OSUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 11
SEPTEMBER 5, 2002

STAFF REPORT
(ONE-STEP FINAL PLAT)

CASE NUMBER: SUB 2002-89 – HENTZEN ADDITION

OWNER/APPLICANT: B & R Land Co., L.L.C., 3320 Woodrow, Wichita, KS 67211

SURVEYOR/ENGINEER: K.E. Miller Engineering, 516 S. Market, Wichita, KS 67202

LOCATION: Southwest corner of Hillside and 37th St. North

SITE SIZE: 10.4 acres

Off-site drainage easement

NUMBER OF LOTS

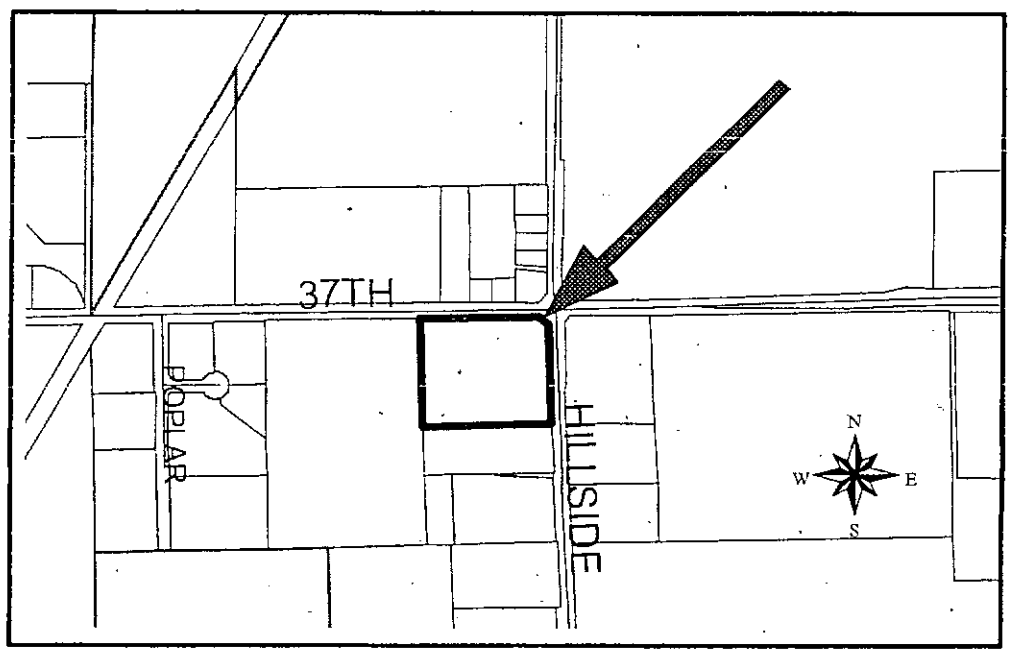
Residential:	
Office:	
Commercial:	
Industrial:	5
Total:	5

MINIMUM LOT AREA: 10.4 acres

CURRENT ZONING: LI, Limited Industrial; LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City. The site has been approved for a zone change (ZON 2002-48) from LC, Limited Commercial to LI, Limited Industrial, for a contractor's office and warehouse. The site is located within the 100-year floodplain.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

A. Municipal services appear to be available to serve the site. **City Engineering** needs to comment on the need for guarantees or easements.

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.

D. The plattor's text shall include the standard floodway language.

E. **Traffic Engineering** needs to comment on the access controls. The plat proposes two access openings along both arterials. The openings along 37th St. North are approved. In accordance with the Access Management Policy, the opening along 37th St. North closest to the intersection need to be rights-in/out and denoted on the face of the plat. A guarantee is required for construction of a channelized rights-in/out opening. One opening is permitted along Hillside to be located approximately 450 feet from the intersection, to be in alignment with the northernmost opening for the property across Hillside. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the plattor's text.

F. The access easement shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.

G. **County Fire Department** requests the 30' access openings be increased to 40'.

H. **Traffic Engineering** has requested additional right-of-way along both arterials. The Access Management Policy requires a 60-ft half-street right-of-way width along urban arterials. The Policy also requires an additional 25-ft x 25-ft corner clip at the intersection.

I. Provisions shall be made for ownership and maintenance of the proposed reserves. A covenant shall be submitted regarding ownership and maintenance responsibilities.

J. 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.

K. 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.

L. On the final plat tracing, the MAPC signature block needs to reference "Michael E. Lindebak, Acting Secretary".

M. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Chair".

N. A signature line needs to be added for the owners.

O. 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.

P. The plattor'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.

Q. 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.)

R. 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.

S. 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.

T. 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.

U. 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.

V. Perimeter closure computations shall be submitted with the final plat tracing.

W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

X. 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.

Y. 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.

Orif. Area(ft^2) = 0.00

Drainage Area = 9.5 acres
Pipe Diameter = 18 inches Orif. Area(ft^2) = 1.77
Number of Pipes: 1
C = 0.8

Vol. (ft^3)	Depth	WS El.
181	0	155.00
52000	3	158.00

TIME MIN.	TOTAL RUNOFF CU. FT.	PREV. DISCHAR. CU. FT.	POND VOLUME CU. FT.	DEPTH FT.	INCR. DISCHAR. CU. FT.	TOTAL DISCHAR. CU. FT.	STORAGE CU. FT.	Intensity IN./HR.	WSEL	FLOW CFS
1	3361	0.0	3361	0.18		0.00	3361	7.37	155.18	0.00
2	6721	0.0	6721	0.38		0.00	6721	7.37	155.38	0.00
3	10082	0.0	10082	0.57		0.00	10082	7.37	155.57	0.00
4	13443	0.0	13443	0.77		0.00	13443	7.37	155.77	0.00
5	16804	0.0	16804	0.96	392.09	392.09	16412	7.37	155.96	6.53
6	20164	392.1	19772	1.13	527.41	919.51	19245	7.37	156.13	8.79
7	23525	919.5	22606	1.30	630.02	1549.52	21976	7.37	156.30	10.50
8	26886	1549.5	25336	1.46	715.11	2264.63	24621	7.37	156.46	11.92
9	30246	2264.6	27982	1.61	788.84	3053.47	27193	7.37	156.61	13.15
10	33607	3053.5	30554	1.76	854.44	3907.91	29699	7.37	156.76	14.24
11	36968	3907.9	33060	1.90	913.85	4821.76	32146	7.37	156.90	15.23
12	40329	4821.8	35507	2.05	968.34	5790.09	34539	7.37	157.05	16.14
13	43689	5790.1	37899	2.18	1018.80	6808.89	36880	7.37	157.18	16.98
14	47050	6808.9	40241	2.32	1065.89	7874.78	39175	7.37	157.32	17.76
15	50411	7874.8	42536	2.45	1110.09	8984.87	41426	7.37	157.45	18.50
16	52385	8984.9	43400	2.50	1126.29	10111.16	42274	7.18	157.50	18.77
17	54264	10111.2	44153	2.55	1140.20	11251.36	43013	7.00	157.55	19.00
18	56143	11251.4	44891	2.59	1153.70	12405.06	43738	6.84	157.59	19.23
19	57876	12405.1	45470	2.62	1164.17	13569.23	44306	6.68	157.62	19.40
20	59554	13569.2	45984	2.65	1173.39	14742.62	44811	6.53	157.65	19.56
21	61191	14742.6	46448	2.68	1181.64	15924.25	45266	6.39	157.68	19.69
22	62800	15924.3	46876	2.70	1189.21	17113.46	45687	6.26	157.70	19.82
23	64291	17113.5	47178	2.72	1194.51	18307.97	45983	6.13	157.72	19.91
24	65773	18308.0	47465	2.74	1199.55	19507.52	46266	6.01	157.74	19.99
25	67260	19507.5	47752	2.75	1204.55	20712.07	46548	5.90	157.75	20.08
26	68646	20712.1	47934	2.76	1207.71	21919.78	46726	5.79	157.76	20.13
27	70055	21919.8	48135	2.78	1211.20	23130.98	46924	5.69	157.78	20.19
28	71373	23131.0	48242	2.78	1213.04	24344.02	47029	5.59	157.78	20.22
29	72600	24344.0	48256	2.78	1213.28	25557.30	47042	5.49	157.78	20.22
30	73872	25557.3	48315	2.79	1214.29	26771.59	47100	5.40	157.79	20.24
31	75204	26771.6	48432	2.79	1216.32	27987.90	47216	5.32	157.79	20.27
32	76170	27987.9	48182	2.78	1212.01	29199.91	46970	5.22	157.78	20.20
33	77347	29199.9	48147	2.78	1211.39	30411.30	46935	5.14	157.78	20.19
34	78605	30411.3	48194	2.78	1212.21	31623.51	46982	5.07	157.78	20.20
35	79800	31623.5	48176	2.78	1211.91	32835.42	46965	5.00	157.78	20.20
36	80931	32835.4	48095	2.77	1210.50	34045.92	46885	4.93	157.77	20.18
37	81998	34045.9	47952	2.77	1208.02	35253.94	46744	4.86	157.77	20.13
38	83001	35253.9	47747	2.75	1204.46	36458.40	46543	4.79	157.75	20.07
39	84118	36458.4	47660	2.75	1202.94	37661.34	46457	4.73	157.75	20.05
40	84998	37661.3	47337	2.73	1197.30	38858.64	46140	4.66	157.73	19.96
41	86002	38858.6	47143	2.72	1193.90	40052.54	45949	4.60	157.72	19.90
42	86950	40052.5	46898	2.70	1189.58	41242.13	45708	4.54	157.70	19.83
43	88040	41242.1	46798	2.70	1187.83	42429.95	45610	4.49	157.70	19.80
44	88884	42430.0	46454	2.68	1181.74	43611.69	45272	4.43	157.68	19.70
45	89878	43611.7	46266	2.67	1178.40	44790.09	45088	4.38	157.67	19.64
46	90826	44790.1	46036	2.65	1174.31	45964.40	44862	4.33	157.65	19.57
47	91729	45964.4	45765	2.64	1169.45	47133.85	44595	4.28	157.64	19.49
48	92586	47133.9	45452	2.62	1163.85	48297.70	44289	4.23	157.62	19.40
49	93398	48297.7	45100	2.60	1157.49	49455.18	43943	4.18	157.60	19.29
50	94164	49455.2	44709	2.58	1150.38	50605.56	43558	4.13	157.58	19.17
51	95117	50605.6	44511	2.57	1146.78	51752.34	43365	4.09	157.57	19.11
52	96034	51752.3	44281	2.55	1142.56	52894.90	43139	4.05	157.55	19.04
53	96672	52894.9	43777	2.52	1133.28	54028.18	42644	4.00	157.52	18.89
54	97511	54028.2	43483	2.51	1127.82	55156.00	42355	3.96	157.51	18.80
55	98314	55156.0	43158	2.49	1121.76	56277.77	42038	3.92	157.49	18.70
56	99080	56277.8	42802	2.47	1115.10	57392.86	41687	3.88	157.47	18.58
57	99809	57392.9	42416	2.45	1107.83	58500.69	41309	3.84	157.45	18.46
58	100767	58500.7	42266	2.44	1104.98	59605.68	41161	3.81	157.44	18.42
59	101428	59605.7	41822	2.41	1096.53	60702.21	40726	3.77	157.41	18.28
60	102053	60702.2	41351	2.38	1087.48	61789.69	40263	3.73	157.38	18.12
61	102919	61789.7	41130	2.37	1083.21	62872.90	40046	3.70	157.37	18.05
62	103758	62872.9	40885	2.36	1078.48	63951.38	39807	3.67	157.36	17.97

63	104283	63951.4	40331	2.32	1067.66	65019.03	39264	3.63	157.32	17.79
64	105062	65019.0	40043	2.31	1061.99	66081.02	38981	3.60	157.31	17.70
65	105815	66081.0	39734	2.29	1055.86	67136.88	38678	3.57	157.29	17.60
66	106540	67136.9	39403	2.27	1049.27	68186.16	38354	3.54	157.27	17.49
67	107238	68186.2	39051	2.25	1042.23	69228.39	38009	3.51	157.25	17.37
68	107908	69228.4	38679	2.23	1034.72	70263.11	37645	3.48	157.23	17.25
69	108551	70263.1	38288	2.21	1026.76	71289.87	37261	3.45	157.21	17.11
70	109166	71289.9	37877	2.18	1018.33	72308.20	36858	3.42	157.18	16.97
71	109755	72308.2	37446	2.16	1009.44	73317.64	36437	3.39	157.16	16.82
72	110316	73317.6	36998	2.13	1000.09	74317.73	35998	3.36	157.13	16.67
73	111182	74317.7	36864	2.12	997.28	75315.01	35867	3.34	157.12	16.62
74	111693	75315.0	36378	2.10	987.00	76302.01	35391	3.31	157.10	16.45
75	112518	76302.0	36216	2.09	983.56	77285.57	35232	3.29	157.09	16.39
76	112979	77285.6	35693	2.06	972.36	78257.93	34721	3.26	157.06	16.21
77	113763	78257.9	35505	2.05	968.29	79226.22	34537	3.24	157.05	16.14
78	114529	79226.2	35303	2.03	963.91	80190.13	34339	3.22	157.03	16.07
79	114917	80190.1	34726	2.00	951.30	81141.43	33775	3.19	157.00	15.85
80	115277	81141.4	34135	1.97	938.18	82079.61	33197	3.16	156.97	15.64
81	115610	82079.6	33530	1.93	924.56	83004.17	32608	3.13	156.93	15.41
82	115915	83004.2	32911	1.89	910.42	83914.60	32001	3.10	156.89	15.17
83	116193	83914.6	32279	1.86	895.75	84810.35	31383	3.07	156.86	14.93

HENTREN ADDITION

Drainage Area = 10.2 acres
Pipe Diameter = 18 inches Orif. Area(ft^2) = 1.77
Number of Pipes: 1
C = 0.9

Vol. (ft^3)	Depth	WS El.
181	0	155.00
65000	3	158.00

TIME MIN.	TOTAL RUNOFF CU. FT.	PREV. DISCHAR. CU. FT.	POND VOLUME CU. FT.	DEPTH FT.	INCR. DISCHAR. CU. FT.	TOTAL DISCHAR. CU. FT.	STORAGE CU. FT.	Intensity IN./HR.	WSEL	FLOW CFS
1	4059	0.0	4059	0.18		0.00	4059	7.37	155.18	0.00
2	8119	0.0	8119	0.37		0.00	8119	7.37	155.37	0.00
3	12178	0.0	12178	0.56		0.00	12178	7.37	155.56	0.00
4	16238	0.0	16238	0.74		0.00	16238	7.37	155.74	0.00
5	20297	0.0	20297	0.93	362.02	362.02	19935	7.37	155.93	6.03
6	24356	362.0	23994	1.10	504.93	866.95	23489	7.37	156.10	8.42
7	28416	866.9	27549	1.27	611.60	1478.55	26937	7.37	156.27	10.19
8	32475	1478.5	30997	1.43	699.70	2178.25	30297	7.37	156.43	11.66
9	36535	2178.2	34356	1.58	775.99	2954.24	33580	7.37	156.58	12.93
10	40594	2954.2	37640	1.73	843.91	3798.15	36796	7.37	156.73	14.07
11	44653	3798.1	40855	1.88	905.50	4703.65	39950	7.37	156.88	15.09
12	48713	4703.6	44009	2.03	962.09	5665.73	43047	7.37	157.03	16.03
13	52772	5665.7	47106	2.17	1014.59	6680.33	46092	7.37	157.17	16.91
14	56832	6680.3	50151	2.31	1063.68	7744.01	49088	7.37	157.31	17.73
15	60891	7744.0	53147	2.45	1109.87	8853.87	52037	7.37	157.45	18.50
16	63276	8853.9	54422	2.51	1128.95	9982.82	53293	7.18	157.51	18.82
17	65545	9982.8	55562	2.56	1145.75	11128.57	54417	7.00	157.56	19.10
18	67814	11128.6	56686	2.62	1162.06	12290.63	55524	6.84	157.62	19.37
19	69908	12290.6	57617	2.66	1175.41	13466.04	56441	6.68	157.66	19.59
20	71934	13466.0	58468	2.70	1187.48	14653.52	57281	6.53	157.70	19.79
21	73912	14653.5	59258	2.73	1198.58	15852.10	58060	6.39	157.73	19.98
22	75856	15852.1	60004	2.77	1208.96	17061.05	58795	6.26	157.77	20.15
23	77857	17061.1	60596	2.80	1217.13	18278.19	59379	6.13	157.80	20.29
24	79447	18278.2	61169	2.82	1225.00	19503.18	59944	6.01	157.82	20.42
25	81243	19503.2	61740	2.85	1232.77	20735.96	60507	5.90	157.85	20.55
26	82917	20736.0	62181	2.87	1238.76	21974.72	60943	5.79	157.87	20.65
27	84619	21974.7	62645	2.89	1245.01	23219.73	61400	5.69	157.89	20.75
28	86211	23219.7	62991	2.91	1249.67	24469.40	61742	5.59	157.91	20.83
29	87693	24469.4	63223	2.92	1252.78	25722.18	61971	5.49	157.92	20.88
30	89230	25722.2	63507	2.93	1256.57	26978.75	62251	5.40	157.93	20.94
31	90838	26978.7	63859	2.95	1261.25	28240.00	62598	5.32	157.95	21.02
32	92006	28240.0	63766	2.94	1260.01	29500.00	62506	5.22	157.94	21.00
33	93427	29500.0	63927	2.95	1262.15	30762.15	62665	5.14	157.95	21.04
34	94947	30762.1	64185	2.96	1265.57	32027.72	62919	5.07	157.96	21.09
35	96390	32027.7	64362	2.97	1267.91	33295.63	63094	5.00	157.97	21.13
36	97756	33295.6	64460	2.98	1269.21	34564.84	63191	4.93	157.98	21.15
37	99045	34564.8	64480	2.98	1269.47	35834.31	63211	4.86	157.98	21.16
38	100257	35834.3	64422	2.97	1268.71	37103.02	63154	4.79	157.97	21.15
39	101606	37103.0	64503	2.98	1269.77	38372.79	63233	4.73	157.98	21.16
40	102669	38372.8	64296	2.97	1267.04	39639.84	63029	4.66	157.97	21.12
41	103881	39639.8	64241	2.96	1266.31	40906.15	62975	4.60	157.96	21.11
42	105027	40906.1	64120	2.96	1264.71	42170.86	62856	4.54	157.96	21.08
43	106343	42170.9	64172	2.96	1265.40	43436.26	62907	4.49	157.96	21.09
44	107362	43436.3	63926	2.95	1262.13	44698.39	62664	4.43	157.95	21.04
45	108563	44698.4	63884	2.95	1261.32	45959.71	62603	4.38	157.95	21.02
46	109708	45959.7	63749	2.94	1259.78	47219.49	62489	4.33	157.94	21.00
47	110799	47219.5	63579	2.93	1257.53	48477.02	62322	4.28	157.93	20.96
48	111834	48477.0	63357	2.92	1254.57	49731.59	62103	4.23	157.92	20.91
49	112815	49731.6	63083	2.91	1250.90	50982.49	61832	4.18	157.91	20.85
50	113740	50982.5	62758	2.90	1246.53	52229.02	61511	4.13	157.90	20.78
51	114891	52229.0	62662	2.89	1245.25	53474.27	61417	4.09	157.89	20.75
52	115998	53474.3	62524	2.89	1243.39	54717.66	61281	4.05	157.89	20.72
53	116770	54717.7	62052	2.86	1237.01	55954.67	60815	4.00	157.86	20.62
54	117783	55954.7	61828	2.85	1233.98	57188.64	60594	3.96	157.85	20.57
55	118752	57188.6	61564	2.84	1230.38	58419.03	60333	3.92	157.84	20.51
56	119678	58419.0	61259	2.83	1226.22	59645.25	60033	3.88	157.83	20.44
57	120559	59645.2	60914	2.81	1221.50	60866.74	59692	3.84	157.81	20.36
58	121716	60866.7	60849	2.81	1220.61	62087.35	59628	3.81	157.81	20.34
59	122514	62087.4	60427	2.79	1214.80	63302.16	59212	3.77	157.79	20.25
60	123269	63302.2	59967	2.77	1208.44	64510.60	58758	3.73	157.77	20.14
61	124316	64510.6	59805	2.76	1206.19	65716.79	58599	3.70	157.76	20.10
62	125329	65716.8	59612	2.75	1203.51	66920.30	58409	3.67	157.75	20.06
63	125962	66920.3	59042	2.72	1195.55	68115.85	57847	3.63	157.72	19.93
64	126904	68115.9	58788	2.71	1191.99	69307.84	57596	3.60	157.71	19.87
65	127813	69307.8	58505	2.70	1188.00	70495.84	57317	3.57	157.70	19.80
66	128689	70495.8	58193	2.68	1183.59	71679.44	57009	3.54	157.68	19.73
67	129532	71679.4	57852	2.67	1178.76	72858.19	56673	3.51	157.67	19.65
68	130341	72858.2	57483	2.65	1173.50	74031.69	56310	3.48	157.65	19.56
69	131118	74031.7	57086	2.63	1167.82	75199.51	55918	3.45	157.63	19.46
70	131862	75199.5	56662	2.61	1161.72	76361.23	55500	3.42	157.61	19.36
71	132572	76361.2	56211	2.59	1155.19	77516.42	55056	3.39	157.59	19.25
72	133250	77516.4	55733	2.57	1148.24	78664.66	54585	3.36	157.57	19.14
73	134296	78664.7	55631	2.57	1146.76	79811.42	54485	3.34	157.57	19.11
74	134913	79811.4	55102	2.54	1138.99	80950.41	53963	3.31	157.54	18.98
75	135910	80950.4	54959	2.54	1136.90	82087.31	53823	3.29	157.54	18.95
76	136466	82087.3	54379	2.51	1128.31	83215.61	53251	3.26	157.51	18.81
77	137414	83215.6	54198	2.50	1125.62	84341.23	53072	3.24	157.50	18.78
78	138339	84341.2	53998	2.49	1122.63	85463.87	52875	3.22	157.49	18.71
79	138807	85463.9	53343	2.46	1112.83	86576.69	52230	3.19	157.46	18.55
80	139242	86576.7	52666	2.43	1102.57	87679.27	51563	3.16	157.43	18.38
81	139644	87679.3	51965	2.40	1091.88	88771.15	50873	3.13	157.40	18.20
82	140013	88771.1	51242	2.36	1080.73	89851.88	50161	3.10	157.36	18.01
83	140349	89851.9	50497	2.33	1069.12	90921.00	49428	3.07	157.33	17.82

HENTZEN PLAT CLOSURE REPORT

Course: S 88-03-21 E	Distance: 409.44
Course: S 74-01-11 E	Distance: 103.08
Course: S 88-03-21 E	Distance: 175.00
Course: S 00-00-00 W	Distance: 175.00
Course: S 14-02-10 E	Distance: 103.08
Course: S 00-00-00 W	Distance: 307.75
Course: N 88-24-34 W	Distance: 709.05
Course: N 00-03-17 E	Distance: 611.28

Perimeter: 2593.68

Area: 419692.14 9.63 acres

Error of Closure: 0.008 Course: S 72-59-06 W
Precision 1: 327977.35