

SEDGWICK COUNTY



February 8, 1996

METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421  
FAX (316) 268-4390

Mid Kansas Engineering Consultants, Inc.  
411 North Webb Road  
Wichita, KS 67206

Re: S/D 96-4 - EAST BANK DEVELOPMENT ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 8, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall provide for the relocation and reconstruction of Wichita Street.
- B. The applicant shall provide for any drainage improvements required by the platting of this property.
- C. The applicant's agent is advised that the vacation of items provided for by K.S.A. 12-512(b) is for purposes or "public reservations" only and should or would not apply to pipeline easements such as the Hope Engineering easement, referenced in the plat binder. If this easement is located on the site being platted, it either needs to be shown or a release obtained which essentially removes the easement from the area of the plat.

If such a release is not available and the easement is not being shown, the applicant's agent will need to provide, for the plat file, a legal opinion noting that the easement is no longer enforceable and therefore need not be shown on the plat.

- D. Based upon recommendations from the Law Department, dedications, granting of easements, etc. for plats involving City of Wichita ownerships, should be made to the "public" rather than being given from the "City" to the "City". On the final plat tracing, therefore, the plattor's text shall be amended to note the easements and access control are being granted or dedicated to the "public".
- E. On the final plat tracing, the Deputy Register of Deeds shall be indicated as Ed Resa.
- F. 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.)

- G. 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.
- H. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. Prior to this plat being scheduled for City Council review, the applicant shall submit to City Engineering for approval a drainage plan. Also as requested by City Engineering, the final plat tracing shall include the required minimum building pad elevations and off-site and on-site benchmarks.
- L. The final plat shall indicate the utility easements requested by Southwestern Bell which are indicated on the enclosed "marked" copy of the plat. Also, as noted by the representative from KG&E-Gas, easements shall also be granted to cover any of their facilities impacted by this replat.

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, February 15, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew  
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: City of Wichita, Attn: Monty Robson, 455 N. Main, Wichita, KS 67201  
Mike Lindebak, City Engineer

\*

## \*EAST BANK DEVELOPMENT ADDITON - BOUNDARY CLOSURE

\*

AREA BEARINGS 4

AREA = 1320938.7297

| POINT | BEARING            | DISTANCE | NORTH<br>COORDINATE | EAST<br>COORDINATE |
|-------|--------------------|----------|---------------------|--------------------|
| 77    |                    |          | 4048.6251           | 232.8847           |
| 76    | ✓ S 00 02 17.223 W | 769.1003 | 3279.5250           | 232.3730           |
| 79    | ✓ S 90 00 00.000 E | 40.0000  | 3279.5250           | 272.3730           |
| 78    | ✓ S 00 01 32.040 W | 64.9900  | 3214.5350           | 272.3440           |
| 75    | ✓ N 90 00 00.000 W | 40.0000  | 3214.5350           | 232.3440           |
| 74    | ✓ S 00 00 48.193 W | 4.2800   | 3210.2550           | 232.3430           |
| 73    | ✓ S 89 59 13.590 W | 40.0000  | 3210.2460           | 192.3430           |
| 71    | ✓ S 00 00 37.034 W | 389.8700 | 2820.3760           | 192.2730           |
| 83    | ✓ S 89 57 08.067 W | 299.9823 | 2820.1259           | -107.7092          |
| 82    | ✓ S 00 02 19.255 E | 469.8064 | 2350.3196           | -107.3920          |
| 81    | ✓ S 89 58 48.893 W | 95.4029  | 2350.2867           | -202.7949          |
| 173   | ✓ S 78 07 57.965 W | 355.8545 | 2277.1072           | -551.0436          |
| 144   | ✓ N 05 50 58.294 W | 249.2590 | 2525.0683           | -576.4471          |
| 143   | ✓ N 08 19 00.828 W | 510.1911 | 3029.8938           | -650.2452          |
| 142   | ✓ N 04 42 37.473 W | 126.3912 | 3155.8582           | -660.6244          |
| 138   | ✓ N 07 57 31.720 W | 315.4295 | 3468.2494           | -704.2992          |
| 141   | ✓ N 34 54 15.965 E | 69.9249  | 3525.5953           | -664.2875          |
| 140   | ✓ N 09 35 10.144 W | 57.3913  | 3582.1851           | -673.8449          |
| 136   | ✓ N 54 04 36.254 W | 47.6508  | 3610.1419           | -712.4327          |

|     |                    |                   |           |           |
|-----|--------------------|-------------------|-----------|-----------|
| 135 | ✓ N 09 11 32.423 W | 151.1192          | 3759.3204 | -736.5739 |
| 139 | ✓ N 57 39 43.300 E | 41.1873           | 3781.3521 | -701.7744 |
| 137 | ✓ N 09 40 07.839 W | 25.9141           | 3806.8981 | -706.1267 |
| 134 | ✓ N 76 55 01.283 W | 36.9509           | 3815.2623 | -742.1185 |
| 133 | ✓ N 09 40 07.839 W | 61.1196           | 3875.5137 | -752.3837 |
| 132 | ✓ N 55 30 13.794 W | 23.8508           | 3889.0216 | -772.0407 |
| 131 | ✓ N 15 06 07.463 W | 15.5433           | 3904.0281 | -776.0903 |
| 62  | ✓ N 76 00 30.932 E | 504.7966          | 4026.0760 | -286.2700 |
| 70  | ✓ S 13 58 52.611 E | 759.5214 (RADIAL) | 3289.0556 | -102.7659 |
| 69  | ✓ N 00 01 06.283 W | CURVE CENTER      | 4048.5770 | -103.0100 |
| 77  | ✓ N 89 59 30.437 E | 759.5214 (RADIAL) | 4048.6251 | 232.8847  |
|     |                    | 335.8947          |           |           |

CIRCULAR CURVE                    62       70       69 R  
 CENTRAL ANGLE =                    13 57 46.327  
 CHORD DIRECTION =                N 83 00 00.553 E  
 RADIUS =                                759.5214  
 LENGTH =                                185.0939  
 TANGENT =                                93.0077  
 CHORD =                                 184.6362  
 EXTERNAL =                                5.6735  
 MIDDLE ORDINATE =                        5.6314

PRINTER

\*\* PRINTER HAS BEEN TURNED OFF

February 8, 1996

**STAFF REPORT**  
(Final Plat)

**CASE NUMBER:** S/D 96-4 EAST BANK DEVELOPMENT ADDITION

**OWNER/APPLICANT:** City of Wichita, Attn: Monty Robson, 455 N. Main, Wichita, KS 67201

**SURVEYOR/ENGINEER:** Mid Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

**LOCATION:** East of the Arkansas River and south of Douglas

**SITE SIZE:** 28.2 Acres

**NUMBER OF LOTS**

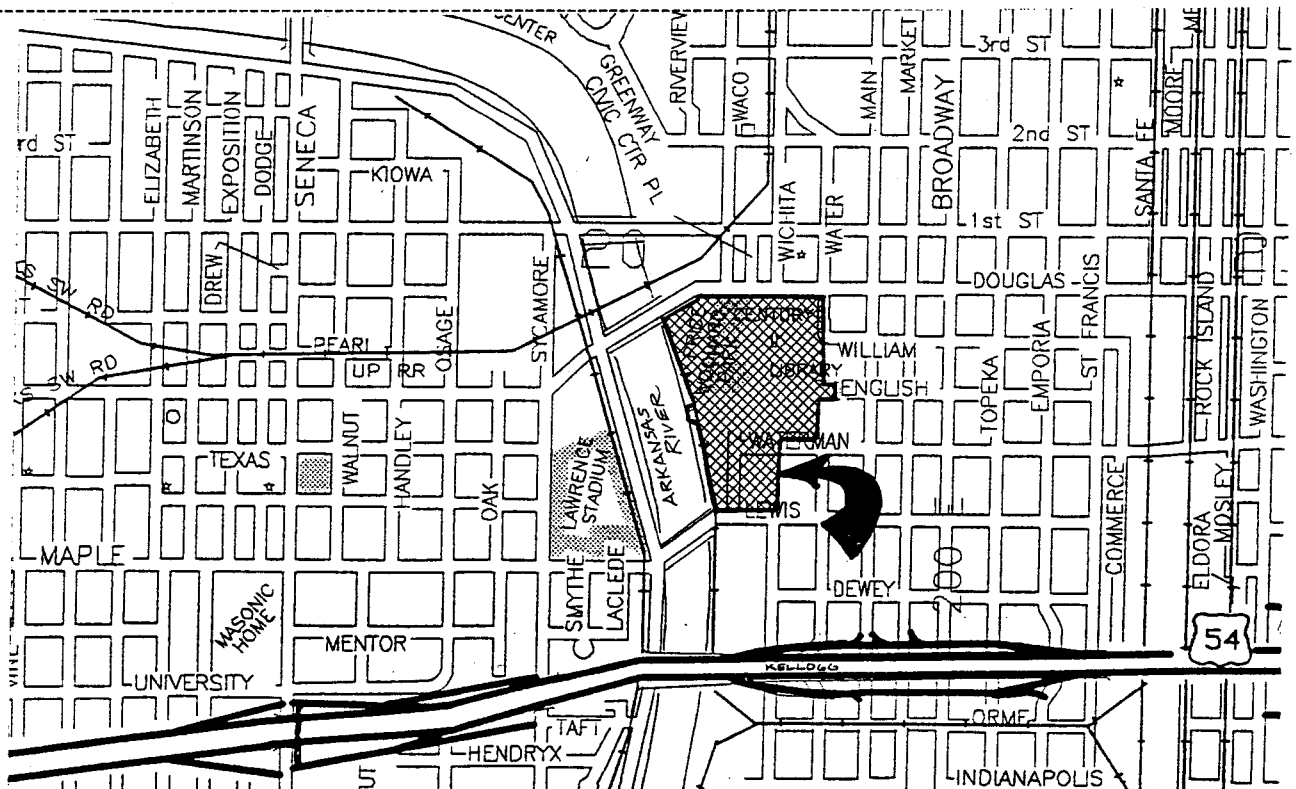
|              |   |
|--------------|---|
| Residential: |   |
| Office:      |   |
| Commercial:  |   |
| Industrial:  |   |
| Other (CBD)  | 2 |
| Total:       | 2 |

**MINIMUM LOT AREA:** 13.5 Acres

**CURRENT ZONING:** "D" and "E"

**PROPOSED ZONING:** "D" Central Business District (Z-3193)

**VICINITY MAP:**



NOTE: This area is being platted to both provide the site for a planned Hotel and to revise or cleanup the area platted previously for the Century II development. Except for some areas of railroad right-of-way, all of the area has been platted. By way of this replat, certain streets are to be vacated and in the case of Wichita Street rededicated to create a new alignment for that street.

Two lots are being created by this plat. Lot 2 will include the Century II structures, Expo Hall and related facilities. However, the Library which was located on the same lot originally platted for Century II, will now be left on a portion of that original lot. That is, the Library is not being included within the perimeter of this plat and will technically be left on a portion of a lot which typically restricts a site's future development. Lot 1 of this plat is the area to be used for the Hotel, but also includes the river bank area lying between Douglas and Lewis.

A portion of this site, the area of Lot 1 south of what would be English if extended to the River, is presently zoned "E" Light Industrial. A zone change (Z-3193), however, to "D" Central Business District zoning has been submitted for that portion of the site.

STAFF COMMENTS:

- A. The applicant shall provide for the relocation and reconstruction of Wichita Street.
- B. While existing utilities, including those presently located in streets being vacated, appear to be covered by easements being granted by this plat, City Engineering and the Utilities need to confirm if any relocations of these facilities is required and/or if additional easements need to be provided.
- C. The applicant shall provide for any drainage improvements required by the platting of this property.
- D. The applicant's agent is advised that the vacation of items provided for by K.S.A. 12-512(b) is for purposes or "public reservations" only and should or would not apply to pipeline easements such as the Hope Engineering easement, referenced in the plat binder. If this easement is located on the site being platted, it either needs to be shown or a release obtained which essentially removes the easement from the area of the plat.

If such a release is not available and the easement is not being shown, the applicant's agent will need to provide, for the plat file, a legal opinion noting that the easement is no longer enforceable and therefore need not be shown on the plat.

- E. Based upon recommendations from the Law Department, dedications, granting of easements, etc. for plats involving City of Wichita ownerships, should be made to the "public" rather than being given from the "City" to the "City". On the final plat tracing, therefore, the plattor's text shall be amended to note the easements and access control are being granted or dedicated to the "public".
- F. On the final plat tracing, the Deputy Register of Deeds shall be indicated as Ed Resa.
- G. 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.)

- H. 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.
- I. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. The representatives from **City Engineering** should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted in final form only.