

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

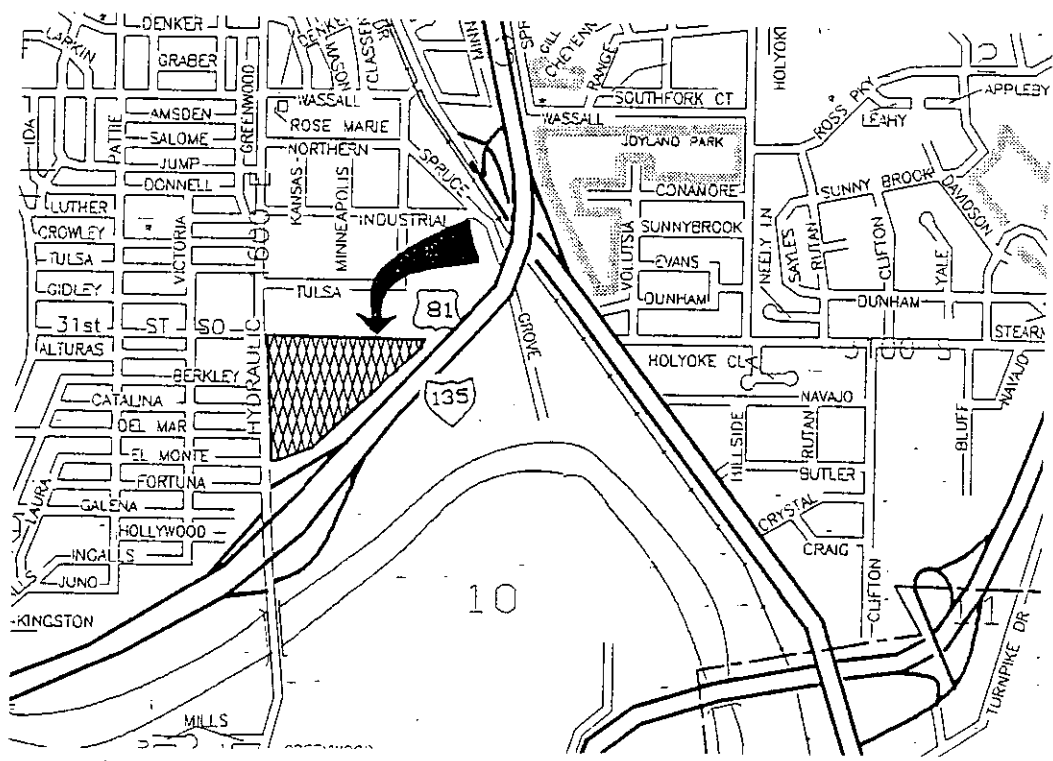
AGENDA ITEM NO. 5

July 21, 1994

**STAFF REPORT
(Preliminary Plat)**

- CASE NUMBER:** S/D 94-49 I-135 POWER CENTER
- OWNER/APPLICANT:** John E. Dugan, R. R. 1, Box 37, Clearwater, Ks 67026
- AGENT:** Christian Ablah, 8343 East 32nd Street - Suite 150, Wichita, KS 67226
- CONTRACT PURCHASER:** Tom Boyd, 128 S. Dellrose, Wichita, KS 67218
- SURVEYOR/ENGINEER:** Kaw Valley Engineering, Inc., 2319 N. Jackson, Junction City, KS 66441
- LOCATION:** Northeast corner of I-135 and Hydraulic Avenue
- SITE SIZE:** 38.46 Acres
- NUMBER OF LOTS**
- | | |
|--------------|---|
| Residential: | |
| Office: | |
| Commercial: | |
| Industrial: | 5 |
| Total: | 5 |
- MINIMUM LOT AREA:** .51 Acre
- CURRENT ZONING:** "E" Light Industrial

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. In particular, Engineering needs to indicate if this site can be served by gravity flow or if a pump station is required, if such a situation is acceptable.
- B. Water appears to be available but City Engineering needs to indicate if any additional guarantees are required.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. Traffic Engineering needs to comment on the traffic improvement and access requirements for this site. Lots 4 and 5 appear to be near or adjacent to an exit ramp for I-135 and any access in this area may be unacceptable. Access controls also need to be indicated for all lot frontages to Hydraulic.
- Traffic Engineering also needs to indicate any traffic improvements required along Hydraulic to serve this site.
- Complete access control shall be indicated between this plat and I-135.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. On the final plat, a 35-foot building setback shall be platted to Hydraulic.
- G. On the final plat, solid lines shall be used for lot lines such as between Lots 4 & 5 and Lots 1 & 2.
- H. The final plat shall clearly label and show the recording information for the KG&E easement along this plat's western line. Any setbacks from this easement shall also be shown. A copy of this easement shall be submitted to Planning for the plat file.
- I. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- J. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- K. 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.
- 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. The representatives from the utility companies should be prepared to comment on the need for

utility easements to be platted on this property.

- N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Engineering also needs to indicate if any special requirements are needed for this site's drainage; e.g., off-site drainage easements, reserves for drainage; if drainage is occurring to I-135, and so forth.

KAW VALLEY ENGINEERING, INC.

ENGINEERING • PLANNING • SURVEYING • INSPECTION • TESTING

JUNCTION CITY, KANSAS 66441 • 2319 N Jackson, P O Box 1304 • TFL: (913) 762-5040 FAX: (913) 762-7744

July 21, 1994
94-1598

I-135 POWER CENTER STORM WATER DRAINAGE CONCEPT

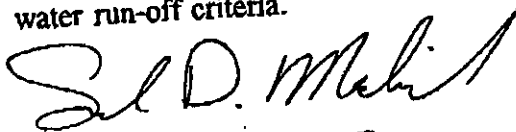
All storm water run-off within the I-135 Power Center Addition boundary will be channeled to a proposed detention pond in the northeast corner of the parcel. The outlet to the pond will be to the south under I-135 with an ultimate destination of the Arkansas River.

To get the water under I-135 we will either utilize the existing 42" CMP or bore another pipe under the interstate. Which option we use will depend on the analyzed capacity and present flow through the existing drainage structure.

To hand the overflow run-off from the 100-year event we have three options.

1. Channel the overflow northeast to an existing lake.
2. Size the pond to hold the 100+ storm.
3. Install a pipe under I-135 with sufficient capacity to handle the 100-year event.

The option used will depend on a combination of economic factors and City of Wichita storm water run-off criteria.



Samuel D Malinowsky, P E
Project Engineer

SDM/dh

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 2

August 18, 1994

STAFF REPORT

(Final Plat, Preliminary Plat Approved 7/21/94)

CASE NUMBER: S/D 94-49 I-135 POWER CENTER

OWNER/APPLICANT: John E. Dugan, R. R. 1, Box 37, Clearwater, Ks 67026

AGENT: Christian Ablah, 8343 East 32nd Street - Suite 150, Wichita, KS 67226

CONTRACT PURCHASER: Tom Boyd, 128 S. Dellrose, Wichita, KS 67218

SURVEYOR/ENGINEER: Kaw Valley Engineering, Inc., 2319 N. Jackson, Junction City, KS 66441

LOCATION: Northeast corner of I-135 and Hydraulic Avenue

SITE SIZE: 38.46 Acres

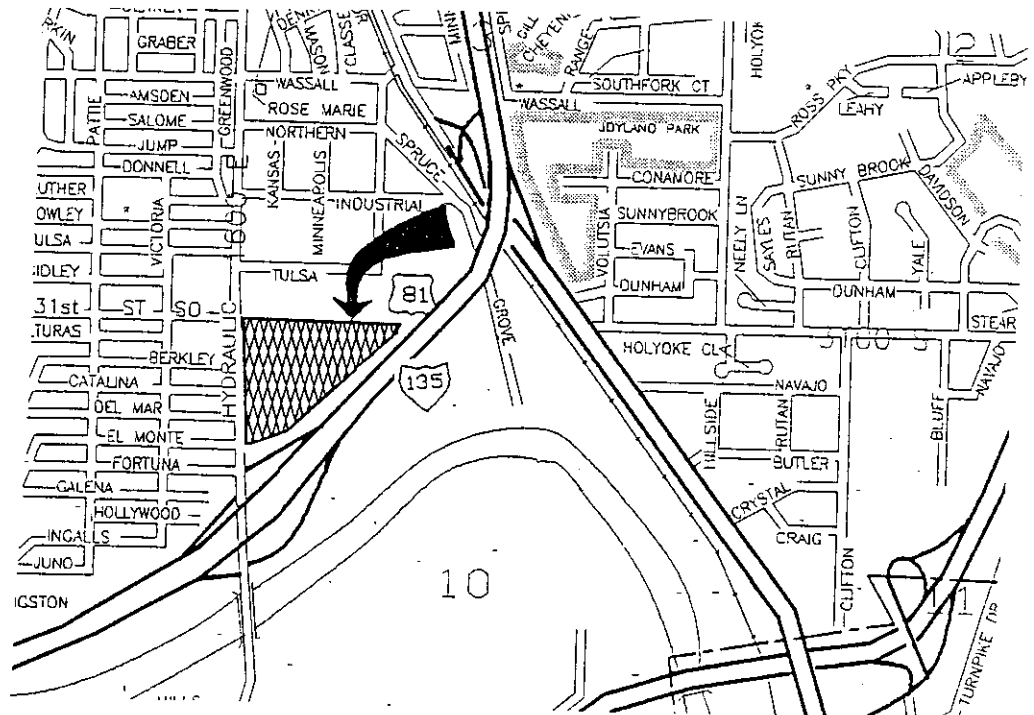
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	
Industrial:	<u>5</u>
Total:	<u>5</u>

MINIMUM LOT AREA: .51 Acre

CURRENT ZONING: "E" Light Industrial

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Prior to submitting the final plat, the applicant was to meet with City Engineering to determine how this site can be served and if a lift or pump station would be acceptable. City Engineering needs to indicate what improvements are necessary.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. Prior to submitting the final plat, the applicant was to meet with Traffic Engineering to determine the access controls to be established for this site, any needed traffic improvements and any additional right-of-way dedications. At this time it appears that additional right-of-way will be required along the southern portion of the site to allow for a decel lane to serve the lots in this portion of the plat. In addition to guaranteeing the decel lane for these lots, left-turn improvements may be required for the larger lots to the north. Access controls shall be shown on the final plat as is determined appropriate by Traffic Engineering. Complete access control shall be indicated from this plat to I-135. Traffic Engineering needs to indicate if the access controls shown are adequate and if any traffic improvements need to be guaranteed.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. On the final plat tracing, the platting text shall be amended to note that site is also being platted for street(s) and such street(s) are dedicated to and for the use of the public. Also, the text shall note that the access opening locations to Hydraulic are subject to approval by City Engineering.
- F. As indicated by this site's platting binder, a mortgage is held on this plat by American National Bank of Wichita. The final plat tracing shall either include this party as a signer on the plat or proof that this mortgage has been released shall be provided.
- 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.
- 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. 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. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

KAW VALLEY ENGINEERING, INC.

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JUNCTION CITY, KANSAS 66441 • 2319 N Jackson, P O Box 1304 • TEL: (913) 762-5040 FAX: (913) 762-7744

August 23, 1994
94-1598

Kansas Department of Transportation
ATTN: Ron Crowell
3200 East 45th Street North
Wichita, KS 67220-1432

REF: Storm Water Runoff - I-135 & Hydraulic Avenue

Dear Ron:

Please find enclosed drainage studies concerning the proposed I-135 Power Center Subdivision as well as a topographic map of the area. As I discussed with you earlier, in order to handle the increased storm water runoff, we will need to either bore a new 48" RCP under I-135 or pump into the existing 42" pipe under I-135.

We are asking for a letter from KDOT giving preliminary concept approval to one or both options. This approval will of course be contingent on getting final plans approved by KDOT. We are also aware that none of the financial burdens will be borne by KDOT.

In order for this plat to be on the next City of Wichita Council agenda we need to have this letter of approval by September 6, 1994. We feel that we have explored every feasible option and that carrying the storm water under I-135 is our only course of action.

If there is any other information you need or any questions you may have, please do not hesitate to call. I would greatly appreciate anything you could do to expedite getting a letter of approval. Thank you.

Sincerely,



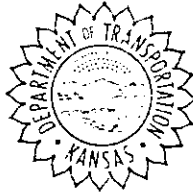
Samuel D. Malinowsky, P.E.
Project Engineer

SDM:kml

Enclosures

RECEIVED
AUG 24 1994
METRO ENGINEER
WICHITA OFFICE

STATE OF KANSAS



Michael L. Johnston
Secretary of Transportation

KANSAS DEPARTMENT OF TRANSPORTATION
3200 East 45th Street North
Wichita, Kansas 67220-1432

Joan Finney
Governor of Kansas

(316) 744-1271

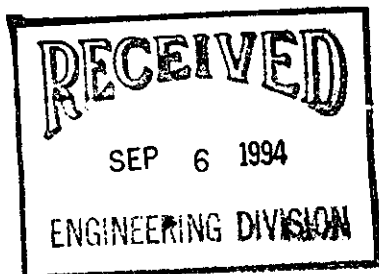
September 2, 1994

Kaw Valley Engineering, Inc.
Attn: Sam Malinowsky, P.E.
P.O. Box 1304
Junction City, Kansas 66441

RE: Storm Water Runoff / I-135 & Hydraulic Ave.

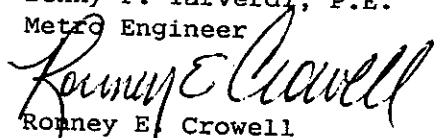
Dear Mr. Malinowsky, P.E.:

K.D.O.T. has reviewed the two proposed ideas for the increased water runoff under I-135 east of Hydraulic Avenue, as requested in a letter dated 08-23-94. K.D.O.T. will approve the preliminary concept of boring a new 48" R.C.P. with flapgate if the pipe extends beyond our Right of Way on the north and south sides of I-135. K.D.O.T. requests the City of Wichita's approval, also. This approval is contingent on final plan review when the plans are finalized. Final plans should also contain a note about the Contractor having to obtain a Permit from K.D.O.T. prior to working on K.D.O.T. Right of Way.



Sincerely,

Benny P. Tarverdi, P.E.
Metro Engineer


Romney E. Crowell
Metro Utility Coordinator

BPT:REC:jmt

cc: Wade Culwell, P.E., District Engineer
Gene Rath, City of Wichita
file

GRANT OF JOINT ACCESS EASEMENT

WHEREAS, the undersigned are the owners of the real property hereinafter described:

A tract of land located in a part of Government Lots 2 and 3, Section 10, Township 28 South, Range 1 East of the 6th Principal Meridian in Sedgwick County, Kansas, and described as follows: Commencing at the Northwest corner of said Section 10; thence N 89°46'40" E on the North line of said Section 10 a distance of 50.00 feet to a point on the East Right-of-Way line of Hydraulic Avenue, said point also being the Southwest corner of Santa Fe Midland Industrial District 2nd Addition to Wichita, Kansas, and being the point of beginning of the tract to be described; thence N 89°46'40" E on the North line of said Section 10 a distance of 1730.17 feet to the Southeast corner of Reserve B, Block 2, Santa Fe Midland Industrial District, an addition to Wichita, Kansas, said point also being on the Northerly Right-of-Way line of Interstate Highway 135; thence S 40°16'24" W on said Northerly Right-of-Way line a distance of 1667.38 feet; thence continuing on said Northerly Right-of-Way line, S 50°09'54" W a distance of 767.67 feet to the point of intersection of said Northerly Right-of-Way line of Interstate Highway 135 with the East Right-of-Way line of Hydraulic Avenue; thence N 13°08'07" W on said East Right-of-Way line a distance of 200.18 feet; thence continuing on said East Right-of-Way line, N 04°28'58" W a distance of 221.68 feet; thence continuing on said East Right-of-Way line, N 00°00'00" E a distance of 1341.25 feet to the point of beginning. Contains 38.47 acres, more or less.

Said described tract, also being the same as described on film 1367, page 1507 in the Office of the Register of Deeds, Sedgwick County, Kansas.

and

WHEREAS, the aforescribed real property is proposed for a plat to be known as I-135 Power Center, an Addition to the City of Wichita, Sedgwick County, Kansas.

WHEREAS, I-135 Power Center has provisions for access control to Hydraulic Avenue and therefore requires a joint access easement for ingress and egress purposes among Lots 2, 3 and 4.

WHEREAS it is determined that it is in the best interests of the parties and their successors and assigns that a certain common easement as hereinafter described be established and conveyed for the use and benefit of all the parties hereto, their successors, assigns and licensees.

NOW, THEREFORE, be it known that the undersigned do hereby grant and convey for themselves, their successors, grantees, licensees and assignees in interest the right to use for ingress and egress and for other ordinary purposes the joint access easement as hereinafter setforth.

Joint access easement between Lot 2, Lot 3, and Lot 4, I-135 Power Center, for ingress and egress to Hydraulic Avenue.

A parcel of land located in the I-135 Power Center, an addition to the City of Wichita, Sedgwick County, Kansas, and described as follows: Beginning at the Southwest corner of Lot 3 of said I-135 Power Center, said point also being on the East Right-of-Way line of Hydraulic Avenue; thence N 90°00'00" E on the South line of said Lot 3, a distance of 200.00 feet to the Southeast corner of said Lot 3;

Christian Ablak
217 S. Fountain St 67218

OK

