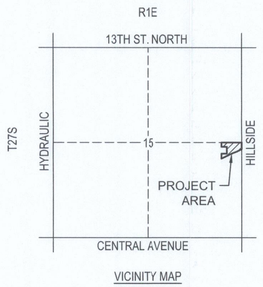
APPROVED PUD
DATE 6/27/2024
Chelsea Kelly 1 OF 1
PUD2024-06

MOSSMAN SUBSTATION
PLANNED UNIT DEVELOPMENT (PUD) #123
CITY OF WICHITA, SEDGWICK COUNTY, KANSAS





VICINITY MAP

BENCH MARKS
BM-201
ELEVATION: 1,341.82 (NAVD 88)
SQUARE CUT AT SPLIT FOR REDBUD TRAIL 4' +/- SE OF GUARD POST
22' +/- W OF HILLSIDE AVENUE

BM-202
ELEVATION: 1,325.14 (NAVD 88)
SQUARE CUT TOP CURB MID POINT OF CURVE AT SW CORNER 9TH STREET AND CHAUTAUQUA AVENUE

LEGEND

	LIMITS OF PROPOSED SUBSTATION PAD (AGGREGATE)
	BOUNDARY OF USE PERMIT (PL)
	PROPOSED SCREENING WALL
	PROPOSED RETAINING WALL
○	SET 1/2" REBAR WITH PEC CAP
B.S.L.	BUILDING SETBACK LINE

LEGAL DESCRIPTION

LOTS 1, 3, 5 AND 7, ON HILLSIDE AVENUE, EXCEPT THE EAST 6 FEET OF LOTS 1, 3, 5 AND 7, ON HILLSIDE AVENUE;

LOTS 9, 11 AND 13, ON HILLSIDE AVENUE;

LOTS 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21 AND 23, ON FRISCO AVENUE, NOW NINTH STREET;

LOTS 25, 27, 29, 31 AND 33, ON FRISCO AVENUE, NOW NINTH STREET;

LOTS 1, 3 AND 5, ON IRVING AVENUE, NOW MOSSMAN AVENUE;

LOTS 2 AND 4, ON IRVING AVENUE, NOW MOSSMAN AVENUE;

LOTS 6 AND 8, ON IRVING AVENUE, NOW MOSSMAN AVENUE;

LOT 10 AND THE EAST 15 FEET OF LOT 12, ON IRVING AVENUE, NOW MOSSMAN AVENUE;

THE WEST 10 FEET OF LOT 12, ALL OF LOTS 14 AND 16, ON MOSSMAN AVENUE;

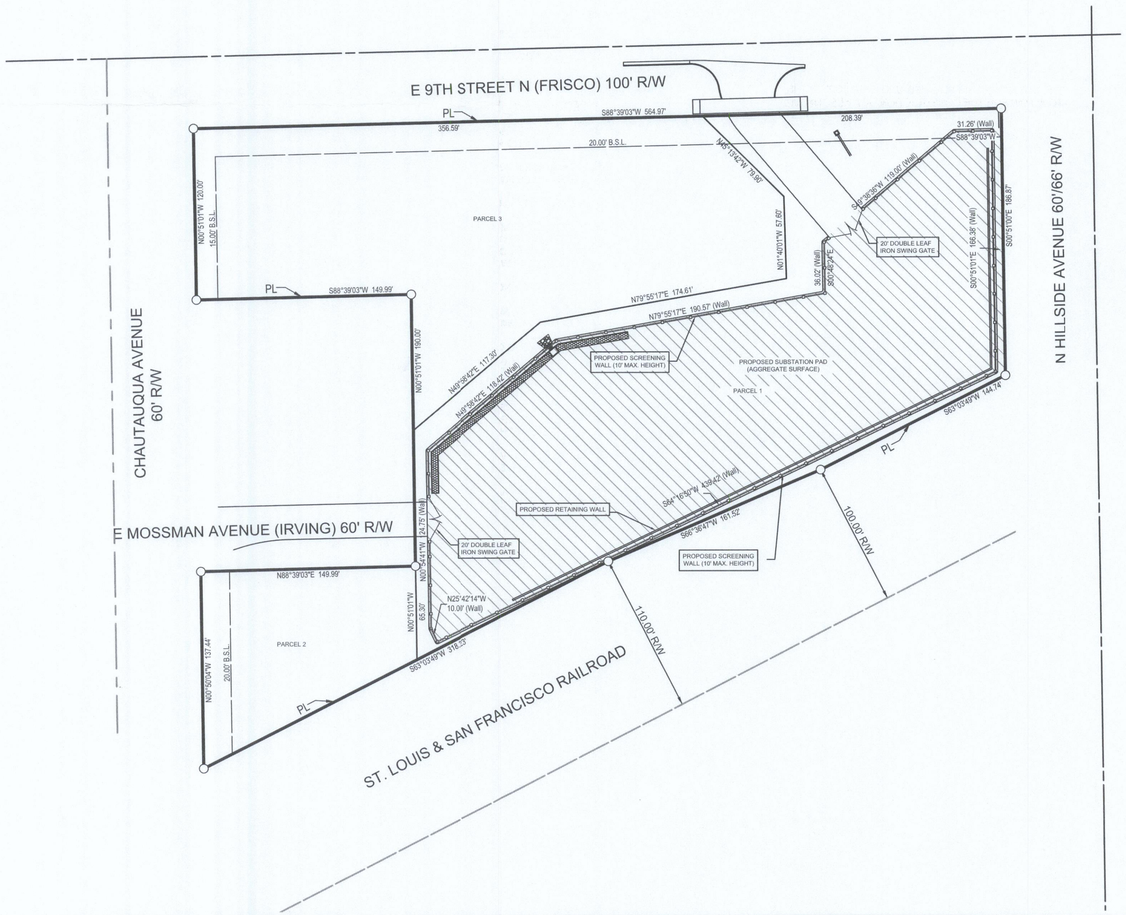
LOTS 18, 20 AND 22, ON IRVING AVENUE, NOW MOSSMAN AVENUE;

ALL WITHIN FRISCO AVENUE ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS;

TOGETHER WITH THE FULL WIDTH OF ALL OF THE NORTH-SOUTH 10-FOOT ALLEY, ADJOINING ON THE WEST SIDE OF ODD LOTS 1 THROUGH 13, INCLUSIVE, ON HILLSIDE AVENUE, AS PLATTED IN SAID FRISCO AVENUE ADDITION, FROM THE SOUTH LINE OF THE RIGHT OF WAY FOR FRISCO AVENUE, NOW NINTH STREET AND GOING SOUTH TO THE SOUTH BOUNDARY OF SAID FRISCO AVENUE ADDITION;

TOGETHER WITH THAT PART OF THE EAST-WEST 10-FOOT ALLEY, ADJOINING THE SOUTH SIDE OF ODD LOTS 1 THROUGH 21, INCLUSIVE, ON FRISCO AVENUE, NOW NINTH STREET, AND ADJOINING ON THE NORTH SIDE OF EVEN LOTS 2 THROUGH 22, INCLUSIVE, ON IRVING AVENUE, NOW MOSSMAN AVENUE, AS PLATTED IN SAID FRISCO AVENUE ADDITION;

TOGETHER WITH THAT PART OF IRVING AVENUE, NOW MOSSMAN AVENUE, LYING EAST OF THE SOUTHERLY PROJECTION OF THE WEST LINE OF LOT 22 ON IRVING AVENUE, NOW MOSSMAN AVENUE, AS PLATTED IN SAID FRISCO AVENUE ADDITION.



PROJECT DESCRIPTION

THE INTENT OF THIS PLANNED UNIT DEVELOPMENT IS TO ALLOW FOR THE CONSTRUCTION OF A SUBSTATION AND TO ADDRESS/STANDARDIZE ITEMS ASSOCIATED WITH SUBSTATION CONSTRUCTION. THIS PROJECT WILL ALSO INCLUDE A REPLAT TO VACATE THE PUBLIC RIGHT-OF-WAY WITHIN THE LIMITS OF THE PUD.

PARCEL SUMMARY

PARCEL 1
ALLOWABLE USES: ELECTRIC SUBSTATION AND ASSOCIATED EQUIPMENT AS DEFINED AS "MAJOR UTILITY" IN WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE. OPEN SPACE
AREA: 79,932 SF (1.83 AC)

PARCEL 2
ALLOWABLE USES: ELECTRIC SUBSTATION AND ASSOCIATED EQUIPMENT AS DEFINED AS "MAJOR UTILITY" IN WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE. UNTIL FIVE YEARS FOLLOWING THE COMPLETION OF A NEW SUBSTATION ON PARCEL 1, OPEN SPACE
AREA: 15,205 SF (0.35 AC)

PARCEL 3
ALLOWABLE USES: OPEN SPACE, PARKS
AREA: 54,673 SF (1.26 AC)

GENERAL PROVISIONS:

1. TOTAL LAND AREA 149,811 SF (3.4 ACRES)
2. PARKING SHALL NOT BE REQUIRED.
3. SETBACKS ARE AS INDICATED ON THE P.U.D. DRAWING.
4. ALL LIGHTING SHALL BE SHIELDED TO DIRECT LIGHT DISBURSEMENT IN A DOWNWARD DIRECTION AND AWAY FROM RESIDENTIAL AREAS.
5. A DRAINAGE PLAN SHALL BE SUBMITTED TO CITY ENGINEERING FOR APPROVAL. REQUIRED GUARANTEES FOR DRAINAGE SHALL BE PROVIDED AT THE TIME OF PLATTING.
6. AGGREGATE SURFACING SHALL BE ALLOWED INTERIOR OF SCREENING WALL.
7. PARCEL 1: PERIMETER SECURITY SHALL BE EITHER PRE-CAST CONCRETE PANELS, CAST-IN-PLACE CONCRETE FENCE, OTHER HIGH SECURITY SOLID FENCE OR CHAIN LINK FENCE. WALLS OR FENCE SHALL BE NO MORE THAN 10' (FEET) IN HEIGHT AND ARE ALLOWED TO BE PLACED WITHIN SETBACKS.
8. ACCESS OPENINGS SHALL BE GOVERNED BY THE PLAT.
9. AMENDMENTS, ADJUSTMENTS OR INTERPRETATIONS TO THE P.U.D. SHALL BE DONE IN ACCORDANCE WITH THE UNIFIED ZONING CODE.
10. THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF LAND WITHIN THE PLANNED UNIT DEVELOPMENT (OR ANY AMENDMENTS THERETO) DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND AND BE BINDING UPON PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS.
11. THE DEVELOPMENT OF THIS PROPERTY SHALL PROCEED IN ACCORDANCE WITH THE DEVELOPMENT PLAN AS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION AND APPROVAL BY THE GOVERNING BODY, AND ANY SUBSTANTIAL DEVIATION OF THE PLAN, AS DETERMINED BY THE ZONING ADMINISTRATOR OR THE DIRECTOR OF PLANNING, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT.
12. ANY MAJOR CHANGES IN THIS DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND TO THE GOVERNING BODY FOR THEIR CONSIDERATION.
13. THE DESIGN LAYOUT SHOWN ON THE PLAN ILLUSTRATES THE GENERAL DEVELOPMENT CONCEPT. SLIGHT MODIFICATIONS TO THE LOCATION OF IMPROVEMENTS MAY BE PERMITTED PROVIDED THEY MEET ALL REQUIREMENTS OF THIS PLAN.

DATE OF PREPARATION:	FEBRUARY 19, 2024
DATE OF SURVEY:	JULY 07, 2023
OWNER'S AND SUB-DIVIDERS:	EVERGY KANSAS SOUTH, INC. 818 S. KANSAS AVE, TOPEKA, KS 66601
SURVEYOR:	PROFESSIONAL ENGINEERING CONSULTANTS 303 S. TOPEKA, WICHITA, KS 67202

PEC
PROFESSIONAL ENGINEERING CONSULTANTS
303 SOUTH TOPEKA
WICHITA, KS 67202
316-262-2691 www.pec1.com

SAVED 8/21/2024 1:21:21 PM BY BILL SEXSON
PLOTTED 8/23/2024 2:32:28 PM BY BILL SEXSON
U:\TOPEKA\2023\239030\013\PEC\DRAWINGS\PLAT\239030-013 MOSSMAN SUBSTATION PUD.DWG