Wichita-Sedgwick County Metropolitan Area Planning Department

December 15, 2021

Kansas Gas & Electric Company
Attn: Chris Meyer
818 S. Kansas Ave.
Topeka, KS 66612

Professional Engineering Consultants, P.A.
Attn: Rebecca Mellies
303 S. Topeka
Wichita, KS 67202

Re: **CON2021-00064: City Administrative Adjustment to CON 2019-00054 site plan, zoned SF-5 Single-Family Residential located on the south side of West 26th Street South, one block east of South Seneca Street. (831 W. 26th Street S.)**

Legal Description Lot 1, Block 1, Seneca Substation Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants:

We have reviewed your request for an Administrative Adjustment to alter the site plan to change the drive access for the Seneca Substation. Section V-C.14 of the Unified Zoning Code ("UZC") allows the Planning Director, with the concurrence of the Zoning Administrator, to approve minor adjustments to an approved Conditional Use.

On the basis of our review, we find that adjusting the site plan as requested is consistent with the approved conditions and will not be a substantial deviation of the original CON2019-00054.

Our signatures below indicate that the Seneca Substation (CON2019-00054) site plan shall be adjusted per the revised, approved site plan. This Administrative Adjustment shall not be deemed to alter any other provisions of CON2019-00054. This Administrative Adjustment does not alter any other applicable codes including but not limited to zoning, building, health or fire.

The "Development Application" sign should now be removed from the property.

Scott Wadle, Director
Metropolitan Area Planning Department

John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Jeff Blubaugh, Council Member District IV
Rebecca Fields, Community Services Representative District II
Lee Carmichael, Traffic Engineering Mail Stop 1-71

SITE PLAN

APPROVED 12/15/2021 BY [signature]

CON 2021-64

E out 4" PVC (N)=12[illegible] (Metal Plate)

E 4" PVC (N)=1287.62

61.5'

RECONSTRUCT ADJACENT CONCRETE DRIVEWAY (PARTIAL)

R20' B.O.C.

B.O.C.

5.9'

R.O.W.

R.O.W.

Large Rocks

21.0'

12.0'

Apartments Sign and Landscaping

PROPOSED CONCRETE DRIVEWAY ACCESS

RECONSTRUCT SIDEWALK, TYPICAL BOTH SIDES

12" Maple

30.0' R.O.W. EASEMENT (VACATED "HANDLEY STREET")

Asphalt

Asphalt

10" Bush

P/L

20.0'

PROPOSED CONCRETE SURFACED ACCESS DRIVE

Kingsborough Apartments LLC
1300 Soveriegn Row
Oklahoma City, OK 73108-1825

Dumpster

Asphalt

Asphalt

12" Stump

Kingsborough Apartments LLC
1300 Soveriegn Row
Oklahoma City, OK 73108-1825

Bush

Sign

Cox

UT

UT

UT

8.0' EASEMENT

P/L

Asphalt

Concrete Pad=1289.3'

Post =BM-202

Westar

ELR

DM

DM

OVERHEAD ELECTIC CLEAR PLANTING ZONE

Asphalt

Concrete Electrical Box

BM-203

16.0'

5" Bush

Grass

24" Cedar

Not Cedar

R14.0'

18.6'

Do Not Block Drive Sign

OVERHEAD ELECTRIC CLEAR PLANTING ZONE

65.2'

Grass

Westar

20.0' (TYP)

18" Cedar

5" Bush

P/L

HCP 127 △

Asphalt

20.0' UTILITY EASEMENT

Chainlink Fence

10.0' KG&E EASEMENT

OVERHEAD ELECTIC CLEAR PLANTING ZONE

KS Seventh Day

10.0' KG&E UTILITY EASEMENT

3.0' CLEAR

3.8'

HCP 126 △

SS

P/L

EDGE OF AGGREGATE PAD (TYP)

REMOVEABLE PANELS AND COLUMN FOR FUTURE ACCESS

KS Gas & Electric CO.
P.O. Box 208
Wichita, KS 67201-0208

PROPOSED PRE-CAST SCREENING WALL SYSTEM (9'-0")

20' ORNAMENTAL SWING GATE

EXISTING SUBSTATION FENCE, TO BE REMOVED

121.5' F.C.

104.8' F.C.

FENCE (APPROX P/L)

Mid-America Yearly Meeting
2018 Maple
Wichita, KS67213-3314

Kingsborough Apartments LLC
1300 Soveriegn Row
Oklahoma City, OK 73108-1825

Asphalt

Concrete

Chainlink Fence

Westar

ELR

EXISTING UTILITY POLE

52.0'

24.0' PROPOSED ACCESS EASEMENT

Chainlink Fence

Baseball Fence

20' DOUBLE LEAF CHAIN LINK GATE

BASEBALL FIELD BACKSTOP

16.4'

42.9'

66.9' PROPOSED ACCESS EASEMENT

13.9'

24.0' PROPOSED ACCESS EASEMENT

18" Deciduous

18" Cedar

36" Deciduous

76.4' PROPOSED ACCESS EASEMENT

KS Seventh Day Adventist Conf. Assoc.
820 W 27TH ST S
Wichita, KS 67217-3018

Chainlink Fence

20' DOUBLE LEAF CHAIN LINK GATE

P/L

4.8'

4.0' CLEAR

12" Cedar

Grass

N

15 0 7.5 15 30

(IN FEET)

M 204

LEGEND

B.O.C.	=	BACK OF CURB
F.C.	=	FENCE CORNER
R.O.W.	=	RIGHT OF WAY
P/L	=	PROPERTY LINE
T.C.E.	=	TEMPORARY CONSTRUCTION EASEMENT
X	=	TREE REMOVAL

LEGAL DESCRIPTION

SUBJECT PROPERTY:

"SUBJECT PROPERTY" INCLUDES ALL THE LAND DESCRIBED BY SECURITY 1ST TITLE, LLC, IN OWNERS AND ENCUMBRANCES REPORT FILE NUMBER: 2333520, WHICH IS AN UNPLATTED TRACT OF LAND.

"EAST ADJOINER" INCLUDES THE UNPLATTED LAND DESCRIBED IN REPORT FILE NUMBER: 2333522, WHICH ABUTS THE EAST LINE OF SUBJECT PROPERTY, BUT IS NOT PART OF SUBJECT PROPERTY.

LAND DESCRIPTION OF SUBJECT PROPERTY
PER REPORT FILE NUMBER: 2333520.

BEGINNING 723.4 FEET EAST AND 530 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, THENCE NORTH 125 FEET, THENCE EAST 191.3 FEET, THENCE SOUTH 125 FEET, THENCE WEST 191.3 FEET TO BEGINNING.

LAND DESCRIPTION OF EAST ADJOINER
PER REPORT FILE NUMBER: 2333522.

BEGINNING 914 FEET EAST AND 530 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, THENCE NORTH 125 FEET; THENCE EAST 191.7 FEET; THENCE SOUTH 125 FEET; THENCE WEST TO THE POINT OF BEGINNING.

NOTE: THE DESCRIPTION IN FILE NUMBER 2333522 DOES NOT INCLUDE THE STRIP OF LAND ADJOINING ON THE EAST SIDE OF THIS TRACT, SAID STRIP OF LAND DESCRIBED AS "BLOCK 8 EXCEPT THE SOUTH 490 FEET AND EXCEPT THE NORTH 5 FEET, FRANCIS HARVEY 2ND ADDITION TO WICHITA, KANSAS." THE EAST LINE OF THIS STRIP OF LAND IS THE WEST LINE OF THE RIGHT OF WAY FOR OSAGE STREET.

PEC #: 199030-058
PEC PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
400 S KANSAS AVE #200
TOPEKA, KS 66603
785-233-8300
www.pec1.com

REV.	REVISION DESCRIPTION	DATE	BY/CK
8			
7			
6			
5			
4			
3			
2			
1			

DRAWN BY MDL - PEC DATE 07/2020
DESIGNED BY CRG - PEC DATE 07/2020
APPROVED BY RAK - PEC DATE 07/2020

SCALE: AS SHOWN
W.R. NO. ####

evergy.

TITLE: SENECA SUBSTATION PERMITTING PLAN

DWG. NO. SK9400_PM01
SHEET NO. 1 OF 1
REV. 0

GROUP: ESUB

CAD FILE NO.: SENECA SITE PLAN.DWG