

HAAG INDUSTRIAL PARK ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Surveyors in
aforesaid county and state do hereby certify that we have surveyed and
platted "HAAG INDUSTRIAL PARK ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit of
the property surveyed, described as the east 600 feet and the south
800 feet of that part of the NE1/4 of Sec. 9, Twp. 28-S, R-1-W of the
6th P.M., Sedgwick County, Kansas lying south of the right-of-way of the
Atchison, Topeka, and Santa Fe Railroad, EXCEPT that part now platted as
Caldwell Equipment Addition, Wichita, Sedgwick County, Kansas, TOGETHER
with two acres in square form in the SE corner of the NW1/4 of Sec. 9,
Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

Existing public easements and dedications
being vacated by virtue of K.S.A. 12-512(b), Baughman Company, P.A.

Michael A. Conrey
Michael G. Conrey
13-0710-A-2001
Surveyor
REGISTERED
KANSAS
LAND SURVEYOR

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, Blocks, a Reserve, and Streets, to be known as "HAAG
INDUSTRIAL PARK ADDITION", Wichita, Sedgwick County, Kansas. The utility
easements are hereby granted as indicated for the construction and
maintenance of all public utilities. The drainage and utility easements are
hereby granted as indicated for drainage purposes and for the construction
and maintenance of all public utilities. The temporary cul-de-sac
easement on Woodchuck St. will expire at such time as said Woodchuck St.
is extended further south or terminated as a permanent cul-de-sac.
The temporary cul-de-sac easement on 34th Street South will expire
at such time as said 34th Street South is extended further west or
terminated as a permanent cul-de-sac. The streets are hereby dedicated
to and for the use of the public. Reserve "A" is hereby reserved for drainage
purposes. Reserve "A" shall be owned and maintained by the owner of
Lot 2, Block C. All abutters rights of access to or from Ridge Road
over and across the east line of Lot 1, Block B, and Lot 2, Block A,
are hereby granted to the City of Wichita, Kansas. All abutters rights of
access to or from Ridge Road over and across the east line of Lot 1,
Block A, are hereby granted to the City of Wichita, Kansas provided,
however, that said Lot 1, Block A, shall have access to said Ridge Road
at one location as shall be determined by the City Engineer of the City
of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest
opening to the structures shall be as indicated on the face of the plat.

Roger J. Haag
Roger J. Haag
Marsha M. Haag
Marsha M. Haag

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this 12th day of DECEMBER, 2001, by Roger J. Haag and Marsha M.
Haag, husband and wife.
JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appl. Expires 11-7-2005

My App't. Exp. 11-7-2005

We, the undersigned holders of a mortgage on the
above described property, do hereby consent to this plat of "HAAG
INDUSTRIAL PARK ADDITION", Wichita, Sedgwick County, Kansas.

Raymond Schecher
Catherine Schecher

State of)
County) SS The foregoing instrument acknowledged be-
fore me, this day of , by Raymond Schecher
and Catherine Schecher, husband and wife.

My App't. Exp. _____

This plat of "HAAG INDUSTRIAL PARK
ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and
approved by the Wichita-Sedgwick County Metropolitan Area Planning
Commission, Wichita, Kansas.
Dated this day of .
Wichita-Sedgwick County Metropolitan Area Planning Commission

J. D. Michaelis
Chair

Marvin S. Krout
Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this day of .

At the Direction of the City Council

Chris Cherches
City Manager

Pat Burnett
City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this day of .

Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this day
of .

Don Brace
County Clerk

State of Kansas) SS
Sedgwick County) This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this day
of , at o'clock M, and is duly recorded.

Bill Meek
Register of Deeds

Linda Kizzire
Deputy

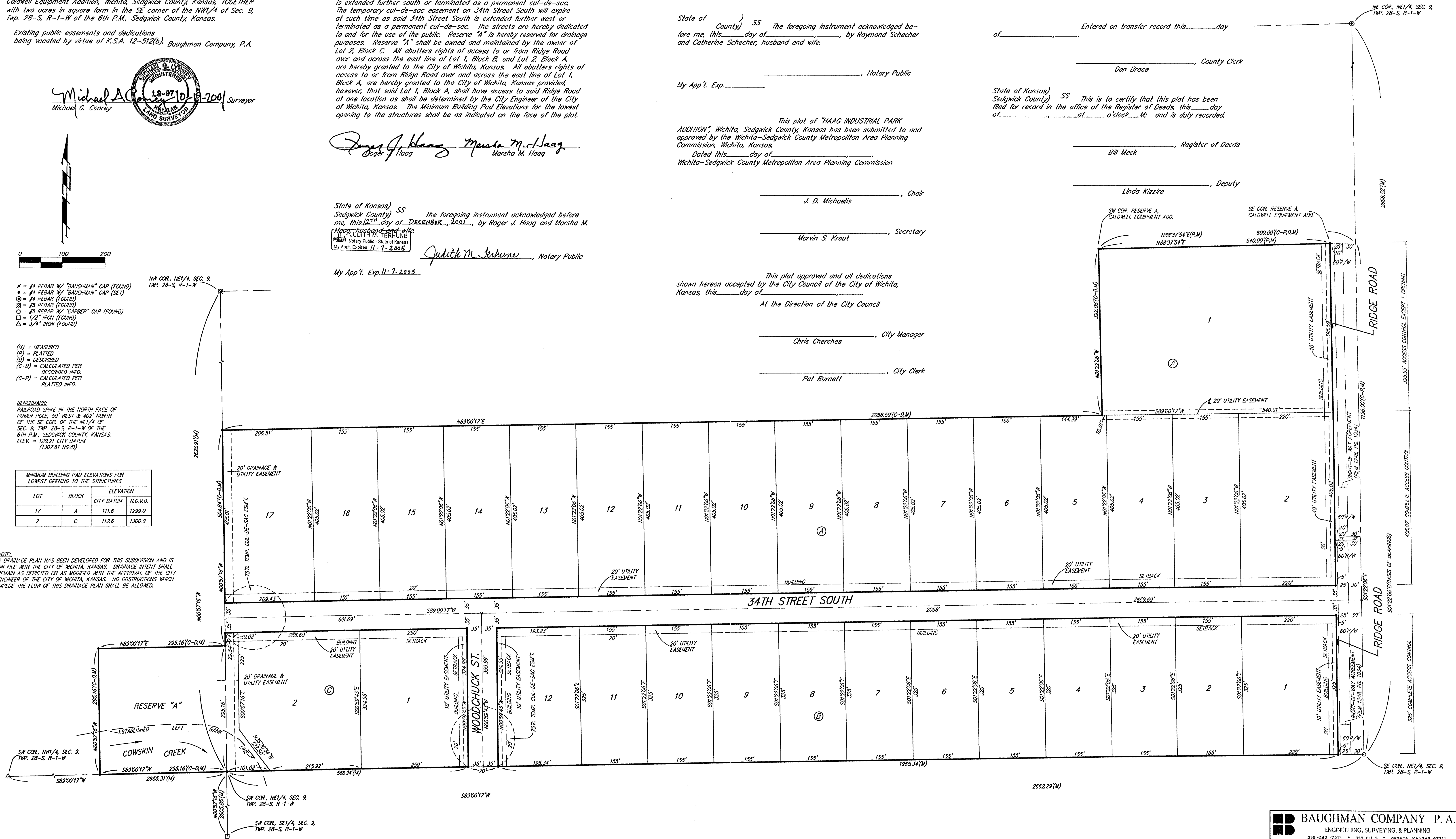
- # = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
⊙ = #4 REBAR (FOUND)
⊗ = #5 REBAR (FOUND)
○ = #5 REBAR W/ "GARBER" CAP (FOUND)
□ = 1/2" IRON (FOUND)
△ = 3/4" IRON (FOUND)

- (M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(C-D) = CALCULATED PER
DESCRIBED INFO.
(C-P) = CALCULATED PER
PLATTED INFO.

BENCHMARK:
RAILROAD SPIKE IN THE NORTH FACE OF
POWER POLE, 50' WEST & 402' NORTH
OF THE SE COR. OF THE NE1/4 OF
SEC. 9, TWP. 28-S, R-1-W OF THE
6TH P.M., SEDGWICK COUNTY, KANSAS.
ELEV. = 1202.21 CITY DATUM
(1307.61 NGVD)

LOT	BLOCK	CITY DATUM	N.G.V.D.
17	A	111.6	1299.0
2	C	112.6	1300.0

NOTE:
A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS
ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL
REMAIN AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE CITY
ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH
IMPEDE THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.





Wichita-Sedgwick County Metropolitan Area Planning Department

September 20, 2001

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

RE: SUB 2001-82 -- Final Plat of Haag Industrial Addition

At the regular meeting of the Metropolitan Area Planning Commission on September 20, 2001, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated September 14, 2001.

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 (4) 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, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

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

A handwritten signature in black ink, reading 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch



Wichita-Sedgwick County Metropolitan Area Planning Department

September 14, 2001

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

RE: SUB 2001-82-- Final Plat of Haag Industrial Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 13, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation.
- B. City Water and Sewer Department requests a petition for extension of City water and sewer services. A petition is also needed for a future sewer main. The applicant shall contact the property owner to the east regarding participation in the water main petition. The applicant shall meet with City Water and Sewer Department regarding a revised sewer layout. An easement is needed to provide sanitary sewer to Lot 1. In addition, the utility easement located along the east line of Reserve A needs to be revised to a drainage and utility easement. A 20-ft drainage and utility easement is also needed along the west side of Lot 17, Block A.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. County/City Engineering needs to comment on the status of the applicant's drainage plan. The established bank lines for Cowskin Creek need to be depicted on the plat.
- E. County Engineering has required the dedication of complete access control along Ridge Road for Lot 2, Block A and Lot 1, Block B.

The requested access controls have been platted.

- F. The Applicant shall guarantee the paving of the proposed streets to the urban commercial street standard.

- G. The paving guarantee shall include the installation of the proposed temporary turnarounds along the west and south property lines. The temporary turnarounds shall also be referenced in the plat's text as being automatically vacated upon extension of the streets.
- H. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- I. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay (referenced as P-O #95) and its special conditions for development on this property.
- J. County Fire Department has approved the street lengths (2,250 and 2,500) due to the plan for connection with future subdivisions. The Subdivision Committee needs to approve a modification.
- K. Traffic/County Engineering should comment on the need for any guarantees for left turn or accel/decel lanes. County Engineering has required a guarantee for left and right turn lanes on Ridge Road at 34th St. South.
- L. The City Fire Department and/or GIS needs to comment on the plat's street names. GIS has requested that the street be relabeled as "34th St. S".
- M. 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.
- N. 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.)
- O. 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.
- P. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- Q. 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.
- R. 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.

- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. 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.
- V. 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.

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. 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 case will be forwarded to the Planning Commission on Thursday, September 20, 2001, at 1:30 p.m.

The enclosed "marked" copy of the plat is for your information and files.

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



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Roger J. Haag, 1612 W. Lynn, Wichita, KS 67205
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

STAFF REPORT

(Final Plat Approved 9/13/01; Preliminary Plat Approved 8/16/01)

CASE NUMBER: SUB 2001-82 -- HAAG INDUSTRIAL PARK ADDITION

OWNER/APPLICANT: Roger J. Haag, 1612 West Lynn, Wichita, KS 67212

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

LOCATION: South of K-42, West side of Ridge Road

SITE SIZE: 54.62 Acres

NUMBER OF LOTS

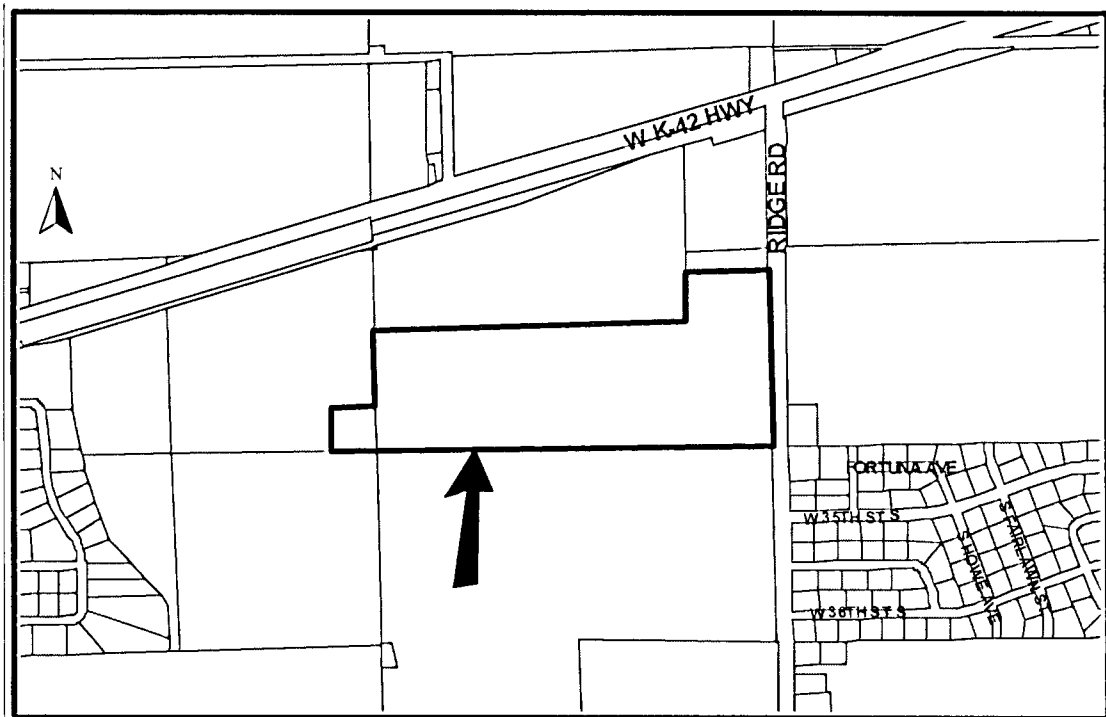
Residential:	
Office:	
Commercial:	
Industrial:	31
Total:	31

MINIMUM LOT AREA: 1.16 Acres

CURRENT ZONING: RR, Rural Residential; SF-20, Single-Family Residential

PROPOSED ZONING: LI, Limited Industrial

VICINITY MAP



NOTE: This site is located in the County adjoining Wichita's city limits and annexation is required. The site has been approved for a zone change (ZON 2001-30) from RR, Rural Residential and SF-20, Single-Family Residential to LI, Limited Industrial. A Protective Overlay (P-O #95) was also approved for this site addressing permitted uses.

STAFF COMMENTS:

- 1. 2/11/02*
- A. As this site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation.
 - B. **City Water and Sewer Department** requests a petition for extension of City water and sewer services. *A petition is also needed for a future sewer main. The applicant shall contact the property owner to the east regarding participation in the water main petition. The applicant shall meet with City Water and Sewer Department regarding a revised sewer layout. An easement is needed to provide sanitary sewer to Lot 1. In addition, the utility easement located along the east line of Reserve A needs to be revised to a drainage and utility easement. A 20-ft drainage and utility easement is also needed along the west side of Lot 17, Block A.*
 - C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
 - D. **County/City Engineering** needs to comment on the status of the applicant's drainage plan. *The established bank lines for Cowskin Creek need to be depicted on the plat.*
 - E. **County Engineering** has required the dedication of complete access control along Ridge Road for Lot 2, Block A and Lot 1, Block B.

The requested access controls have been platted.
 - F. The Applicant shall guarantee the paving of the proposed streets to the urban commercial street standard.
 - G. The paving guarantee shall include the installation of the proposed temporary turnarounds along the west and south property lines. The temporary turnarounds shall also be referenced in the plat's text as being automatically vacated upon extension of the streets.
 - H. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
 - I. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay (referenced as P-O #95) and its special conditions for development on this property.
 - J. **County Fire Department** has approved the street lengths (2,250 and 2,500) due to the plan for connection with future subdivisions. The Subdivision Committee needs to approve a modification.
 - K. **Traffic/County Engineering** should comment on the need for any guarantees for left turn or accel/decel lanes. *County Engineering has required a guarantee for left and right turn lanes on Ridge Road at 34th St. South.*

- L. The City Fire Department and/or GIS needs to comment on the plat's street names. *GIS has requested that the street be relabeled as "34th St. S".*
- M. 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.
- N. 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.)
- O. 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.
- P. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- Q. 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. 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.
- V. 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.