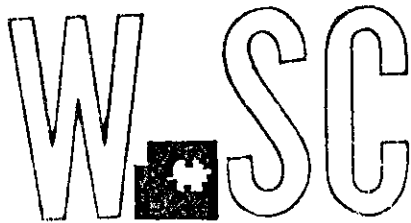


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

November 19, 1998

Professional Engineering Consultants

Attn: Gary Wiley

303 S. Topeka

Wichita, KS 67202

RE: S/D 98-101 -- One-Step Final Plat of U-NEEDA SELF STORAGE ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, November 19, 1998, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of November 6, 1998.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

S/D 98-101 -- One-Step Final Plan of U-NEEDA SELF STORAGE ADDITION

November 19, 1998

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If you have any questions concerning this matter, please call.

Sincerely,

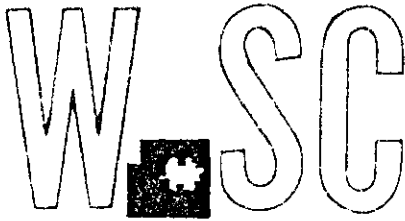
A handwritten signature in black ink that reads "Neil Evan Strahl". The signature is written in a cursive, flowing style.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: U-Needa Self Storage, L.L.C., Attn: Heather L. Parrish, Manager, 110 S. Main,
Suite 510, Wichita, KS 67202-5734
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

WICHITA — SEDGWICK COUNTY



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DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

November 9, 1998

Professional Engineering Consultants
Attn: Gary Wiley
303 S. Topeka
Wichita, KS 67202

RE: S/D 98-101 -- One-Step Final Plat of U-NEEDA SELF STORAGE ADDITION

NOTE: PLEASE DISREGARD LETTER DATED NOVEMBER 6, 1998

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 5, 1998, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. As the site adjoins Wichita's City limits, the Applicant shall submit a request for annexation. The Applicant will submit a letter agreeing to annexation upon extension of City water to the property.
- B. City Engineering needs to verify if any guarantees for municipal services or any easements are required. The Applicant shall meet with City Water Department regarding the need for easements for the adjoining property to the east. Petitions for participation in future City water and sanitary sewer projects shall be submitted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City and/or County Engineering needs to comment on the status of the applicant's drainage plan. County Engineering needs to review the drainage plan if City Engineering determines that any runoff is directed towards any County maintained road.
- E. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor



opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

- F. The zone change was approved subject to conformance with a site plan which denoted one access opening along Hoover on the southern portion of the plat and one opening along 21st St. North. The plat is not in conformance with the site plan, as it denotes two openings along Hoover. Distances should be shown for all segments of access control. Traffic Engineering and MAPD require one opening along Hoover. County Engineering requires complete access control be obtained along the railroad right-of-way.
- G. The plat's text should reference the dedication of right-of-way for Hoover and 21st St. North.
- H. In addition to the pipeline easement platted on this site, the platting binder indicates there is another pipeline easement located on the property. The Applicant shall either obtain a release of the easement or denote its location on the final plat tracing.
- I. Traffic Engineering needs to comment on the need for improvements to perimeter streets.
- J. 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.)
- K. 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.
- L. 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.
- M. 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

November 9, 1998

Page 3

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.

- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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.
- R. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, November 19, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

cc: U-Needa Self Storage, L.L.C., Attn: Heather L. Parrish, Manager, 110 S. Main, Suite 510, Wichita, KS 67202-5734
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,

STAFF REPORT
(One-Step Final Plat Approved 11/5/98)

CASE NUMBER: S/D 98-101 - U-NEEDA SELF STORAGE ADDITION

OWNER/APPLICANT: U-Needa Self Storage, L.L.C, Attn: Heather L. Parrish,
Manager, 110 S. Main, Suite 510, Wichita, KS 67202-5734

SURVEYOR/ENGINEER: Professional Engineering Consultants, Attn: Gary Wiley, 303 S.
Topeka, Wichita, KS 67202

LOCATION: Southeast corner of 21st St. North and Hoover

SITE SIZE: 5.7 acres

NUMBER OF LOTS

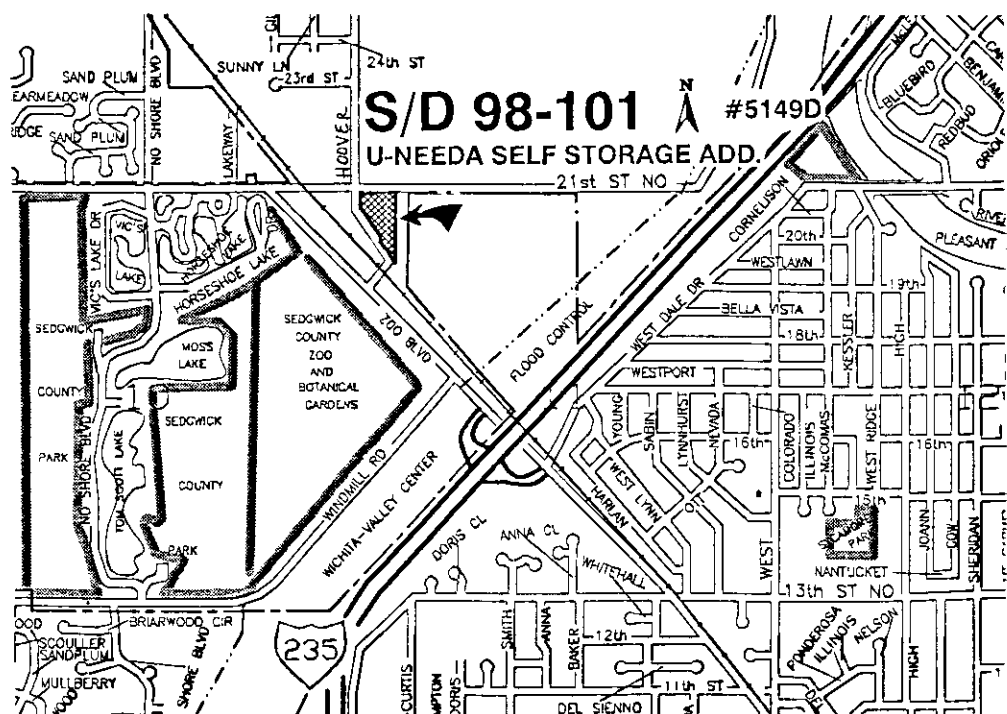
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 5.7 acres

CURRENT ZONING: SF-20, Single-Family Residential
LC, Limited Commercial

PROPOSED ZONING: OW, Office Warehouse

VICINITY MAP



Note: The site is located in the County adjacent to Wichita's City limits. A zone change (SCZ-0764) from LC, Limited Commercial and SF-20, Single-Family Residential to OW, Office Warehouse has been approved for this site subject to platting. The site is also subject to a Protective Overlay (P-O#39) addressing permitted uses, signs and landscaping.

STAFF COMMENTS:

- A. As the site adjoins Wichita's City limits, the Applicant shall submit a request for annexation. **The Applicant will submit a letter agreeing to annexation upon extension of City water to the property.**
- B. **City Engineering** needs to verify if any guarantees for municipal services or any easements are required. **The Applicant shall meet with City Water Department regarding the need for easements for the adjoining property to the east. Petitions for participation in future City water and sanitary sewer projects shall be submitted.**
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. **City and/or County Engineering** needs to comment on the status of the applicant's drainage plan. **County Engineering needs to review the drainage plan if City Engineering determines that any runoff is directed towards any County maintained road.**
- E. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- F. The zone change was approved subject to conformance with a site plan which denoted one access opening along Hoover on the southern portion of the plat and one opening along 21st St. North. The plat is not in conformance with the site plan, as it denotes two openings along Hoover. Distances should be shown for all segments of access control. **Traffic Engineering and MAPD require one opening along Hoover. County**

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