

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2004-63 -- HAAG INDUSTRIAL PARK SECOND ADDITION

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

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

LOCATION: South of 31st St. South, West side of Ridge Road

SITE SIZE: 54.62 Acres

NUMBER OF LOTS:

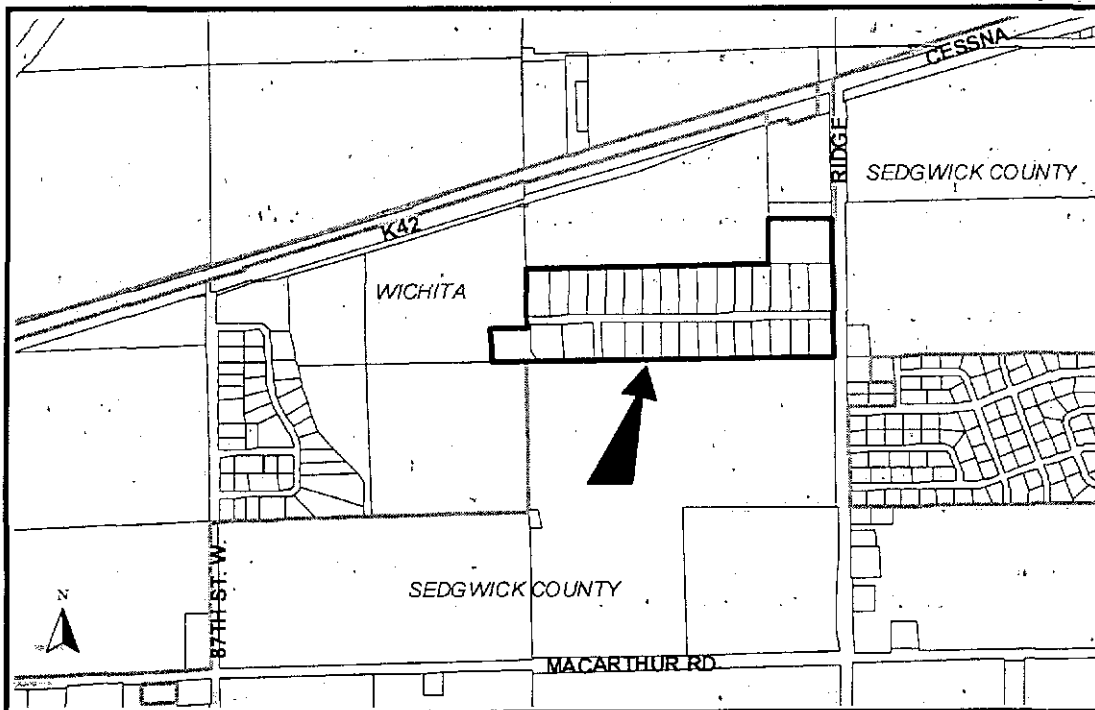
Residential:
Office:
Commercial:
Industrial: 2
Total: 2

MINIMUM LOT AREA: 4.9 Acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



SUB 2004-63 – One-Step Final Plat of HAAG INDUSTRIAL PARK SECOND ADDITION

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NOTE: This is a replat of the Haag Industrial Park Addition. The replat includes the vacation of two streets. The site is subject to a Protective Overlay (P-O #95) addressing permitted uses.

STAFF COMMENTS:

- A. Petitions have been provided with the Haag Industrial Park Addition for sewer and water improvements. *City Engineering has requested new guarantees.*
- B. *City Engineering* needs to comment on the status of the applicant's drainage plan. *County Engineering requests a drainage plan is needed. The final plat should depict established bank lines of Cowskin Creek.*
- C. *Traffic/County Engineering* needs to comment on the access controls, particularly the need for minimum separation between openings. The plat proposes three openings along Ridge Road. *An access control note shall be included on the plat that the minimum distance between full turning movement drives shall be 400 feet and the minimum distance between a right-in/right-out drive and either another right-in/right-out drive or a full movement drive shall be 200 feet.*
- D. *County Engineering* requests a new guarantee for left and right turn lanes onto Ridge Rd.
- E. 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.
- F. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, 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.
- G. 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.
- H. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay (referenced as P-O #85) and its special conditions for development on this property.
- I. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed."
- J. 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.
- K. 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.

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- L. 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.)
- M. 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.
- N. 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.
- O. 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.
- P. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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.
- T. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.



TRANSMITTAL

TO: Vicky Huang	FROM: Trevor Kurth
COMPANY: City of Wichita	DATE: 11/12/04
ADDRESS:	PROJECT: Haag Industrial 2nd Addition
CITY/ STATE: Wichita, Kansas	PROJECT NUMBER: 04-05-P377

RE:
Haag Industrial 2nd REVISED DRAINAGE PLAN

VIA: DELIVERY

We are sending you ATTACHED UNDER SEPARATE COVER

PLANS PRINTS SHOP DRAWINGS SAMPLES SPECS

COPY OF LETTER CHANGE ORDER DISK OTHER CALCULATIONS

COPIES	DATE	DESCRIPTION
1	11-12-04	Drainage Plan & Calculations

URGENT FOR APPROVAL FOR YOUR INFO FOR REVIEW & COMMENT

APPROVED, AS NOTED REVISE AS NOTED REVISE AND RETURN

AS REQUESTED PLEASE REPLY FOR BIDS DUE

NOTES/ COMMENTS:

SIGNED: *Trevor Kurth*

Copy:

ENGINEERING
SURVEYING
PLANNING
LANDSCAPE
ARCHITECTURE

B a u g h m a n
C o m p a n y , P . A .
315 Ellis Street
Wichita, Kansas 67203
P 316.262.7271
F 316.262.0149



Worksheet
Worksheet for Trapezoidal Channel

Project Description	
Project File	untitled.fm2
Worksheet	Haag
Flow Element	Trapezoidal Channel
Method	Manning's Formula
Solve For	Channel Depth

Input Data	
Mannings Coefficient	0.030
Channel Slope	0.002500 ft/ft
Left Side Slope	4.000000 H : V
Right Side Slope	4.000000 H : V
Bottom Width	10.00 ft
Discharge	370.00 cfs

Results	
Depth	3.60 ft
Flow Area	87.93 ft ²
Wetted Perimeter	39.71 ft
Top Width	38.82 ft
Critical Depth	2.51 ft
Critical Slope	0.011348 ft/ft
Velocity	4.21 ft/s
Velocity Head	0.28 ft
Specific Energy	3.88 ft
Froude Number	0.49
Flow is subcritical.	

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Project Description	
Project File	untitled.fm2
Worksheet	haag
Flow Element	Trapezoidal Channel
Method	Manning's Formula
Solve For	Discharge

Input Data	
Mannings Coefficient	0.030
Channel Slope	0.002500 ft/ft
Depth	4.00 ft
Left Side Slope	4.000000 H : V
Right Side Slope	4.000000 H : V
Bottom Width	10.00 ft

Results		
Discharge	464.18	cfs
Flow Area	104.00	ft ²
Wetted Perimeter	42.98	ft
Top Width	42.00	ft
Critical Depth	2.83	ft
Critical Slope	0.010995	ft/ft
Velocity	4.46	ft/s
Velocity Head	0.31	ft
Specific Energy	4.31	ft
Froude Number	0.50	
Flow is subcritical.		

CLOSURE

CLOSURE - HAAG INDUSTRIAL PARK 2ND ADDITION

PT 01	North: 10611.1317	East :	17526.8288
Line	Course: S 01-22-06 E	Length:	1196.0000
PT 02	North: 9415.4728	East :	17555.3889
Line	Course: S 89-00-17 W	Length:	2662.2900
PT 03	North: 9369.2288	East :	14893.5005
Line	Course: S 89-00-17 W	Length:	295.1600
PT 04	North: 9364.1019	East :	14598.3851
Line	Course: N 00-57-16 W	Length:	295.1600
PT 05	North: 9659.2209	East :	14593.4685
Line	Course: N 89-00-17 E	Length:	295.1600
PT 06	North: 9664.3478	East :	14888.5839
Line	Course: N 00-57-16 W	Length:	504.8400
PT 07	North: 10169.1178	East :	14880.1746
Line	Course: N 89-00-17 E	Length:	2056.5000
PT 08	North: 10204.8392	East :	16936.3643
Line	Course: N 01-22-06 W	Length:	392.0800
PT 09	North: 10596.8074	East :	16927.0016
Line	Course: N 88-37-54 E	Length:	600.0000
PT 01	North: 10611.1352	East :	17526.8305