

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2000-89 -- SECURITY STORAGE HILLSIDE ADDITION

OWNER/APPLICANT: H. Stan Chilton, 300 S. Topeka, Wichita, KS 67202; City of Wichita, 455 N. Main, Wichita, KS 67202

AGENT: Gary Snyder, 7701 E. Kellogg, Suite 200, Wichita, KS 67206; Allen Eichacker, 13th Floor, City Hall, 455 N. Main, Wichita, KS 67202

SURVEYOR/ENGINEER: PEC, P.A., Attn: Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: Northwest corner of Hillside and Kellogg

SITE SIZE: 2.85 Acres

NUMBER OF LOTS

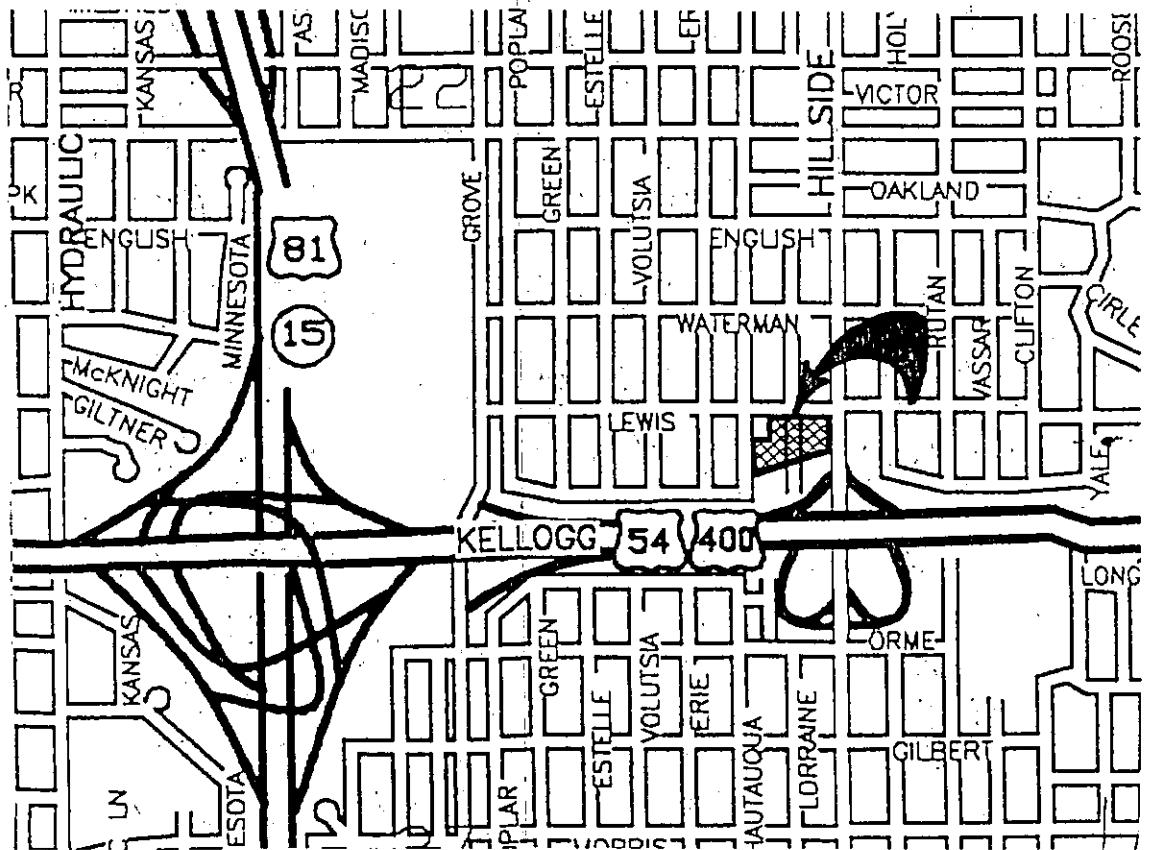
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 2.85 Acres

CURRENT ZONING: GO, General Office; SF-6, Single-Family Residential

PROPOSED ZONING: PUD (Planned Unit Development)

VICINITY MAP



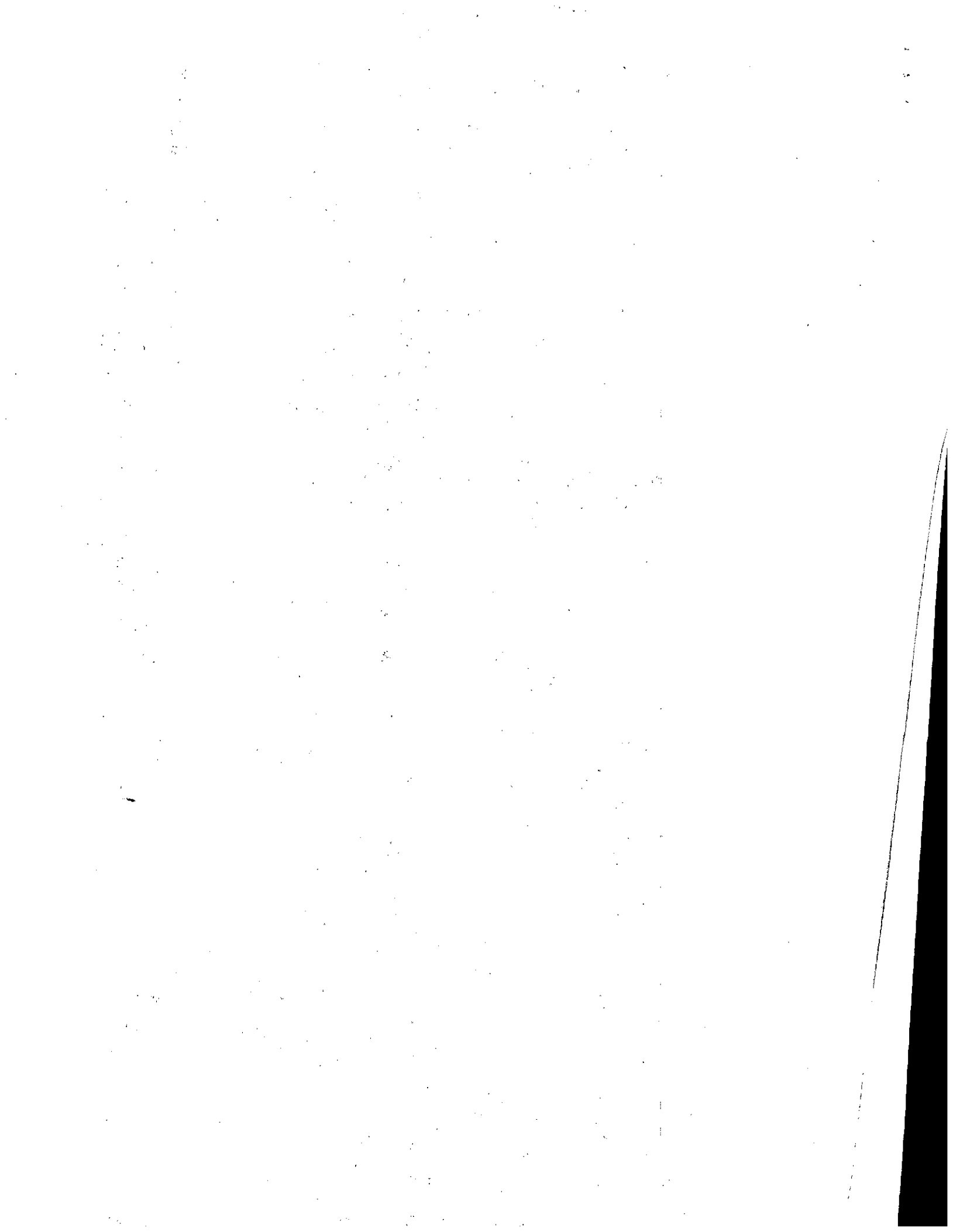
Note: This is a replat of the 400 Lorraine Addition in addition to right-of-way for the Kellogg/Hillside Interchange. The site was approved for a PUD, Planned Unit Development District for a self-service storage warehouse subject to platting.

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. It appears that a temporary utility easement may be needed to cover a water line proposed to be relocated.
- 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 and the need for on-site stormwater detention due to the paving of the site.
- D. Traffic Engineering needs to comment on the access controls. As indicated on the P.U.D. site plan, the plat proposes complete access control along Chautauqua, Hillside and Kellogg. One access opening is proposed for Lewis near the Hillside intersection. 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 P.U.D. Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved P.U.D. (referenced as P.U.D. 2000-00002) and its special conditions for development on this property.
- G. The width of Chautauqua from the centerline to the property should be labeled.
- H. 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.
- I. 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.)
- J. 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.
- K. 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.
- L. 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.

- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. 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.
- Q. 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.



VICKY HUANG, P.E.

STATE OF KANSAS



KANSAS DEPARTMENT OF TRANSPORTATION

WICHITA METRO OFFICE

3200 East 45th Street N
Wichita, Kansas 67220-1432
P h. (316) 744-1271 FAX (316) 744-3064
TTY (785) 296-3585

November 14, 2000

Bill Graves
Governor

E. Dean Carlson
Secretary of Transportation

Charles Luedders, P.E.
District Engineer

Benny P. Tarverdi, P.E.
Metro Engineer

Kathryn A. Wickam, P.E.
Field Engineering Administrator

Erik S. Anderson, P.E.
Construction Engineer

Donald R. Snyder, P.E., Const. Engr.
2431 South Young
Wichita, Kansas 67215-1226
Ph. (316) 942-1489 FAX (316) 942-0450

Professional Engineering Consultants, P.A.
303 S. Topeka
Wichita, KS 67202

Attention: Darwin R. Cronk, P.E.

Dear Mr. Cronk:

Reference: Security Self Storage Plat & Site Civil
PEC Project No. 36-00174-3624 & 36-00575-5080

The drainage for the above mentioned project has been approved.

Any relocation of R/W fence will be the responsibility of the property owner.

The South R/W fence can be removed. It should be salvaged and stored on KDOT R/W. After removal notify our office and we will remove it from the site.

Wrought-iron fence maybe installed in lieu of KDOT fence. The fence shall be installed on private property and will be the responsibility of the property owner.

Yours very truly,

Benny P. Tarverdi, P.E.
Metro Engineer

Bob Raymond

Bob Raymond
Utility Coordinator

BR:BT:pz

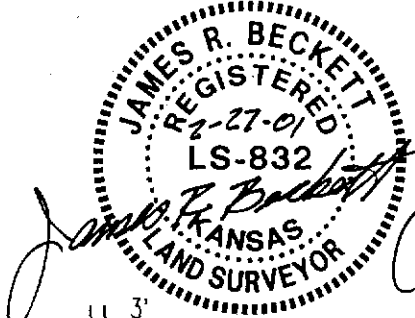
**CERTIFICATE OF CORRECTION TO DIMENSIONS
IN SECURITY STORAGE HILLSIDE ADDITION TO
WICHITA, SEDGWICK COUNTY, KANSAS**

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

We, Professional Engineering Consultants, P.A., Engineers and Surveyors in aforesaid State and County do hereby state that there are three typographical errors in the Plat of Security Storage Hillside Addition to Wichita, Sedgwick County, Kansas, which should be changed to their correct values as follows:

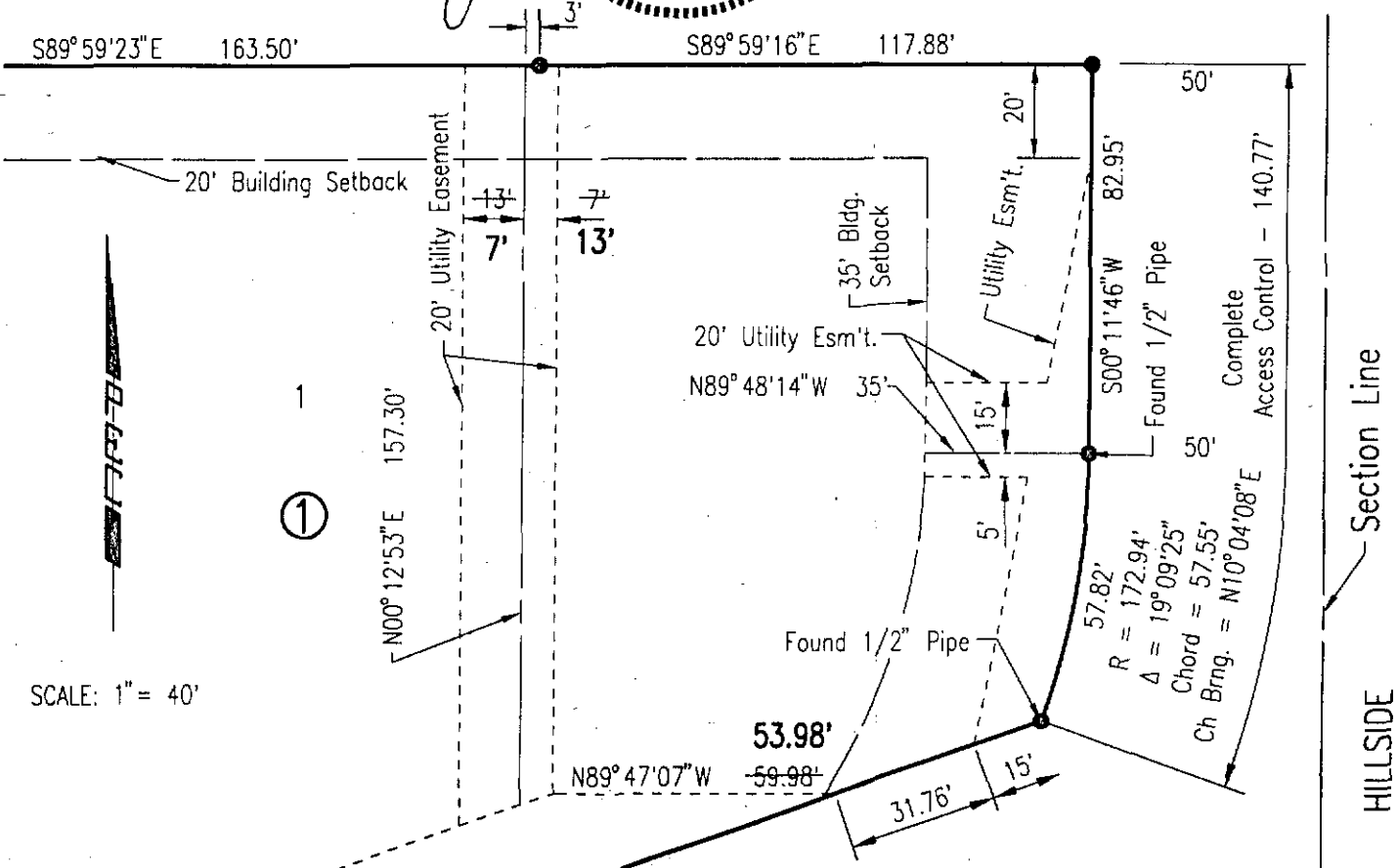
Number	Dimension on Plat	Correct Dimension
1. Dimension on the West side of the North-South 20' Utility Easement.	13'	7'
2. Dimension on the East side of the North-South 20' Utility Easement.	7'	13'
3. Dimension on the North Line of a 20' Utility Easement along the South Line of said Plat.	59.98'	53.98'

Date 2/27/01



PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

James R. Beckett
James R. Beckett, R.L.S. No. 832



AFFIDAVIT

STATE OF KANSAS)
)SS
COUNTY OF SEDGWICK)

Michael E. Lindebak, P.E., City Engineer for the City of Wichita, Kansas, Being first duly sworn, on oath states:

I have examined the final plat of Security Storage Hillside Addition to Wichita, Sedgwick County, Kansas, and have found that there are three typographical errors on said plat as follows:

<u>Number</u>	<u>Dimension on Plat</u>	<u>Correct Dimension</u>
1 Dimension on the West side of the North-South 20' Utility Easement	13'	7'
2 Dimension on the East side of the North-South 20' Utility Easement	7'	13'
3 Dimension on the North line of a 20' Utility Easement along the South line of said Plat	59.98'	53.98'

FURTHER AFFIANT SAITH NAUGHT.

CITY OF WICHITA

Michael E. Lindebak, P.E. City Engineer

Dated this _____ day of _____, 2001.

STATE OF KANSAS)
)SS
COUNTY OF SEDGWICK)

This instrument was acknowledged before me on _____, 2001, by Michael E. Lindebak as City Engineer of the City of Wichita, Kansas.

_____, Notary Public

My Appointment Expires: _____