOUGLAS AVENUE OVER AND ACROSS THE NORTH LINE OF LOT 1, BLOCK 1 ARE HEREBY GRANTED TO THE CITY OF WICHITA.

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO A LOT, AND A BLOCK, THE SAME TO BE KNOWN AS KANSAS FOOD BANK WAREHOUSE ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER:  
 KANSAS FOOD BANK WAREHOUSE, INC.  
 Virginia White, President, CEO

STATE OF KANSAS }  
 COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 31st DAY OF March, 2003, BY VIRGINIA WHITE, PRESIDENT, CEO, OF KANSAS FOOD BANK WAREHOUSE, INC.

Mary A. Farrar, NOTARY PUBLIC  
 MARY A. FARRAR  
 MY APPOINTMENT EXPIRES: 2/27/04

MARY A. FARRAR  
 Notary Public - State of Kansas  
 My Appl. Expires 2/27/04

WE, CITY OF WICHITA, N.A., HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF KANSAS FOOD BANK WAREHOUSE ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

CHRIS CHERCHES, CITY MANAGER

STATE OF KANSAS }  
 COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003, BY CHRIS CHERCHES, CITY MANAGER, CITY OF WICHITA SEDGWICK COUNTY, KANSAS.

\_\_\_\_\_, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: \_\_\_\_\_

THIS PLAT OF KANSAS FOOD BANK WAREHOUSE ADDITION 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

BERNARD A. HENTZEN, CHAIR

DALE MILLER, SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

TRICIA L. ROBELLO, LS #1246  
 DEPUTY COUNTY SURVEYOR  
 SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

AT THE DIRECTION OF THE CITY COUNCIL

CHRIS CHERCHES, CITY MANAGER

PAT GRAVES, CITY CLERK

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

DON BRACE, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT \_\_\_\_\_ M., ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

BILL MEEK, REGISTER OF DEEDS

LINDA KIZZIRE, DEPUTY

Q:\2002\02670\LD 02670.dwg\FINAL PLAT 03-26-2003 01:30:00 pm



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

March 6, 2003

Rob Hartman  
PEC, P.A.  
303 S. Topeka  
Wichita, KS 67202

RE: SUB 2003-11-- One-Step Final Plat of Kansas Food Bank Warehouse Addition

At the regular meeting of the Metropolitan Area Planning Commission on March 6, 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 February 28, 2003.

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.

A handwritten signature in black ink, appearing to read 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Copies to: Kansas Food Bank Warehouse, Inc., 806 E. Boston, Wichita, KS 67211  
Kevin Holman, Sedgwick County Fire Department  
Neil Cable, City Engineer, Department of Engineering  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

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

February 28, 2003

Rob Hartman  
PEC, P.A.  
303 S. Topeka  
Wichita, KS 67202

RE: SUB 2003-11-- One-Step Final Plat of Kansas Food Bank Warehouse Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 27, 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. **City Engineering** needs to comment on the need for guarantees or easements. **A temporary easement and guarantee need to be provided for relocation of sewer lines. A 5-ft utility easement is needed along Minneapolis. The length of the water mains needs to be reduced at site development.**
- 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. As denoted on the site plan, the applicant proposes an off-site access opening along Douglas, east of the plat. **Traffic Engineering has requested that the opening along Douglas be rights-in/out. This condition shall be included with the Protective Overlay associated with the zone change.**
- E. The applicant is advised to contact OCI regarding the need for a minor street privilege permit regarding the parking area off of Douglas located within the City right-of-way.
- F. **Traffic Engineering** needs to comment on the need for additional right-of-way along Douglas. **A 10-ft contingent street right-of-way is requested.**
- G. The plat's text shall note the dedication of the street to and for the use of the public.

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- H. Since the vacation of the north-south alley has created an off-site stub, A guarantee is required for a turnaround at the terminus of the north-south alley. **The length of the hammerhead needs to be increased to 60 feet.**
- I. The Applicant shall guarantee the paving of the off-site turnaround for Minnesota Avenue.
- J. The Applicant has platted a 10-ft building setback along Douglas which represents an adjustment of the Zoning Code standard of 20 feet for the LI, Limited Industrial District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission. **The Subdivision Committee recommends the approval of this modification.**
- K. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.
- L. 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.
- M. 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.)
- N. 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.
- O. 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.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.

- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. 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.
- U. 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, March 6, 2003, at 1:30 p.m.

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

Copies to: Kansas Food Bank Warehouse, Inc., 806 E. Boston, Wichita, KS 67211  
Kevin Holman, Sedgwick County Fire Department  
Neil Cable, City Engineer, Department of Engineering  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

**STAFF REPORT**  
(One-Step Final Plat Approved 2/27/03)

**CASE NUMBER:** SUB 2003-11 -- KANSAS FOOD BANK WAREHOUSE ADDITION

**OWNER/APPLICANT:** Kansas Food Bank Warehouse Inc., 806 E. Boston, Wichita, KS 67211

**SURVEYOR/ENGINEER:** PEC, P.A., Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202

**LOCATION:** South side of Douglas, East of Hydraulic

**SITE SIZE:** 1.7 acres

**NUMBER OF LOTS**

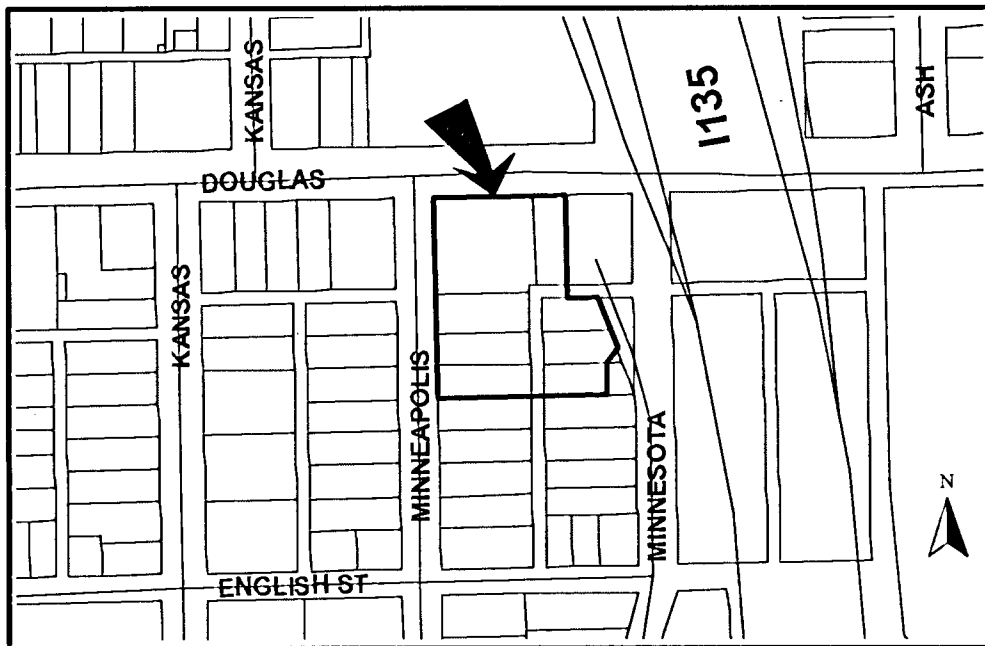
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

**MINIMUM LOT AREA:** 1.7 acres

**CURRENT ZONING:** LI, Limited Industrial; B, Multi-Family

**PROPOSED ZONING:** LI, Limited Industrial

**VICINITY MAP**



**NOTE:** This is a replat of lots in the Black's Addition that includes the vacation of a north-south alley. The applicant has requested a zone change (ZON 2003-06) from B, Multi-Family Residential to LI, Limited Industrial for the south portion of the site.

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

**STAFF COMMENTS:**

- A. Municipal services are available to serve the site. **City Engineering** needs to comment on the need for guarantees or easements. **A temporary easement and guarantee need to be provided for relocation of sewer lines. A 5-ft utility easement is needed along Minneapolis. The length of the water mains needs to be reduced at site development.**
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
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- I. The Applicant shall guarantee the paving of the off-site turnaround for Minnesota Avenue.
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**SUB 2003-11 -- One-Step Final Plat of KANSAS FOOD BANK WAREHOUSE ADDITION**  
**March 6, 2003 - Page 3**

- M. 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.)
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