

- J. The final plat tracing shall indicate on the face of the plat and in the plat's text the minimum building pad elevation required for Lot 2.
- K. The final plat tracing shall indicate the revised floodway boundary required for this site and shown on Lot 1.
- L. The final plat tracing shall indicate the "film" and "page" of the joint access easement between Lots 2 and 3.
- M. There are two apparent spelling errors within the floodway text. The text indicates, "ON CR WITHIN" and "CREAIION." The spelling should read "ON OR WITHIN" and "CREATION."
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.

November 10, 1988

STAFF REPORT

(Final Plat; Revised Preliminary Plat approved 10/20/88)

CASE NUMBER: S/D 88-84 - EXPRESSWAY CENTER

OWNER/APPLICANT: MacArthur Beach Properties, c/o Jack Ritchie

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: Southeast corner of 37th St. North & Oliver

SITE SIZE: 13.7 acres

NUMBER OF LOTS

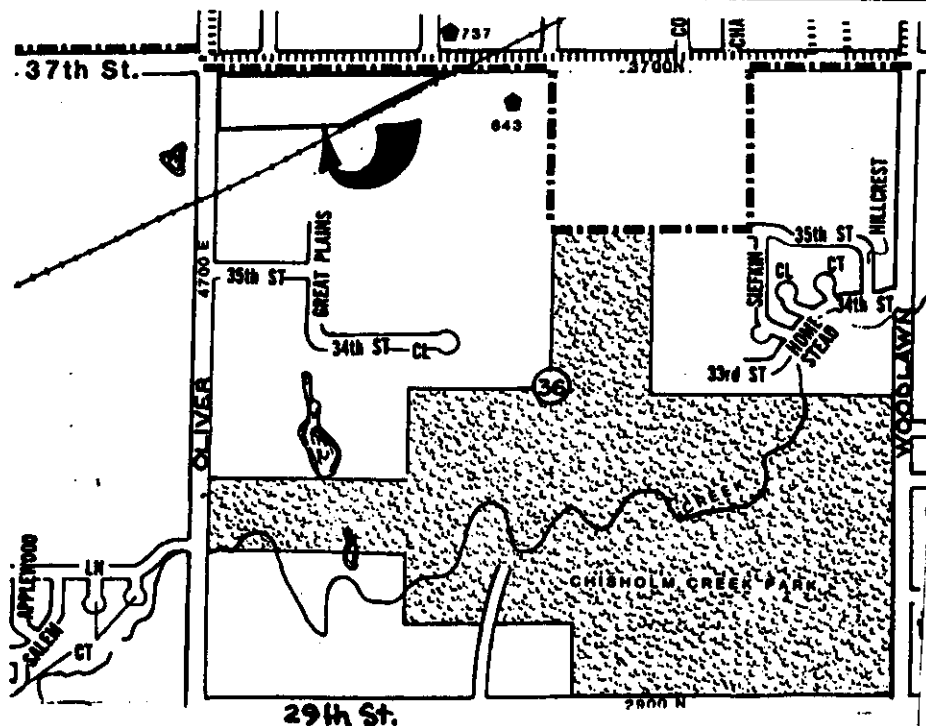
Residential:	
Office:	
Commercial:	4
Industrial:	
Total:	4

MINIMUM LOT AREA: 2.1 acres

CURRENT ZONING: "AA" One-Family Dwelling & "LC" Light Commercial Districts

PROPOSED ZONING: "LC" Light Commercial District (Z-2803) with D.P.-161

VICINITY MAP:

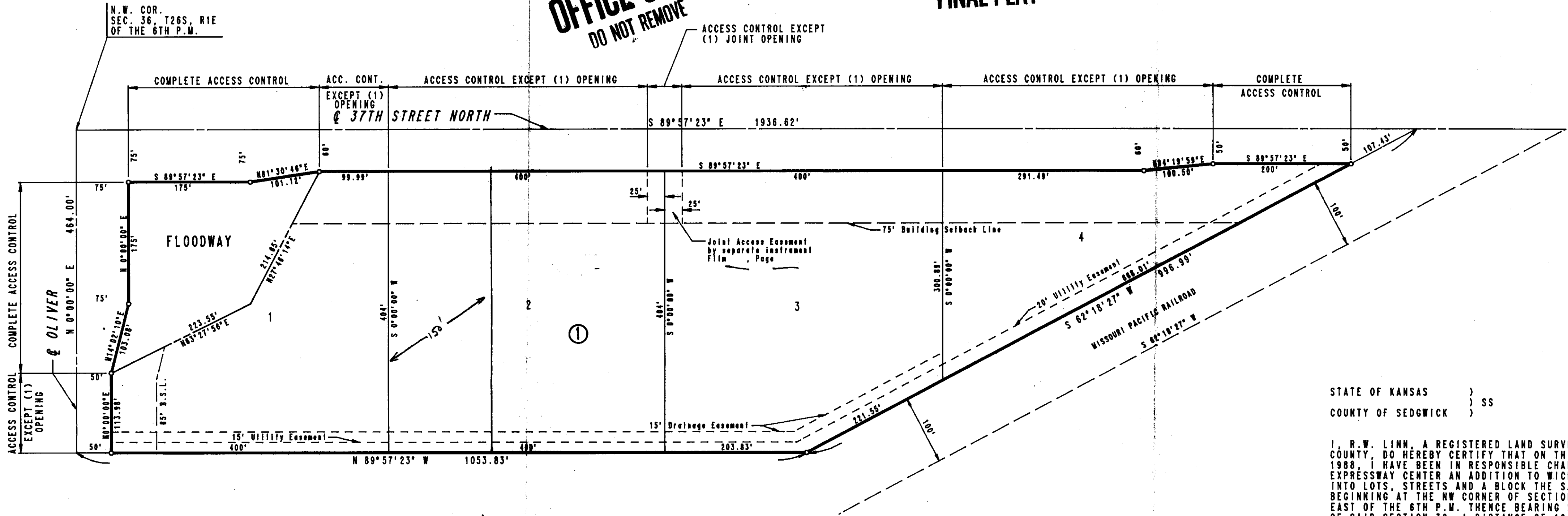


- A. The applicant shall guarantee the extension of City Water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. As indicated in the C.U.P., the applicant shall guarantee a continuous eastbound accel/decel lane for 37th Street North adjacent to Lots 1, 2, 3, and the west 391 feet of Lot 4. A guarantee for a temporary lane in this location shall also be provided which will be activated if the commercial center is developed prior to improvements on 37th Street North.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement, as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- H. The applicant is advised that provision #7 of the associated Community Unit Plan requires the designation of a 24-foot-wide hard surfaced fire lane around main structures constructed within Lots 1, 2 and 3. This fire lane will be designated on the parking plan to be reviewed and approved at the time of building permit review.
- I. The applicant is advised that Lot 1 of this plat will be limited to two buildings as is allowed under the corresponding parcel 2 of DP-101. Parcel 1 of the C.U.P. is being platted as a floodway and its development as indicated in the C.U.P. is no longer applicable to this plat. If additional building is desired for Lot 1, C.U.P., DP-161 will need to be amended.

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 11/3/88 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLINED
ED IN OUR LETTER DATED 11/4/88
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE

FINAL PLAT



STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, R.W. LINN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1988, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF EXPRESSWAY CENTER AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, STREETS AND A BLOCK THE SAME BEING DESCRIBED AS: BEGINNING AT THE NW CORNER OF SECTION 36, TOWNSHIP 26 SOUTH, RANGE 1 EAST OF THE 6TH P.M., THENCE BEARING S89°57'23"E ALONG THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 1938.62 FEET TO A POINT IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE MISSOURI PACIFIC RAILROAD; THENCE BEARING S62°18'27"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 996.99 FEET TO THE NE CORNER OF RITCHLAND HEIGHTS ADDITION, SEDGWICK COUNTY, KANSAS; THENCE BEARING N89°57'23"W ALONG THE NORTH LINE OF RITCHLAND HEIGHTS ADDITION A DISTANCE OF 1053.83 FEET TO A POINT IN THE WEST LINE OF SAID SECTION 36; THENCE BEARING N0°00'00"E ALONG SAID WEST LINE A DISTANCE OF 464.00 FEET TO THE POINT OF BEGINNING.

R.W. LINN, P.E., LIC. NO. 3684, R.L.S. NO. 934
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

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 LOTS, STREETS, A BLOCK AND A FLOODWAY THE SAME TO BE KNOWN AS EXPRESSWAY CENTER, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED.
THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

THE FLOODWAY SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF LOT 1 UNTIL SUCH TIME AS THE GOVERNING BODY EXERCISING JURISDICTION ELECTS TO ASSUME RESPONSIBILITY FOR MAINTENANCE AND IMPROVEMENT OF THE FLOODWAY, PROVIDED FURTHER THAT NO BUILDING(S) SHALL BE CONSTRUCTED OR EXIST WITHIN SAID FLOODWAY, NOR SHALL ANY FILL, CHANGE OF GRADE, OR OTHER WORK BE CARRIED ON WITHOUT THE PERMIT OF THE APPROPRIATE GOVERNING BODY. MINIMUM PAD ELEVATION FOR LOT 1, BLOCK 1, SHALL BE 183.60 CITY DATUM OR 1371 M.S.L.

ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM 37TH STREET NORTH AND OLIVER ACROSS THE NORTH LINE OF LOTS 1, 2, 3 AND 4 AND THE WEST LINE OF LOT 1 IS HEREBY GRANTED TO THE CITY OF WICHITA PROVIDED HOWEVER THAT LOTS 1, 2, 3 AND 4 SHALL HAVE ACCESS TO 37TH STREET NORTH AT ONE (1) LOCATION EACH; PLUS ONE (1) JOINT ACCESS BETWEEN LOTS 2 AND 3 TO 37TH STREET NORTH; AND THAT LOT 1 SHALL HAVE ACCESS TO OLIVER AT ONE (1) LOCATION; ALL LOCATIONS TO BE DETERMINED BY THE CITY ENGINEER OF WICHITA, KANSAS.

OWNER: MCARTHUR BEACH PROPERTIES
A KANSAS GENERAL PARTNERSHIP

BY: _____
E. D. RITCHIE, PARTNER

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1988, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME E. D. RITCHIE, PARTNER OF MCARTHUR BEACH PROPERTIES, A KANSAS GENERAL PARTNERSHIP, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID PARTNERSHIP. IN TESTIMONY WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1988.

_____, CHAIRMAN
SUE L. CROCKETT

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1988.

_____, MAYOR
SHELDON KAMEN

_____, DEPUTY CITY CLERK
DALE E. REA

ENTERED ON TRANSFER RECORD, THIS _____ DAY OF _____, 1988.

_____, COUNTY CLERK
DON WRIGHT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1988.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

SCALE: 1" = 100'

○ = IRON SET

B.S.L. = BUILDING SETBACK LINE
C.A.C. = COMPLETE ACCESS CONTROL

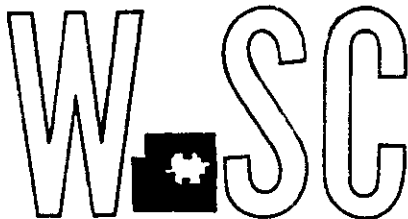
B.M. - CITY OF WICHITA B.M. DISC. EAST END OF HEADWALL TO R.B.C. ON 37TH ST. NO. 34' WEST AND 22.5' SOUTH OF INTERSECTION OF CENTERLINES OF OLIVER AND 37TH ST. NO. ELEV. = 184.631 CITY DATUM ELEV. = 1372.031 M.S.L.

THE MINIMUM PAD ELEVATION FOR LOT 1, BLOCK 1, SHALL BE 183.60 CITY DATUM OR 1371 M.S.L.

ADDITIONAL BUILDING SETBACKS HAVE BEEN ESTABLISHED BY EXPRESSWAY CENTER C.U.P., DP-181, ON FILE IN THE METROPOLITAN AREA PLANNING DEPARTMENT.

Handwritten notes and calculations: 400, 600, 1000, 1500, 2000, 2500, 3000, 3500, 4000, 4500, 5000, 5500, 6000, 6500, 7000, 7500, 8000, 8500, 9000, 9500, 10000, 10500, 11000, 11500, 12000, 12500, 13000, 13500, 14000, 14500, 15000, 15500, 16000, 16500, 17000, 17500, 18000, 18500, 19000, 19500, 20000, 20500, 21000, 21500, 22000, 22500, 23000, 23500, 24000, 24500, 25000, 25500, 26000, 26500, 27000, 27500, 28000, 28500, 29000, 29500, 30000, 30500, 31000, 31500, 32000, 32500, 33000, 33500, 34000, 34500, 35000, 35500, 36000, 36500, 37000, 37500, 38000, 38500, 39000, 39500, 40000, 40500, 41000, 41500, 42000, 42500, 43000, 43500, 44000, 44500, 45000, 45500, 46000, 46500, 47000, 47500, 48000, 48500, 49000, 49500, 50000, 50500, 51000, 51500, 52000, 52500, 53000, 53500, 54000, 54500, 55000, 55500, 56000, 56500, 57000, 57500, 58000, 58500, 59000, 59500, 60000, 60500, 61000, 61500, 62000, 62500, 63000, 63500, 64000, 64500, 65000, 65500, 66000, 66500, 67000, 67500, 68000, 68500, 69000, 69500, 70000, 70500, 71000, 71500, 72000, 72500, 73000, 73500, 74000, 74500, 75000, 75500, 76000, 76500, 77000, 77500, 78000, 78500, 79000, 79500, 80000, 80500, 81000, 81500, 82000, 82500, 83000, 83500, 84000, 84500, 85000, 85500, 86000, 86500, 87000, 87500, 88000, 88500, 89000, 89500, 90000, 90500, 91000, 91500, 92000, 92500, 93000, 93500, 94000, 94500, 95000, 95500, 96000, 96500, 97000, 97500, 98000, 98500, 99000, 99500, 100000.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

November 4, 1988

MacArthur Beach Properties
c/o Jack Ritchie
8100 E. 22nd St. N., Bldg. 500
Wichita, KS 67226

Re: S/D 88-84 - Expressway Center

Dear Gentlemen:

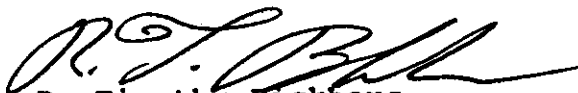
At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on November 10, 1988, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of November 4, 1988.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,


R. Timothy Bickhaus
Junior Planner

RTB:svm

Enclosure

cc: P.E.C., P.A., 1440 E. English, Wichita, KS 67211
Mrs. Lawrence Underwood, 3655 N. Oliver, Wichita, KS 67220
Mike Lindebak, City Engineer

FILE COPY