

4-16-02
final tracing
received

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

Dated this _____ day of _____, _____.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Acting Chair
J. D. Michaelis

_____, Secretary
Marvin S. Krout

At the direction of the City Council

_____, City Manager
Chris Cherches

_____, City Clerk
Pat Burnett

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2002.

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

of _____, 2002. Entered on transfer record this _____ day

_____, County Clerk
Don Brace

State of Kansas)
Sedgewick 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 _____, 2002 at ____ o'clock ____ M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

State of Kansas) SS The foregoing instrument acknowledged before
Sedgewick County) me, this _____ day of _____, 2002, by Paul Suhr, President, of
Best Supply Company, Inc., on behalf of the corporation.

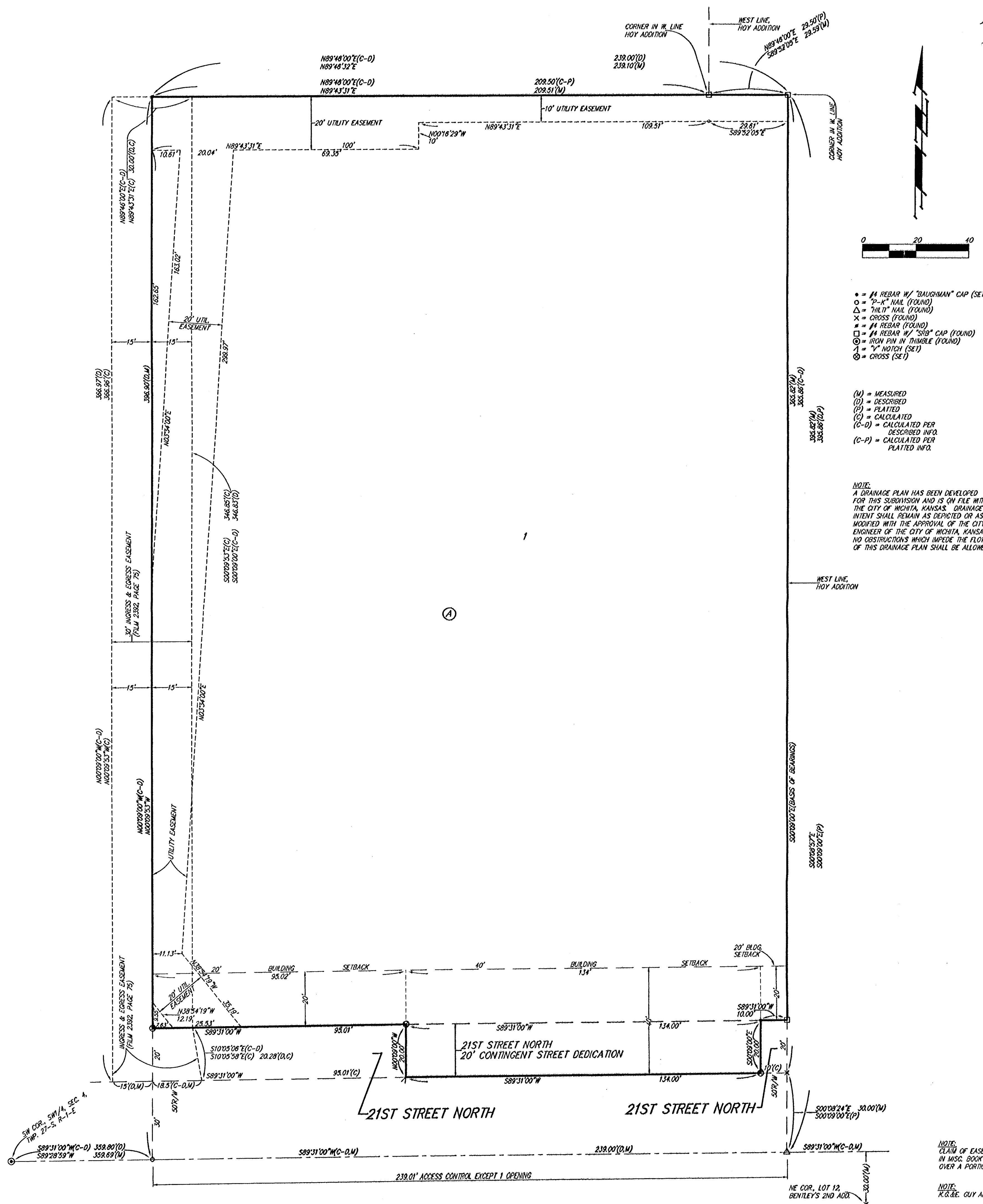
_____, Notary Public

My App't. Exp. _____

NOTE:
CLAIM OF EASEMENT BY ARKANSAS LOUISIANA GAS COMPANY, INC., FILED
IN MISC. BOOK 552, PAGE 144 AND DESIGNATED THEREIN AS R/W NO. 21710,
OVER A PORTION OF THE SW1/4 OF SEC. 4, TWP. 27-S, R-1-E.

NOTE:
K.G.&E. GUY AND ANCHOR EASEMENT, (MISC. BOOK 454, PAGE 161)

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
318-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
P: PLANTBEST SUPPLY ADD: 10 MG BESTADGE.ORG-MCG





Wichita-Sedgwick County Metropolitan Area Planning Department

February 22, 2001

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

RE: SUB 2000-124 -- Final Plat of BEST SUPPLY ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on February 22, 2001, 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 February 16, 2001.

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.

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

February 16, 2001

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

RE: SUB 2000-124 -- Final Plat of BEST SUPPLY ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 15, 2001, the above captioned plat was considered. The action of the Committee was to approve the 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 any guarantees or easements. No guarantees are required.
- 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 subject to the applicant submitting a petition for future extension of stormwater sewer.
- D. Traffic Engineering has approved access control except for one opening.
- E. 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.
- F. The contingent street dedication shall be referenced in the plat's text.
- G. The plat'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.

- H. 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.)
- I. 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.
- J. 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.
- K. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- O. 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.
- P. 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 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 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, February 22, 2001, at 12:00 p.m.

STAFF REPORT

(Final Plat Approved 2/15/01; Preliminary Plat Approved 1/11/01)

CASE NUMBER: SUB 2000-124 -- BEST SUPPLY ADDITION

OWNER/APPLICANT: Best Supply Co., Inc., 414 E. 21st, Wichita, KS 67214

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

LOCATION: East of Broadway, North side of 21st St. North

SITE SIZE: 2.01 Acres

NUMBER OF LOTS

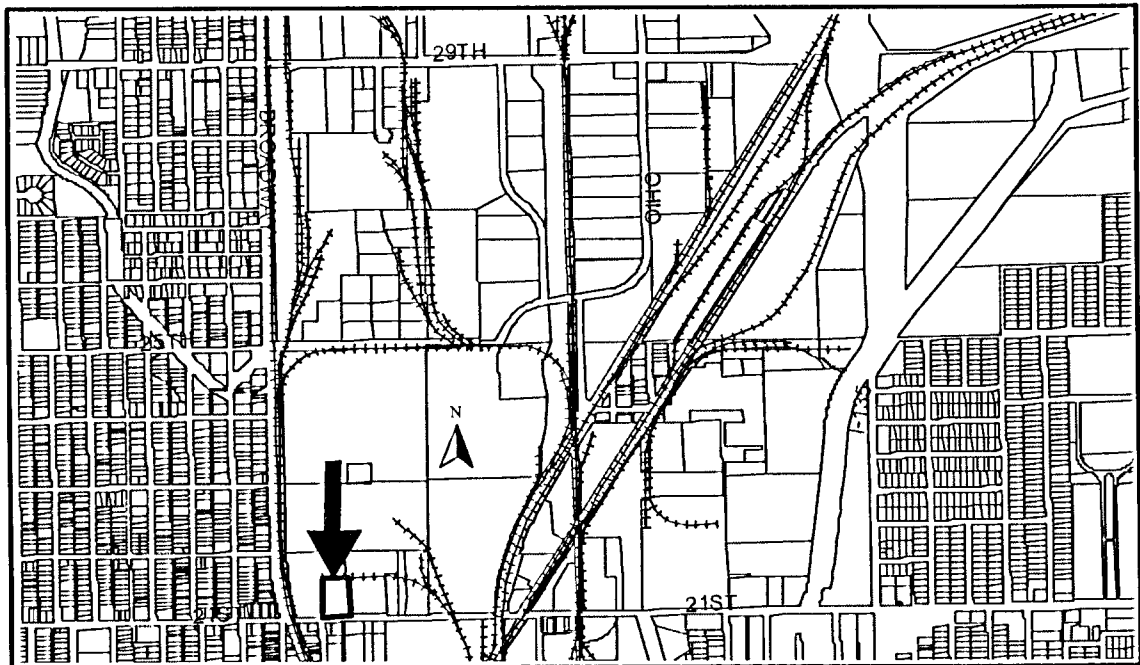
Residential:	.
Office:	.
Commercial:	.
Industrial:	$\frac{1}{1}$
Total:	1

MINIMUM LOT AREA: 87,564 Sq. Ft.

CURRENT ZONING: GI, General Industrial

PROPOSED ZONING: Same

VICINITY MAP



Note: This is an unplatted site located within the City of Wichita.

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SUB 2000-124 -- Final Plat of BEST SUPPLY ADDITION
February 22, 2001 - Page 3

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