

SCL

2/14/01

By

Date

Page

Of

ONE KELLOGG PLACE 2ND ADDITION BAUGHMAN COMPANY, P.A.

EXISTING =

$$D.A. = 3.1 \text{ ac}$$
$$"C" \text{ 5/100} = .4165$$

$$Q_5 = 5.7 \text{ cfs}$$

$$Q_{100} = 15 \text{ cfs}$$

WEST DRAINAGE
BASIN TO
GREENWICH RD
RIGHT-OF-WAY

DEVELOPED :

$$D.A. = 1.35 \text{ AC.}$$

$$"C" = .75$$

$$Q_5 = 4.6 \text{ cfs}$$

$$Q_{100} = 7.5 \text{ cfs}$$

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2001-10 -- ONE KELLOGG PLACE ADDITION

OWNER/APPLICANT: Kellogg Greenwich Road Associates, 430 N. Market, Wichita, KS 67202; Vernon W. and Toinette D. Holzman, 624 S. Greenwich Road, Wichita, KS 67207; (contract purchaser) The R.H. Johnson Co., Attn: Owen Buckley, 801 W. 47th St., Suite 219, Kansas City, MO 64112

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: Southeast corner of Greenwich Road and Kellogg

SITE SIZE: 74.31 Acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	12
Industrial:	
Total:	12

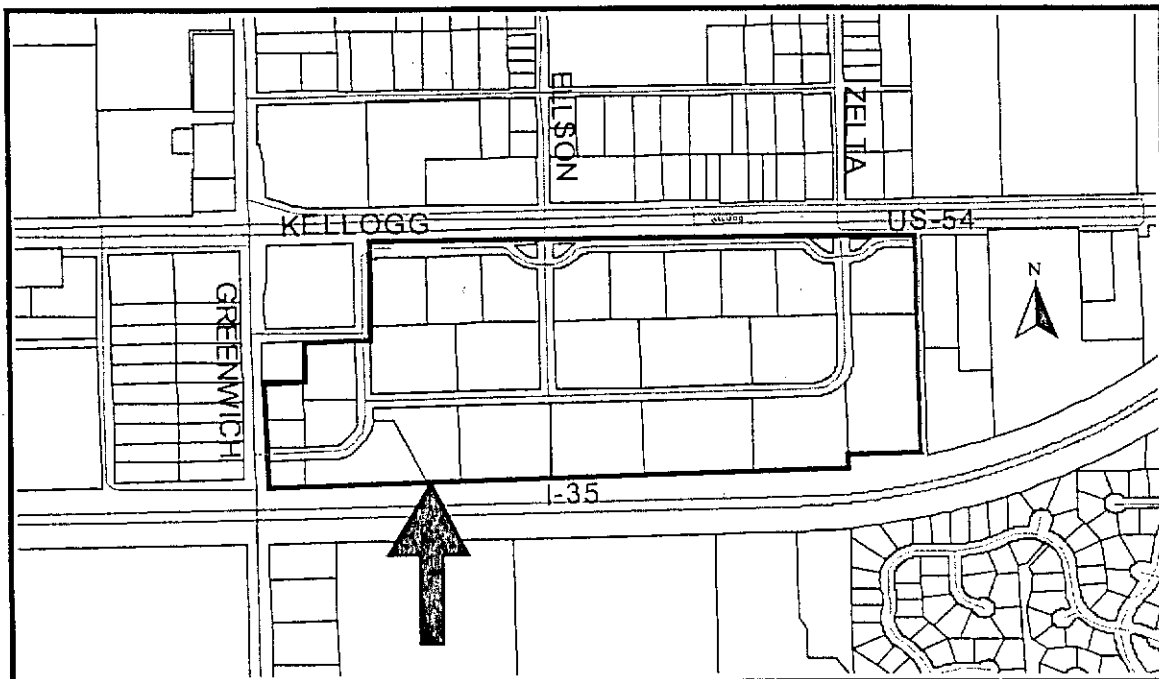
MINIMUM LOT AREA: 1.18 Acres

CURRENT ZONING: GC, General Commercial (Lots 1-11); LC, Limited Commercial (Lot 12) per CUP (DP-196 Amendment #1)

PROPOSED ZONING: Same

M 13 - 10 15

VICINITY MAP



Note: This is a replat of One Kellogg Place Addition which vacates Gilbert, Dowell, Ellson and Zeta Streets and includes additional unplatted land. A CUP (DP-196 Amendment #1) has been approved for this site subject to replatting. The CUP permits GC, General Commercial on Lots 1-11 and LC, Limited Commercial on Lot 12.

STAFF COMMENTS:

- A. Municipal services appear to be available to serve the site. City Engineering needs to comment on the need for any guarantees or easements.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. Traffic Engineering needs to comment on the access controls. In conformance with the CUP, the plat proposes one opening along Greenwich and two openings along Kellogg Drive. Distances should be shown for all segments of access control.
- E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- F. A cross-lot circulation agreement is required to assure internal vehicular movement between the lots.
- G. The wall easements need to be referenced in the plattor's text.
- H. City Fire Department needs to comment on the need for turnarounds within Reserve A and Reserve B.
- I. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- K. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP (referenced as DP-196 Amendment #1) and its special conditions for development on this property.
- L. Traffic Engineering needs to comment on the need for traffic improvements along Greenwich Road and Kellogg Drive beyond those required in the associated CUP.
- M. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

- N. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- O. 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.)
- P. 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.
- Q. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- R. 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 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.
- S. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- W. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.



9401 E. Kellogg Drive
Wichita, Kansas 67207-1804
Tel: (316) 682-4537
Fax: (316) 682-1201
Web: www.ksturnpike.com

MARYE TURKINGTON

Chairperson - Topeka

MICHAEL L. JOHNSTON

President / CEO - Wichita

March 14, 2001

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Attn: Mr. Scott Lindebak
Re: One Kellogg Place 2nd Addition

Dear Scott,

Assuming that no additional drainage will come off the proposed pond to the KTA right-of-way then from the pre-development condition, please consider this as our acceptance of the drainage plan for One Kellogg Place, 2nd Addition. If you should have any questions, please feel free to me at 316-682-4537 extension 2072.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Cater".

Paul Cater, P.E.
Kansas Turnpike Authority

Sen. Ben Vidricksen
Vice-Chairman
Salina

Rep. Gary K. Hayzlett
Secretary-Treasurer
Lakin

Jack H. Brier
Member
Topeka

E. Dean Carlson
KDOT - Secretary of
Transportation
Member
Topeka

Parcel name: CLOSURE-ONE KELLOGG PLACE 2ND ADDITION

① North: 8921.3842 East : 3651.6991
Line Course: N 89-04-02 E Length: 331.25
② North: 8926.7767 East : 3982.9052
Line Course: S 00-45-04 E Length: 1104.82
③ North: 7822.0516 East : 3997.3882
Line Course: S 89-04-02 W Length: 331.33
④ North: 7816.6578 East : 3666.1021
Line Course: S 00-44-48 E Length: 76.70
⑤ North: 7739.9643 East : 3667.1016
Curve Length: 105.12 Radius: 2714.79
Delta: 2-13-07 Tangent: 52.57
Chord: 105.11 Course: S 84-14-22 W
Course In: N 06-52-11 W Course Out: S 04-39-04 E
RP North: 10435.2640 East : 3342.3796
End North: 7729.4140 East : 3562.5167
Line Course: S 85-26-51 W Length: 9.74
North: 7728.6409 East : 3552.8075
Line Course: S 85-38-30 W Length: 9.49
North: 7727.9197 East : 3543.3449
Line Course: S 85-49-49 W Length: 9.51
North: 7727.2282 East : 3533.8601
Line Course: S 86-00-47 W Length: 9.52
North: 7726.5663 East : 3524.3631
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Line Course: S 86-31-37 W Length: 9.57
North: 7724.7466 East : 3495.7610
Line Course: S 86-41-13 W Length: 9.58
North: 7724.1929 East : 3486.1970
Line Course: S 86-50-28 W Length: 9.60
North: 7723.6639 East : 3476.6116
Line Course: S 86-59-22 W Length: 9.61
North: 7723.1592 East : 3467.0149
Line Course: S 87-07-56 W Length: 9.63
North: 7722.6774 East : 3457.3969
Line Course: S 87-16-10 W Length: 9.64
North: 7722.2182 East : 3447.7679

C1

S1

S1

Line	Course: S 87-24-03 W	Length: 9.66	North: 7721.7801	East : 3438.1178
Line	Course: S 87-31-35 W	Length: 9.67	North: 7721.3627	East : 3428.4568
Line	Course: S 87-38-47 W	Length: 9.69	North: 7720.9648	East : 3418.7750
Line	Course: S 87-45-38 W	Length: 9.70	North: 7720.5858	East : 3409.0824
Line	Course: S 87-52-08 W	Length: 9.72	North: 7720.2243	East : 3399.3691
Line	Course: S 87-58-18 W	Length: 9.73	North: 7719.8799	East : 3389.6452
Line	Course: S 88-04-08 W	Length: 9.75	North: 7719.5514	East : 3379.9008
Line	Course: S 88-09-37 W	Length: 9.76	North: 7719.2381	East : 3370.1458
Line	Course: S 88-14-45 W	Length: 9.78	North: 7718.9387	East : 3360.3704
Line	Course: S 88-19-33 W	Length: 9.79	North: 7718.6527	East : 3350.5846
Line	Course: S 88-24-00 W	Length: 9.81	North: 7718.3787	East : 3340.7784
Line	Course: S 88-28-07 W	Length: 9.82	North: 7718.1163	East : 3330.9619
Line	Course: S 88-31-53 W	Length: 9.84	North: 7717.8641	East : 3321.1251
Line	Course: S 88-35-19 W	Length: 9.85	North: 7717.6215	East : 3311.2781
Line	Course: S 88-38-24 W	Length: 9.87	North: 7717.3872	East : 3301.4109
Line	Course: S 88-41-08 W	Length: 9.88	North: 7717.1606	East : 3291.5335
Line	Course: S 88-43-32 W	Length: 9.90	North: 7716.9404	East : 3281.6360
Line	Course: S 88-45-35 W	Length: 9.91	North: 7716.7259	East : 3271.7283
Line	Course: S 88-47-18 W	Length: 8.24	North: 7716.5517	East : 3263.4901
Line	Course: S 88-47-18 W	Length: 1.69	North: 7716.5159	East : 3261.8005
Line	Course: S 88-48-40 W	Length: 9.94	North: 7716.3097	East : 3251.8626
Line	Course: S 88-49-42 W	Length: 9.96	North: 7716.1060	East : 3241.9047
Line	Course: S 88-50-23 W	Length: 9.97	North: 7715.9041	East : 3231.9368

S1

Line	Course: S 88-50-44 W	Length: 9.99	
	North: 7715.7029		East : 3221.9488
Line	Course: S 88-50-47 W	Length: 2153.33	
	⑧ North: 7672.3500		East : 1069.0552
Line	Course: N 00-49-24 W	Length: 341.72	
	⑨ North: 8014.0347		East : 1064.1449
Line	Course: N 00-49-24 W	Length: 200.00	
	⑩ North: 8214.0140		East : 1061.2711
Line	Course: N 89-05-30 E	Length: 167.98	
	⑪ North: 8216.6770		East : 1229.2300
Line	Course: N 00-50-06 W	Length: 199.55	
	⑫ North: 8416.2058		East : 1226.3219
Line	Course: N 89-14-00 E	Length: 312.06	
	⑬ North: 8420.3813		East : 1538.3540
Line	Course: N 00-49-24 W	Length: 471.95	
	⑭ North: 8892.2826		East : 1531.5723
Line	Course: N 89-12-49 E	Length: 2120.30	
	⑮ North: 8921.3829		East : 3651.6726

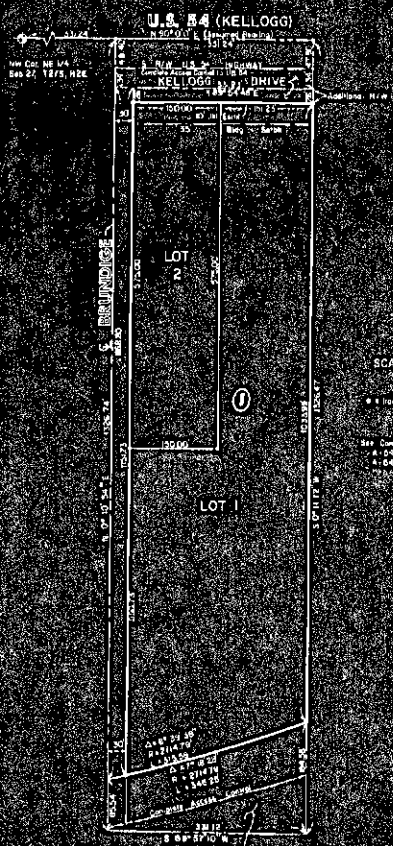
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 Error North: -0.00123
 Precision 1: 312,326.91

Course: S 87-19-24 W
 East : -0.02641

SH 3-28
5-1 3-28

FINAL PLAT OF EAST KELLOGG MINI STORAGE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



SCALE 1" = 100'

See Submitter's Copy
 A-04082 Kellogg
 A-04124 Kellogg

#572015

STATE OF KANSAS
 COUNTY OF SEDGWICK
 This is to certify that the instrument was filed for record in the Register of Deeds Office on 11/12/82 at the 11:17 day of FEBRUARY 1982.
Patricia A. McLean Register of Deeds
 State of Kansas
 Pat McLean

I, Kenneth H. Bergeson, Civil Engineer in Kansas, do hereby certify that I have been a responsible charge of surveying and plotting East Kellogg Mini Storage, an addition to Wichita, Sedgewick County, Kansas into lots, a block and a street, the same being described set forth in the accompanying plat and described as follows: ...
 The east half of the west half of the north-west corner of the northeast quarter Section 27, Township 22 North, Range 2 east, south of Highway 54 and except the ...
 I hereby certify that the details of this platting conform to the best of my knowledge and belief that the same are correct.

Kenneth H. Bergeson
 Kenneth H. Bergeson
 Civil Engineer
 241 Northbrook Road, S. 17, P. 250
 Wichita, Kansas 67227

I know all men by these presents that we, the undersigned property owners of the land on whose use and benefit the following plat and certificate have caused the same to be surveyed and plotted into lots, a block and a street, the same to be known as "East Kellogg Mini Storage", an addition to Wichita, Sedgewick County, Kansas, do hereby solemnly and irrevocably dedicate to the use of the public, all whatever rights of access to or from the same (for railings) and the Kansas Turnpike are hereby established to the City of Wichita, Kansas.

Ken J. Anderson
 Ken J. Anderson
 1111 East 21st Street
 Wichita, Kansas 67211

John E. Anderson
 John E. Anderson
 1111 East 21st Street
 Wichita, Kansas 67211

William J. Boush
 William J. Boush
 1111 East 21st Street
 Wichita, Kansas 67211

By Appointment (Contract 2-2-83)



This plat of "East Kellogg Mini Storage" has been submitted to and approved by the Sedgewick County Metropolitan Area Planning Commission, Wichita, Kansas. Filed this 21 day of OCTOBER 1981.

David Boush
 David Boush
 1111 East 21st Street
 Wichita, Kansas 67211

Robert A. Baker
 Robert A. Baker
 1111 East 21st Street
 Wichita, Kansas 67211

This plat approved and all deductions shown herein, if any, accepted by the City Commission of the City of Wichita, Kansas this 11 day of February 1982.

Robert A. Baker
 Robert A. Baker
 1111 East 21st Street
 Wichita, Kansas 67211

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This plat approved and all deductions shown herein, if any, accepted by the Board of County Commissioners of Sedgewick County, Kansas this 11 day of February 1982.

Donald E. Long
 Donald E. Long
 1111 East 21st Street
 Wichita, Kansas 67211

Ann Lott
 Ann Lott
 1111 East 21st Street
 Wichita, Kansas 67211

Stanley Z. White
 Stanley Z. White
 1111 East 21st Street
 Wichita, Kansas 67211

Stanley Z. White
 Stanley Z. White
 1111 East 21st Street
 Wichita, Kansas 67211

Ann Lott
 Ann Lott
 1111 East 21st Street
 Wichita, Kansas 67211

City of Wichita, Kansas



This digital plat record accurately reproduces in all details the original plat filed with the Sedgewick County Register of Deeds. Digitized under the supervision of Register of Deeds Bill Meek by Sedgewick County Geographic Information Systems.

Bill Meek, Register of Deeds
 Digitized reproduction of original signature

SH 3-28
5-1 3-28

SCL

2/14/01

By

Date

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Of

ONE KELLOGG PLACE 2ND ADDITION BAUGHMAN COMPANY, P.A.

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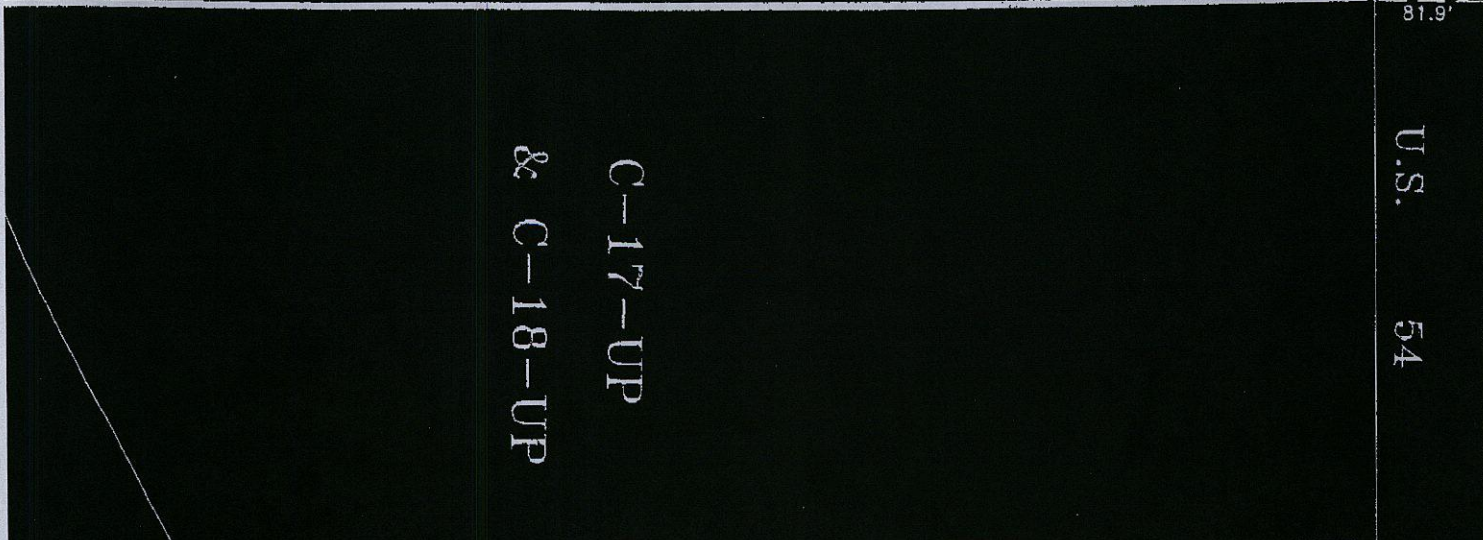
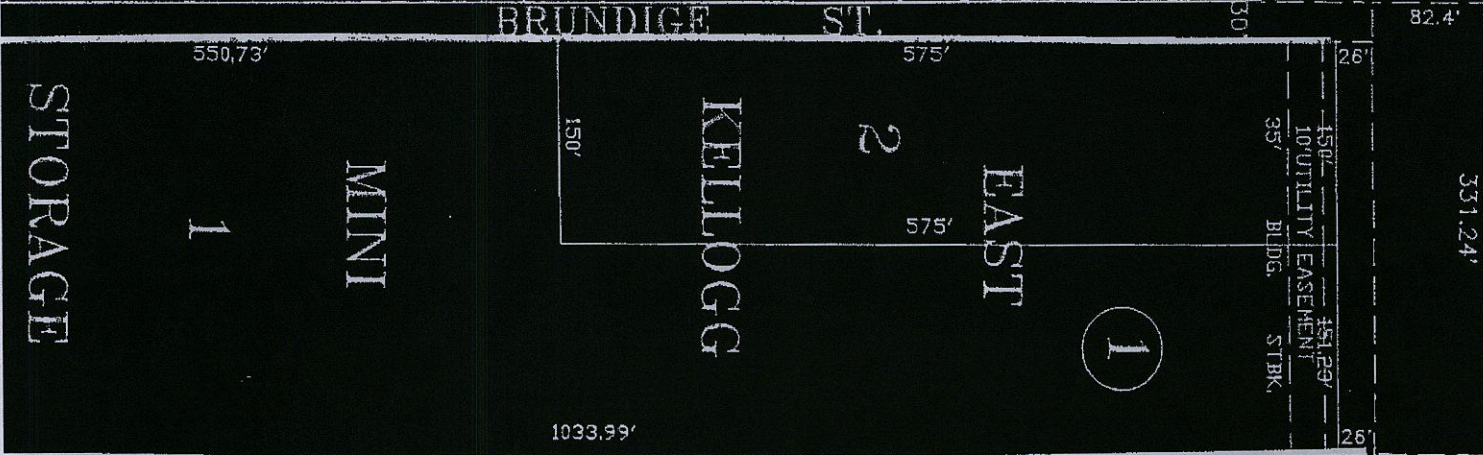
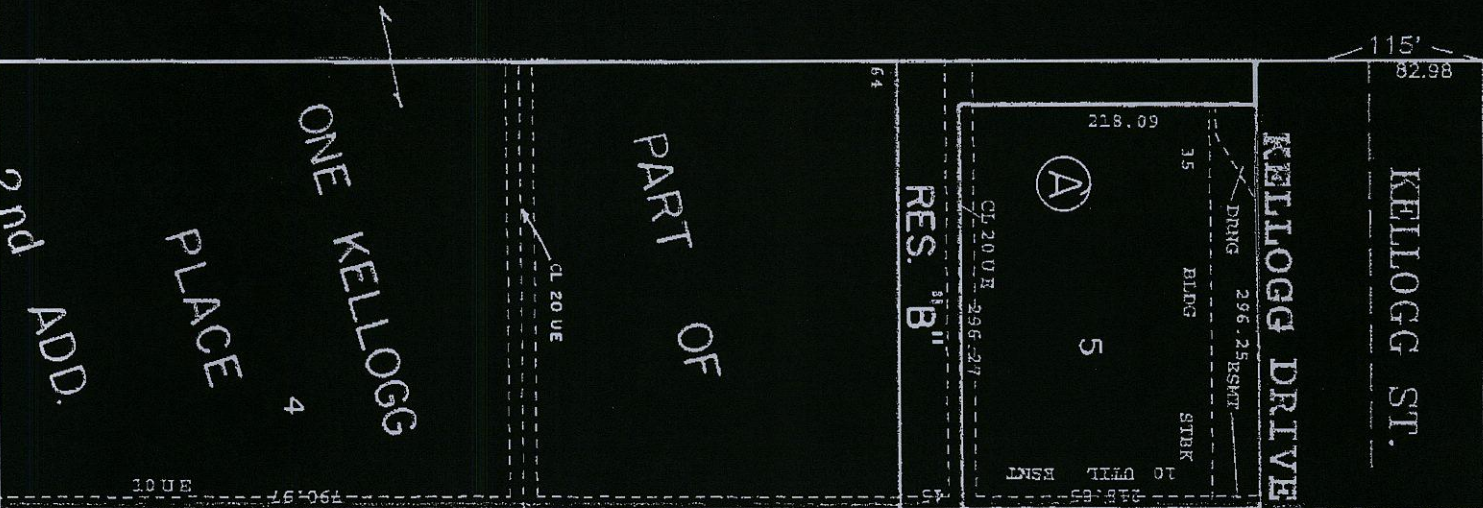
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SCANNED



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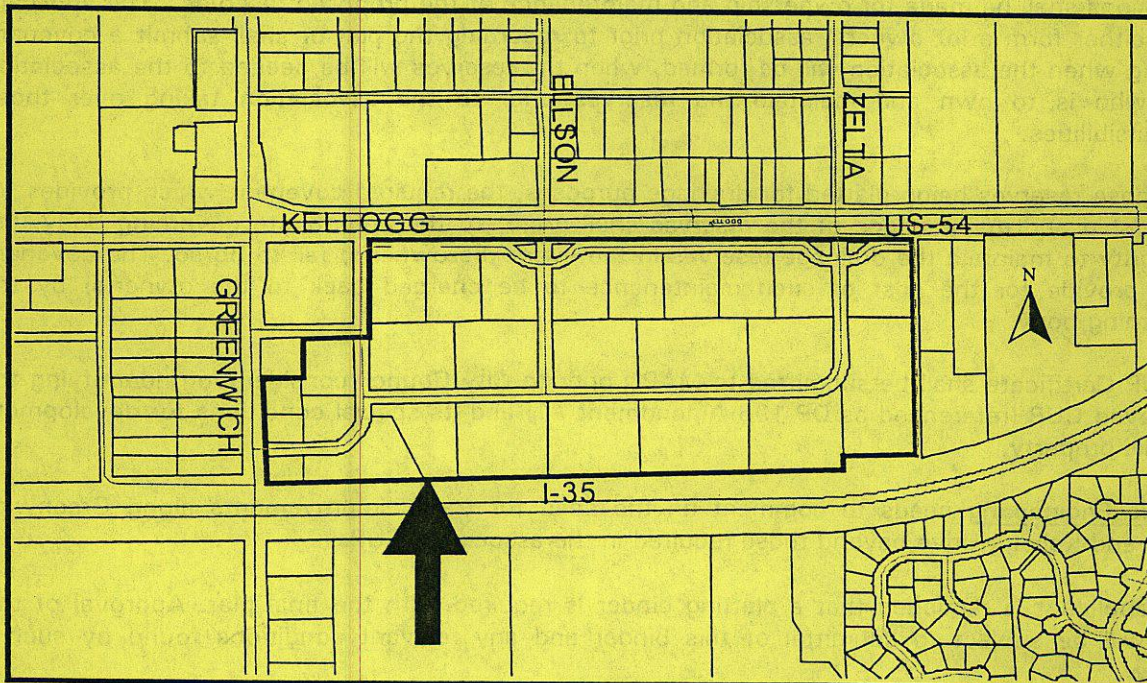
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SCANNED

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SCANNED



MARY E. TURKINGTON

Chairperson - Topeka

MICHAEL L. JOHNSTON

President / CEO - Wichita

9401 E. Kellogg Drive
Wichita, Kansas 67207-1804
Tel: (316) 682-4537
Fax: (316) 682-1201
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March 14, 2001

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Attn: Mr. Scott Lindebak
Re: One Kellogg Place 2nd Addition

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Sincerely,

Paul Cater, P.E.
Kansas Turnpike Authority

Sen. Ben Vidricksen
Vice-Chairman
Salina

Rep. Gary K. Hayzlett
Secretary-Treasurer
Lakin

Jack H. Brier
Member
Topeka

E. Dean Carlson
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Transportation
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Topeka

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C1

S1

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S1

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Line	Course: S 88-35-19 W	Length: 9.85	North: 7717.6215	East : 3311.2781
Line	Course: S 88-38-24 W	Length: 9.87	North: 7717.3872	East : 3301.4109
Line	Course: S 88-41-08 W	Length: 9.88	North: 7717.1606	East : 3291.5335
Line	Course: S 88-43-32 W	Length: 9.90	North: 7716.9404	East : 3281.6360
Line	Course: S 88-45-35 W	Length: 9.91	North: 7716.7259	East : 3271.7283
Line	Course: S 88-47-18 W	Length: 8.24	North: 7716.5517	East : 3263.4901
Line	Course: S 88-47-18 W	Length: 1.69	North: 7716.5159	East : 3261.8005
Line	Course: S 88-48-40 W	Length: 9.94	North: 7716.3097	East : 3251.8626
Line	Course: S 88-49-42 W	Length: 9.96	North: 7716.1060	East : 3241.9047
Line	Course: S 88-50-23 W	Length: 9.97	North: 7715.9041	East : 3231.9368

S1

Line	Course: S 88-50-44 W	Length: 9.99	
	North: 7715.7029		East : 3221.9488
Line	Course: S 88-50-47 W	Length: 2153.33	
	⑨ North: 7672.3500		East : 1069.0552
Line	Course: N 00-49-24 W	Length: 341.72	
	⑨ North: 8014.0347		East : 1064.1449
Line	Course: N 00-49-24 W	Length: 200.00	
	⑩ North: 8214.0140		East : 1061.2711
Line	Course: N 89-05-30 E	Length: 167.98	
	⑪ North: 8216.6770		East : 1229.2300
Line	Course: N 00-50-06 W	Length: 199.55	
	⑫ North: 8416.2058		East : 1226.3219
Line	Course: N 89-14-00 E	Length: 312.06	
	⑬ North: 8420.3813		East : 1538.3540
Line	Course: N 00-49-24 W	Length: 471.95	
	⑭ North: 8892.2826		East : 1531.5723
Line	Course: N 89-12-49 E	Length: 2120.30	
	⑮ North: 8921.3829		East : 3651.6726

Error Closure: 0.0264
 Error North: -0.00123
 Precision 1: 312,326.91

Course: S 87-19-24 W
 East : -0.02641

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