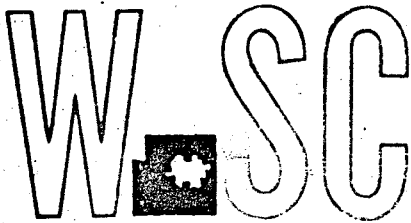
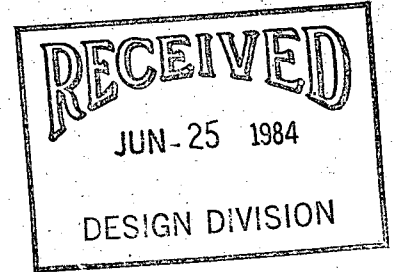


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561



June 22, 1984

Baughman Company, P.A.
330 Laura
Wichita, Kansas 67211

Re: S/D-84-61 - CIVIC CENTER SOUTH 3RD ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 21, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Redevelopment of this property shall provide for the construction or abandonment of any drainage improvements required by the replatting of this property.
- B. Redevelopment of this property shall provide for the construction of the new alley approaches to Main Street and Century II Drive that are proposed by this replat. Site redevelopment shall also provide for the removal of existing curbing at the east and west ends of the alley as well as any other work that must be completed in order to realign the alley.
- C. Redevelopment of this property shall provide for the construction of of the realigned Century II Drive proposed by this replat including the work necessary to remove portions of the existing street pavement and reconstruct street intersections.
- D. Since a utility easement is not being retained by this replat to cover an existing telephone cable on Lot 2, redevelopment of this property will require arrangements to be made for removal and re-location of the cable. A letter from the telephone company shall be obtained which states that satisfactory arrangements have been made.

J. Ben

WICHITA - SEDGWICK COUNTY

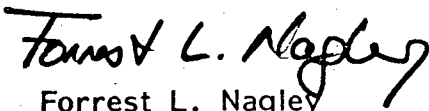
Page 2

- E. As pointed out at the time of preliminary review, redevelopment of this property will require arrangements to be made with both the Gas Service Company and K.G. and E. for possible relocation of some utilities.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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, June 28, 1984. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:blw

cc: Mike Lindebak, City Engineer
City of Wichita c/o MAPD - Roy Dudark, Advance Plans, 455 N. Main St.
Wichita, Kansas 67202.

S/D No.: 84-61

Name: Civic Center South 3rd Addition

Preliminary Approved: 6-7-84

Scheduled S/D Meeting: 6-21-84

DESCRIPTION

General Location: Southwest corner of Douglas and Main.

Owner: City of Wichita, c/o MAPC, Attention: Roy Dudark

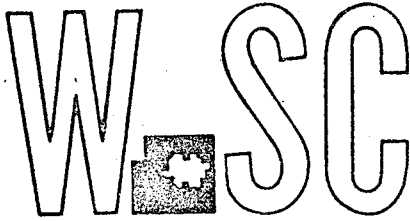
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 2.3 acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 2
 - Industrial:
 - Total: 2
 3. Minimum Lot Area: 18,971.2 sq. ft.
 4. Existing Zoning: D
 5. Proposed Zoning: D
-

STAFF COMMENTS:

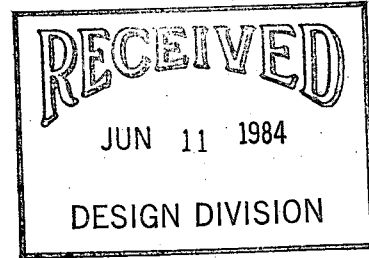
- A. Redevelopment of this property shall provide for the construction or abandonment of any drainage improvements required by the replatting of this property.
- B. Redevelopment of this property shall provide for the construction of the new alley approaches to Main Street and Century II Drive that are proposed by this replat. Site redevelopment shall also provide for the removal of existing curbing at the east and west ends of the alley as well as any other work that must be completed in order to realign the alley.
- C. Redevelopment of this property shall provide for the construction of of the realigned Century II Drive proposed by this replat including the work necessary to remove portions of the existing street pavement and reconstruct street intersections.
- D. Since a utility easement is not being retained by this replat to cover an existing telephone cable on Lot 2, redevelopment of this property will require arrangements to be made for removal and relocation of the cable. A letter from the telephone company shall be obtained which states that satisfactory arrangements have been made.
- E. As pointed out at the time of preliminary review, redevelopment of this property will require arrangements to be made with both the Gas Service Company and K.G. and E. for possible relocation of some utilities.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561



June 8, 1984.

Baughman Company, P.A.
330 Laura
Wichita, Kansas 67211

Re: S/D 84-61 - Preliminary plat of Civic Center South 3rd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 7, 1984, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. Redevelopment of this property shall provide for the construction or abandonment of any drainage improvements required by the replatting of this property.
- B. Redevelopment of this property shall provide for the construction of the new alley approaches to Main Street and Century II Drive that are proposed by this replat. Site redevelopment shall also provide for the removal of existing curbing at the east and west ends of the alley as well as any other work that must be completed in order to realign the alley.
- C. Redevelopment of this property shall provide for the construction of the realigned Century II Drive proposed by this replat including the work necessary to remove portions of the existing street pavement and reconstruct street intersections.
- D. Satisfactory arrangements will need to be made with both the Gas Service Company and K.G. and E. for possible relocation of some utilities.
- E. If a utility easement is not going to be platted to cover the existing telephone cable located on Lot 2, arrangements with Southwestern Bell for relocation of the telephone facilities will need to be made.
- F. Since street and alley rights-of-way are being vacated by this replat, appropriate reference shall be made to K.S.A. 12-512 (b) in the engineer's text.

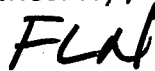
Baughman Company, P.A.
Page 2
June 8, 1984

- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files.

If you should have any questions, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:bh

cc: City of Wichita, c/o Metropolitan Area Planning Department,
Roy Dedark
X Mike Lindebak, City Engineer

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 84-61

Name: Civic Center South 3rd Addition

Preliminary Approved:
Scheduled S/D Meeting: 6-7-84

DESCRIPTION

General Location: Southwest corner of Douglas and Main.

Owner: City of Wichita, c/o MAPC Attention: Roy Dudark
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 2.3 acres
 2. Number of Lots:
Residential:
Office:
Commercial: 2
Industrial:
Total: 2
 3. Minimum Lot Area: 18,971.2 sq. ft.
 4. Existing Zoning: D
 5. Proposed Zoning: D
-

STAFF COMMENTS:

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept for this property.
- B. Redevelopment of this property shall provide for the construction or abandonment of any drainage improvements required by the replatting of this property.
- C. All existing street and alley rights-of-way within the perimeter of this replat are being vacated. New street and alley alignments are proposed by the replat. The representative from the City Engineer's office should be prepared to comment on the acceptability of the new alignments.
- D. Redevelopment of this property shall provide for the construction of the new alley approaches to Main Street and Century II Drive that are proposed by this replat. Site redevelopment shall also provide for the removal of existing curbing at the east and west ends of the alley as well as any other work that must be completed in order to realign the alley.
- E. Redevelopment of this property shall provide for the construction of the realigned Century II Drive proposed by this replat including the work necessary to remove portions of the existing street pavement and reconstruct street intersections.
- G. For the most part, existing utilities have been kept within proposed alley or street rights-of-way. A Southwestern Bell Telephone cable is, however, shown on the preliminary plat crossing Lot 2. The applicant shall be prepared to state if this underground cable is to remain. The cable is within an existing 16-foot wide utility easement.
- H. Since street and alley rights-of-way are being vacated by this replat, appropriate reference shall be made to K.S.A. 12-512 (b) in the engineer's text.
- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

✓ THE CITY OF WICHITA

OFFICE OF PLANNING DEPARTMENT
Design Division

DATE April 24, 1984

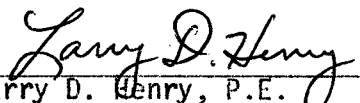
TO Roy Dudark, Senior Planner - Advance Plans

FROM Larry D. Henry, Program Development Engineer

SUBJECT Transit Center Legal Description of
Ground Lease

Persuant to your request, I have drafted the attached legal description of that part of the proposed Lot 1, Block 1, Civic Center 3rd Addition which will be leased for the parking garage (ground lease only). As we discussed, this description was written with the understanding that the building will be constructed adjacent to the north and east lines of the proposed lot.

Included in this description is that part of the north half of the building lying east of the bearing wall, in addition to the small office and lavatory area along the east wall. According to my calculations, the area described contains approximately 8550 square feet.



Larry D. Henry, P.E.
Program Development Engineer

LDH:gf

Attachment

That part of Lot 1, Block 1, Civic Center South 3rd Addition to Wichita, Kansas, more fully described as follows:

Beginning at the northeast corner of said Lot 1; thence west along the north line of said Lot 1 for a distance of one hundred thirty-five feet, eight inches (135'-8"); thence south for a distance of sixty-one feet, two inches (61'-2"); thence east for a distance of one hundred nineteen feet, eleven inches (119'-11"); thence south for a distance of sixteen feet, zero inches (16'-0"); thence east for a distance of fifteen feet, nine inches (15'-9") to the east line of said Lot 1; thence north along said east line for a distance of seventy-seven feet, two inches (77'-2") to the point of beginning.