

**STAFF REPORT**  
(Preliminary Plat)

**CASE NUMBER:** SUB 2006-12 -- SEDGWICK COUNTY ARENA ADDITION

**OWNER/APPLICANT:** Sedgwick County, Facility Project Services, 538 N. Main, Wichita, KS 67203

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

**LOCATION:** East of Broadway, North of Maple

**SITE SIZE:** 12 acres

**NUMBER OF LOTS**

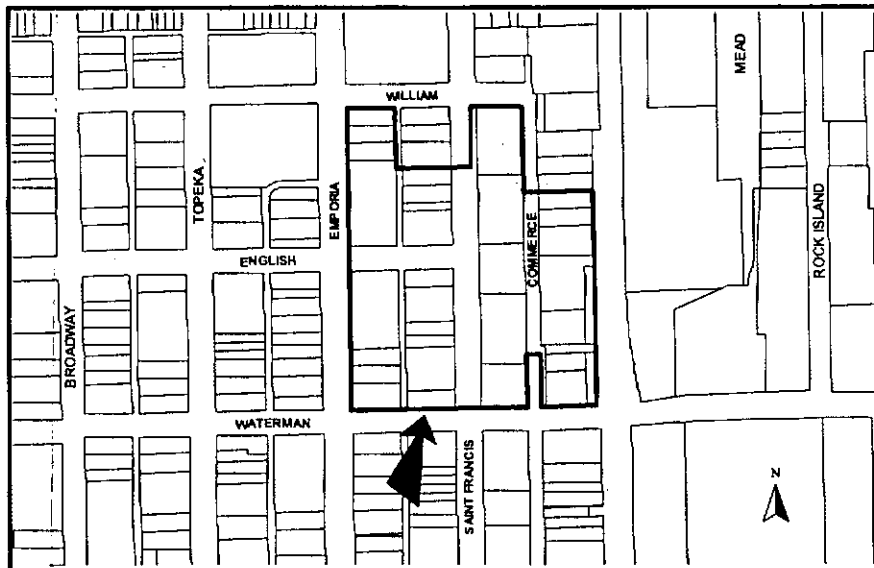
Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	3

**MINIMUM LOT AREA:** 18,000 square feet

**CURRENT ZONING:** CBD, Central Business District; LI, Limited Industrial

**PROPOSED ZONING:** Same

**VICINITY MAP**



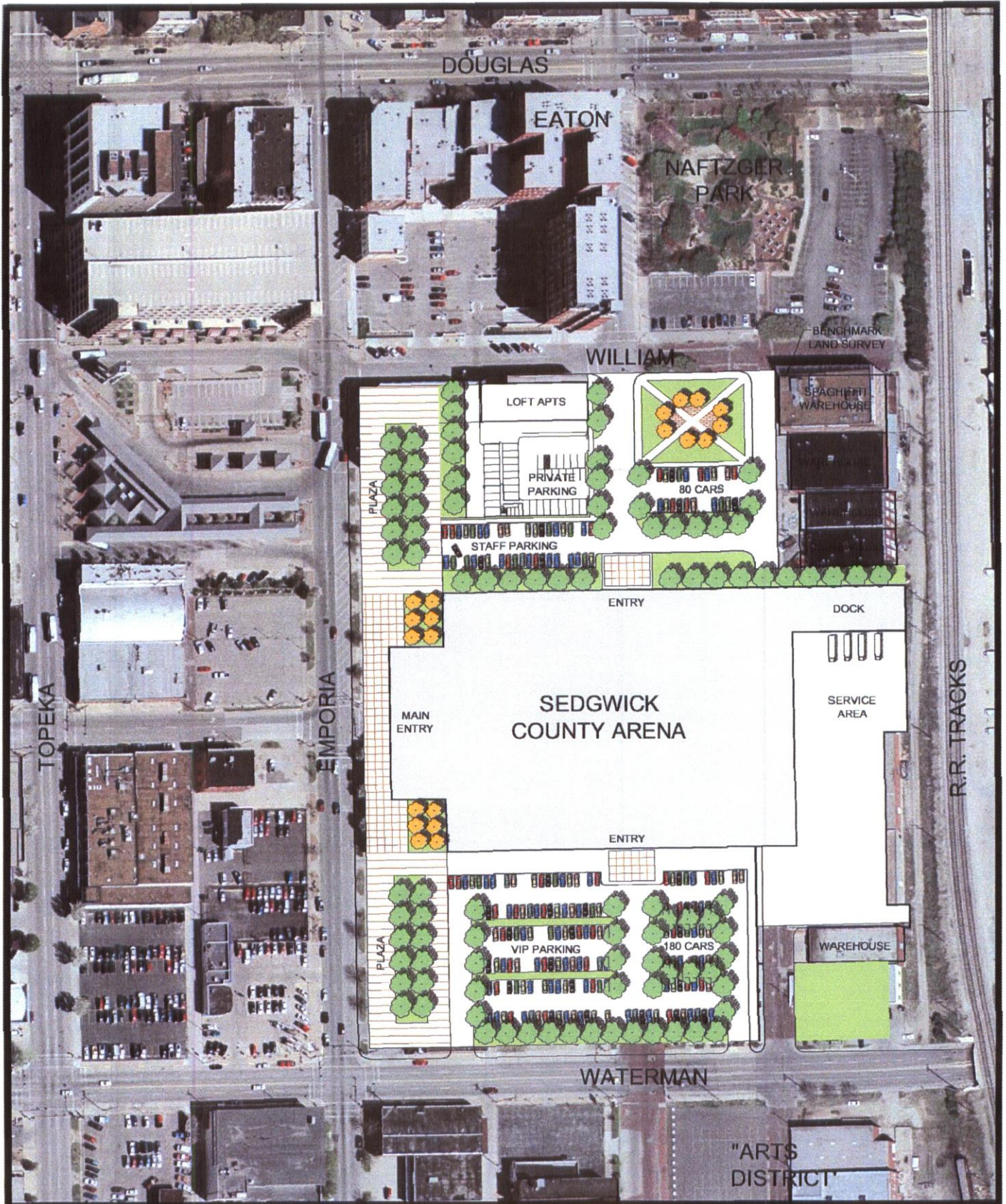
**NOTE:** This is a replat of a portion of the N.A. English's Addition. This replat includes the vacation of Commerce St, St. Francis St., English St., Santa Fe St. and an alley.

**STAFF COMMENTS:**

- A. Existing water and sewer services will need to be replaced and/or relocated.
- 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 concept.
- D. Traffic Engineering needs to comment on the need for access controls. The plat proposes two openings along Waterman.
- E. Traffic Engineering needs to comment on the need for additional right-of-way along perimeter streets.
- F. Since the vacation of St. Francis and Commerce creates two off-site dead end streets, an access easement is proposed. The access easement shall be relabelled as a public access easment and be established by separate instrument.
- G. City Fire Department requests an internal circulation plan.
- H. Approval of this plat will require a waiver for Lot 2 of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that the maximum depth of all non-residential lots shall not exceed three times the width.
- I. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- J. The platator'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.
- K. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)
- L. 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.
- M. 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.

**SUB 2006-12 -- Preliminary Plat of SEDGWICK COUNTY ARENA ADDITION**  
**February 23, 2005 - Page 3**

- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- R. 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.
- S. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: [cholloway@wichita.gov](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.



REVISED: 12/06/05

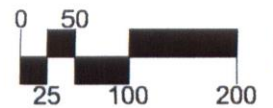
THE SITE LAYOUT AND BUILDING FOOTPRINT, AS DEPICTED, ARE PROVIDED TO ESTABLISH CONTEXT AND ALLOW PRICING. THIS SCHEME MAY CHANGE WITH FURTHER DESIGN STUDY.

# EAST SITE PLAN SEDGWICK COUNTY ARENA

**arenadesign**  
CONSORTIUM



NORTH



**STAFF REPORT**  
(Final Plat Preliminary Plat Approved 2/23/06)

**CASE NUMBER:** SUB 2006-12 – SEDGWICK COUNTY ARENA ADDITION

**OWNER/APPLICANT:** Sedgwick County, 525 N. Main, Ste 343, Wichita, KS 67203

**AGENT:** Facility Project Services, Attn: Stephanie Knebel, 538 N. Main, Wichita, KS 67203

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

**LOCATION:** East of Broadway, North of Maple

**SITE SIZE:** 10.6 acres

**NUMBER OF LOTS**

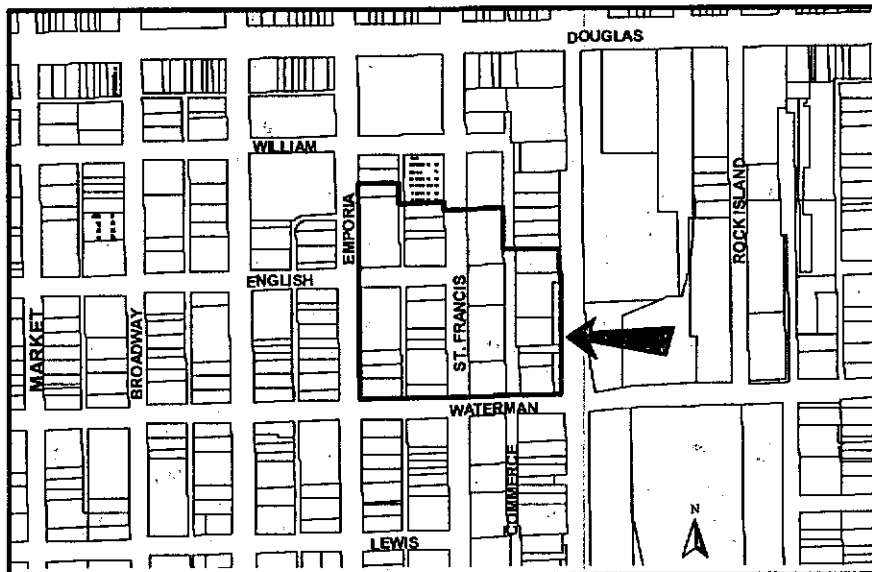
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 18,000 square feet

**CURRENT ZONING:** CBD, Central Business District; LI, Limited Industrial

**PROPOSED ZONING:** Same

**VICINITY MAP**



**SUB 2006-12 -- Final Plat of SEDGWICK COUNTY ARENA ADDITION  
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**NOTE:** This is a replat of a portion of the N.A. English's Addition. This replat includes the vacation of Commerce Street, St. Francis Street, English Street, Santa Fe Street and an alley.

**STAFF COMMENTS:**

- A. Existing water and sewer services will need to be abandoned and/or relocated.
- 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.
- D. The plat proposes four openings along Waterman and one opening along English. Traffic Engineering has approved access controls.
- E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings. A Driveway Closure Certificate in lieu of a guarantee may be provided.
- F. Traffic Engineering has approved the right-of-way along perimeter streets.
- G. The plat boundaries need to be revised to exclude the alley. The "alley" designation shall be removed since this will be a public street. The width shall be increased to 40 feet in accordance with the site plan. A petition for paving is needed.
- H. City Fire Department requests an internal circulation plan.
- I. GIS has requested that the alley be relabeled as English (primary choice) or Oakland (secondary choice).
- J. County Surveying advises that the plat needs dimensions of the triangular island in the northeasterly corner of plat.
- K. The railroad right-of-way adjoining the east line of the plat needs to be designated.
- L. County Surveying advises that the easements crossing in the southeasterly corner of the plat should be redrawn to show the waterline easement butting up to the drainage and utility easement to ensure that all utilities have access to this intersection.
- M. 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.
- N. 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.
- O. The applicant shall install or guarantee the installation of all utilities and facilities that 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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**SUB 2006-12 – Final Plat of SEDGWICK COUNTY ARENA ADDITION**  
**August 9, 2007 - Page 3**

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**FINAL BOUNDARY CLOSURE FOR SEDGWICK COUNTY ARENA**

**PNT. #**

1	North: 1684338.8149	East: 1650098.4768	
	Line Course: N01°03'28"W	Length: 434.9377	
14	North: 1684773.6785	East: 1650090.4476	
	Line Course: N01°04'01"W	Length: 334.9483	
13	North: 1685108.5688	East: 1650084.2107	
	Line Course: N88°53'45"E	Length: 140.0032	
12	North: 1685111.2666	East: 1650224.1879	
	Line Course: S01°03'23"E	Length: 74.9748	
11	North: 1685036.3046	East: 1650225.5701	
	Line Course: N88°53'27"E	Length: 159.9896	
10	North: 1685039.4016	East: 1650385.5297	
	Line Course: S01°02'46"E	Length: 25.0689	
9	North: 1685014.3368	East: 1650385.9874	
	Line Course: N88°49'50"E	Length: 209.8884	
8	North: 1685018.6205	East: 1650595.8321	
	Line Course: S01°03'15"E	Length: 149.8054	
7	North: 1684868.8405	East: 1650598.5882	
	Line Course: N88°54'39"E	Length: 199.0116	
6	North: 1684872.6233	East: 1650797.5638	
	Line Course: S00°51'20"E	Length: 85.0313	
22	North: 1684787.6015	East: 1650798.8335	
	Line Course: N88°56'19"E	Length: 1.0000	
23	North: 1684787.6201	East: 1650799.8333	
	Line Course: S01°05'21"E	Length: 434.6538	
3	North: 1684353.0448	East: 1650808.0954	
	Line Course: S88°49'21"W	Length: 329.5393	
2	North: 1684346.2728	East: 1650478.6257	
	Line Course: S88°52'34"W	Length: 380.2210	
1	North: 1684338.8150	East: 1650098.4778	

Perimeter: 2959.0733 Area: 463,288 sq. ft. 10.64 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0010 Course: N84°10'37"E

Error North: 0.00010 East: 0.00099

Precision 1: 2,959,073.3000