

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 14

October 22, 1998

**STAFF REPORT
(One-Step Final Plat)**

CASE NUMBER: S/D 98-97 - RANGE INDUSTRIAL ADDITION

OWNER/APPLICANT: David A. Calvin, Cheryl A. Calvin, 9809 Par Lane, Wichita, KS 67212

AGENT: Castle & Associates, P.O. Box 9262, Wichita, KS 67277

SURVEYOR/ENGINEER: William R. Abbott, P.O. Box 9262, Wichita, KS 67277

LOCATION: East side of 151st Street West, South of Kellogg

SITE SIZE: 2 acres

NUMBER OF LOTS

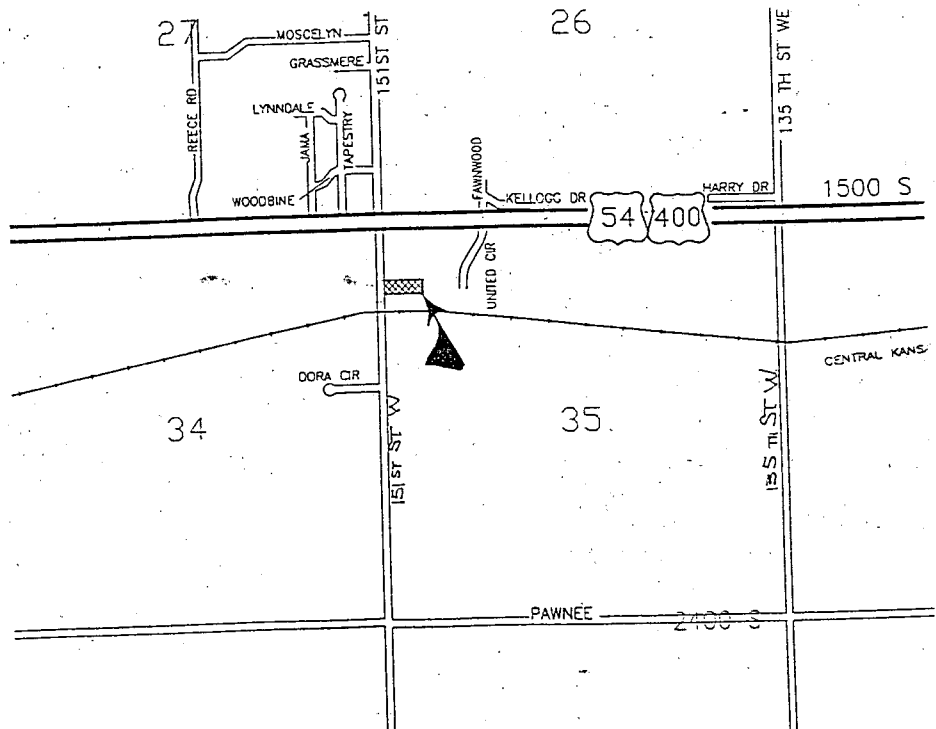
Residential:	
Office:	
Commercial:	
Industrial:	<u>1</u>
Total:	<u>1</u>

MINIMUM LOT AREA: 2 acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is in the County within three miles of Wichita's City limits and is located in an area designated as "Urban Reserve" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- A. Sanitary sewer appears to be available to serve this site. County Engineering needs to verify if any guarantees or easements are required.
- B. The site is currently served by a Rural Water District. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter from the water district regarding any requirements.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan.
- D. The final plat tracing shall denote complete access control except one opening along 151st Street West. The dedication of access controls shall be referenced in the plat's text.
- E. County Engineering needs to comment on the need, if any, for improvements to 151st Street West.
- F. 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.
- G. As this site is located within three miles of Wichita's City limits, approval by City Council is required and the appropriate signature block needs to be included on the final tracing.
- H. The Planning Commission signature block needs to be included on the final tracing.
- I. The name of the Deputy - Linda Kizzire - needs to be added.

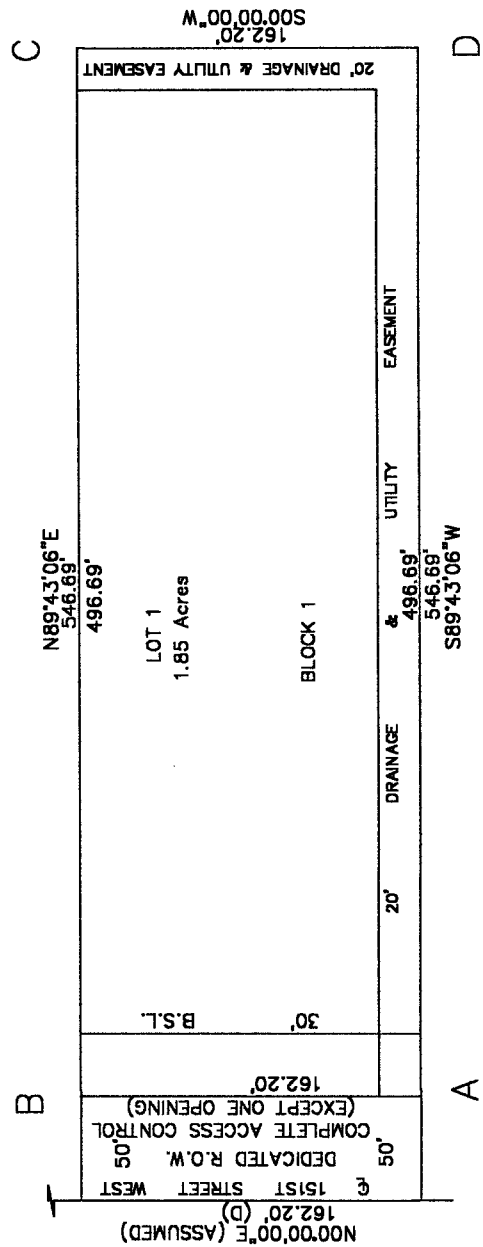
- J. The lot depth-to-width ratio exceeds the 2.5 to 1 maximum allowed by the Subdivision regulations. Approval of this plat will require a modification to this provision.
- K. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described 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.)
- L. 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.
- M. 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.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

- R. 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.

- S. 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.

CASTLE & ASSOCIATES
 RANGE INDUSTRIAL ADDITION
 TRAVERSE CLOSURE

POINT LINE	BEARING	DISTANCE	COSINE	SINE	NORTHERLY	EASTERLY	NORTH COORD.	EAST COORD.
A	N00°00'00"E	162.20	1.000000	0.000000	+162.20	0.00	2000.00	1000.00
B	N89°43'06"E	496.69	0.004916	0.999988	+2.44	+496.68	2162.20	1000.00
C	S00°00'00"W	162.20	1.000000	0.000000	-162.20	-0.00	2164.64	1496.68
D	S89°43'06"W	496.69	0.004916	0.999988	-2.44	-496.68	2002.44	1496.68
A							2000.00	1000.00





POE & ASSOCIATES, INC.

5940 E. Central, Suite 200
Wichita, Kansas 67208

CONSULTING ENGINEERS

(316) 685-4114
FAX: (316) 685-4444

November 10, 2005

Mr. Scott Lindebak, PE
City of Wichita
455 N. Main; 7th Floor
Wichita, KS 67202

**RE: Lot 1, Range Industrial Addition
1700 S. 151st Street West**

Dear Scott:

Transmitted herewith for your review and approval is a preliminary grading plan for the subject property. Also enclosed is a copy of the lot grading plan that accompanied the plat when the property was platted in 1998.

The proposed grading plan is consistent with the original intent of the drainage plan. Currently, the majority of the site is undeveloped. The site is currently covered with $\frac{3}{4}$ gravel aggregate. The additional building coverage minimally increases the amount of run-off as it exists today. The calculated detention for a 100-year design storm for the entire site is 675 cubic feet using the Rational Method. Existing runoff to the east is limited to a maximum peak discharge of approximately 2.0 cfs, which is less than the five-year storm event for the portion of the property that presently drains in that direction.

Enclosed is the output for the Hydraflow analysis. Please let me know if you have any questions.

Respectfully,



Tim Austin, PE

Enclosures

Pond Report

Hydraflow Hydrographs by Intelisolve

Thursday, Nov 10 2005, 2:31 PM

Pond No. 1 - Range Industrial

Pond Data

Pond storage is based on known values

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	100.00	00	0	0
0.50	100.50	00	4,600	4,600
1.00	101.00	00	7,200	11,800
1.50	101.50	00	10,000	21,800

Culvert / Orifice Structures

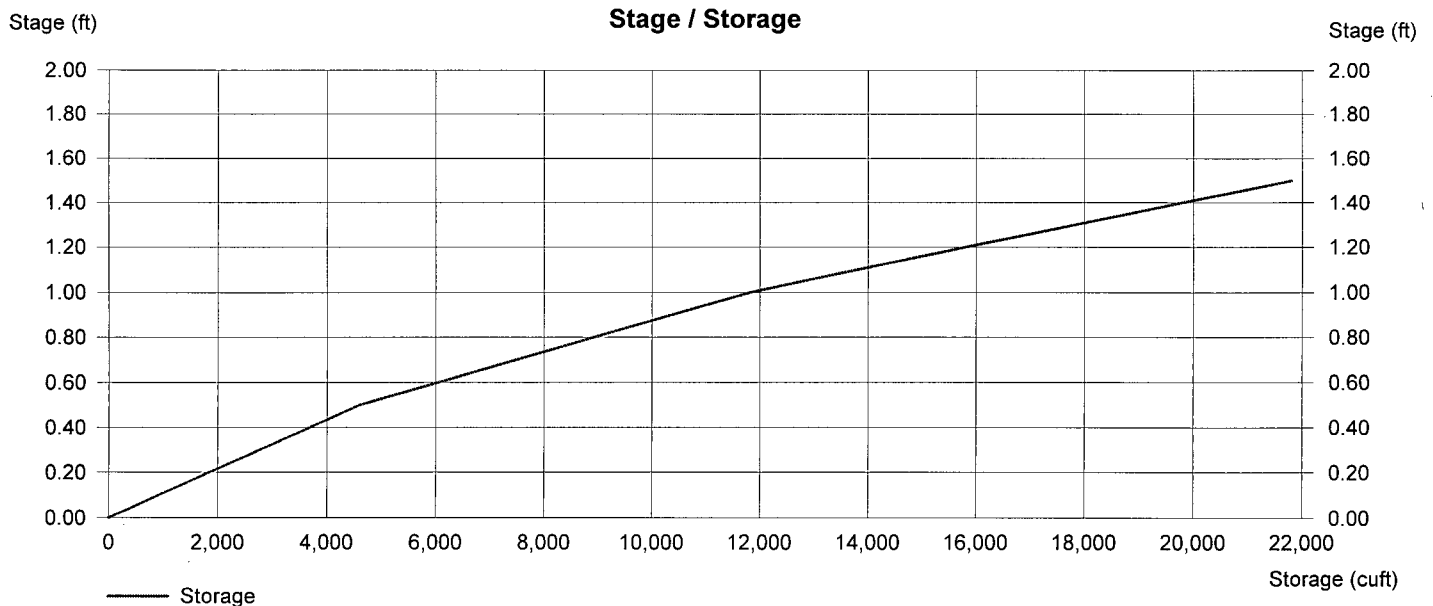
	[A]	[B]	[C]	[D]
Rise (in)	= 6.00	0.00	0.00	0.00
Span (in)	= 6.00	0.00	0.00	0.00
No. Barrels	= 2	0	0	0
Invert El. (ft)	= 100.00	0.00	0.00	0.00
Length (ft)	= 8.00	0.00	0.00	0.00
Slope (%)	= 0.90	0.00	0.00	0.00
N-Value	= .013	.000	.000	.000
Orif. Coeff.	= 0.60	0.00	0.00	0.00
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 0.00	0.00	0.00	0.00
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No

Exfiltration = 0.000 in/hr (Wet area) Tailwater Elev. = 0.00 ft

Note: Culvert/Orifice outflows have been analyzed under inlet and outlet control.



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Thursday, Nov 10 2005, 1:52 PM

Hyd. No. 2

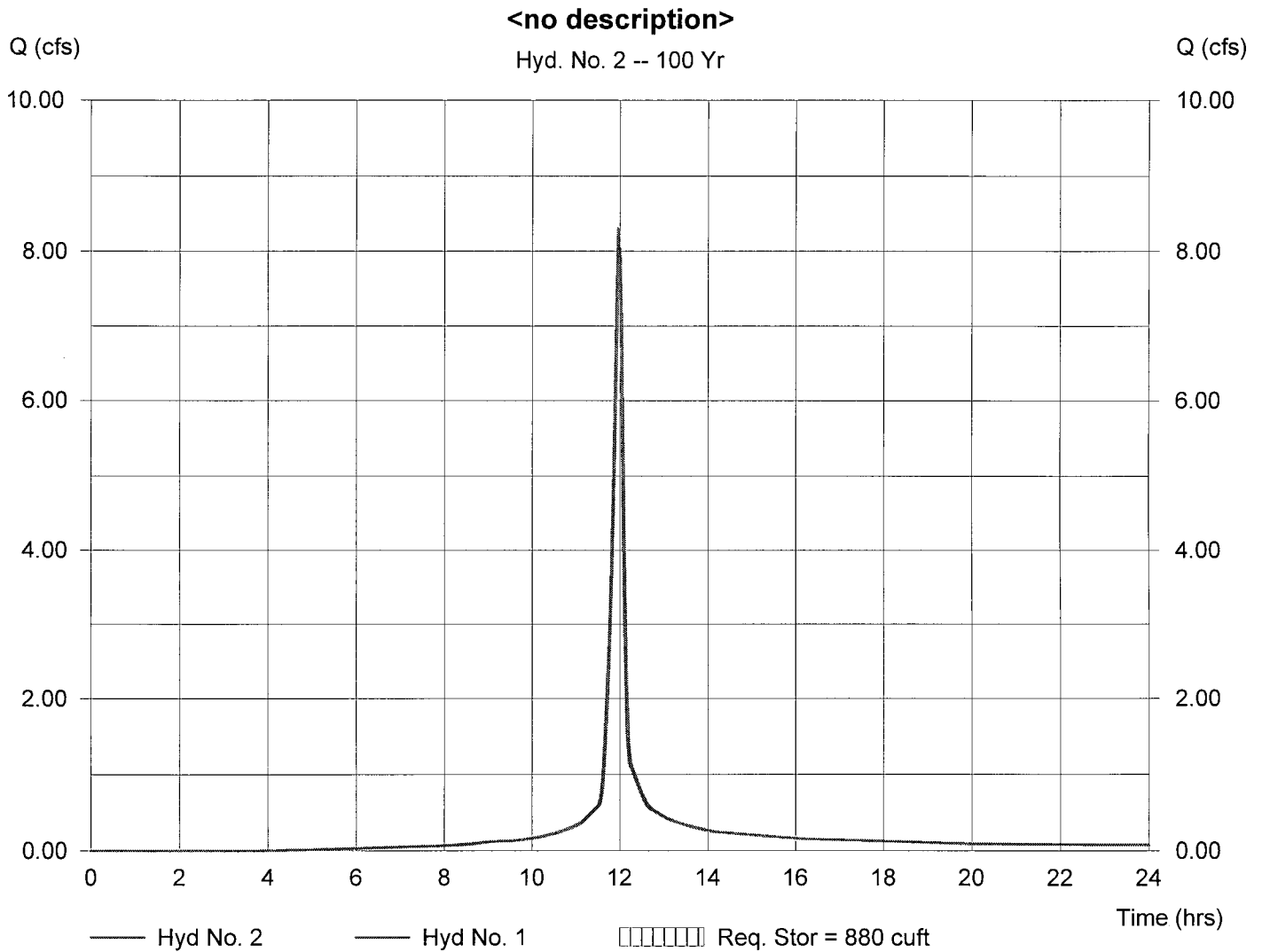
<no description>

Hydrograph type = Reservoir
Storm frequency = 100 yrs
Inflow hyd. No. = 1
Reservoir name = Range Industrial

Peak discharge = 8.04 cfs
Time interval = 3 min
Max. Elevation = 101.63 ft
Max. Storage = 880 cuft

Storage Indication method used.

Hydrograph Volume = 19,664 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Thursday, Nov 10 2005, 2:20 PM

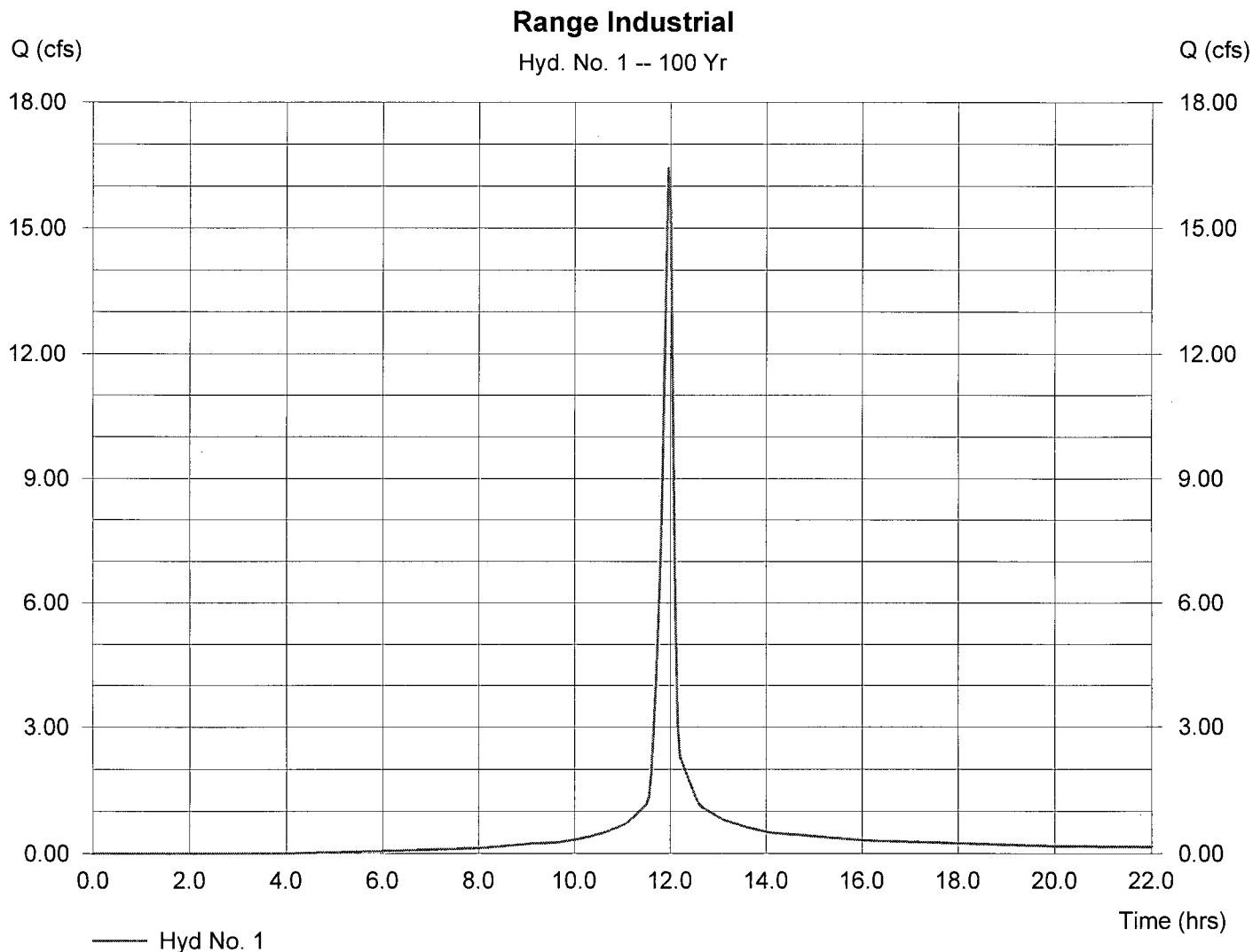
Hyd. No. 1

Range Industrial

Hydrograph type = SCS Runoff
Storm frequency = 100 yrs
Drainage area = 1.840 ac
Basin Slope = 0.9 %
Tc method = LAG
Total precip. = 8.00 in
Storm duration = 24 hrs

Peak discharge = 16.43 cfs
Time interval = 3 min
Curve number = 85
Hydraulic length = 250 ft
Time of conc. (Tc) = 9.39 min
Distribution = Type II
Shape factor = 484

Hydrograph Volume = 38,906 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Thursday, Nov 10 2005, 2:42 PM

Hyd. No. 2

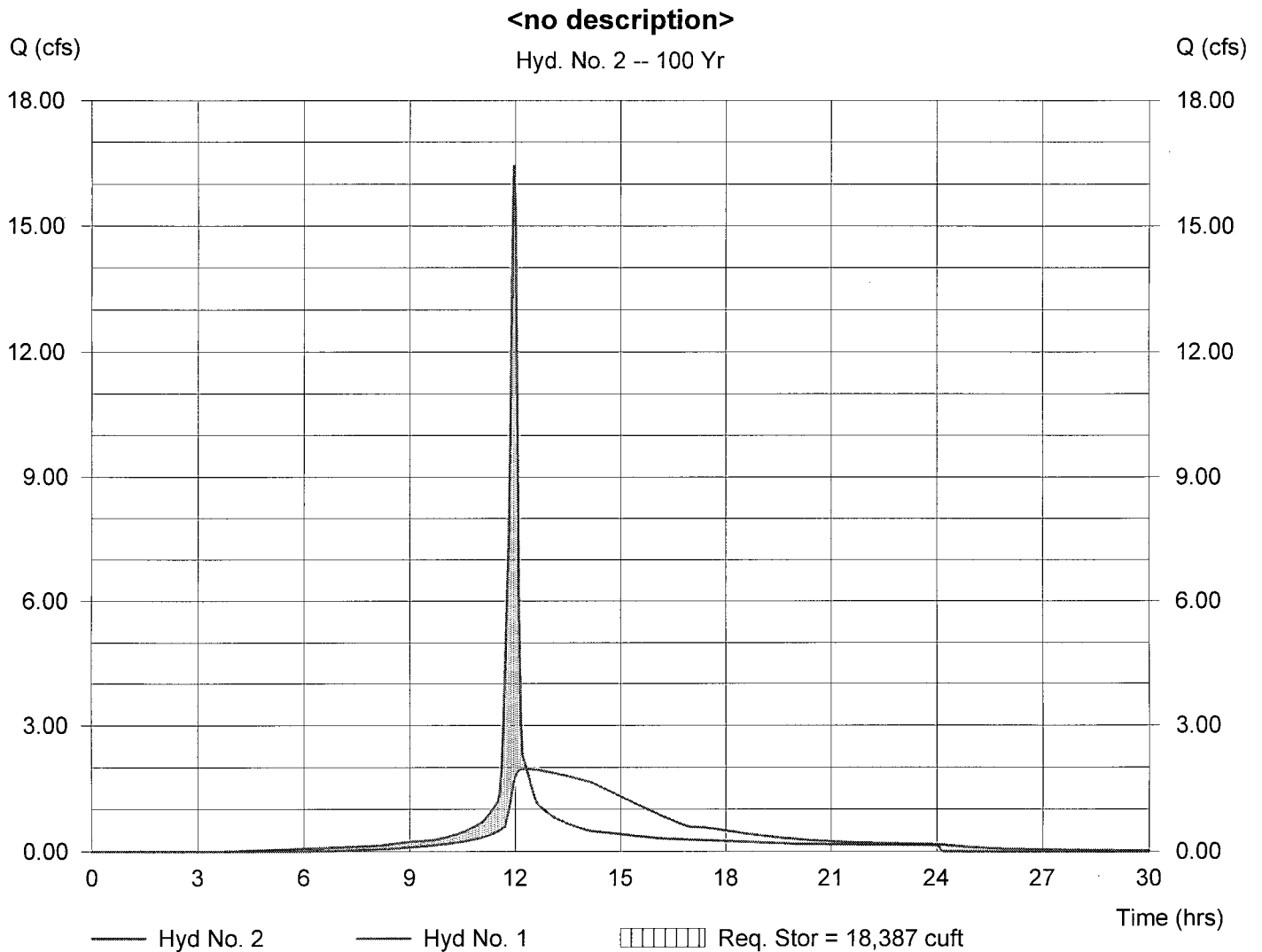
<no description>

Hydrograph type = Reservoir
Storm frequency = 100 yrs
Inflow hyd. No. = 1
Reservoir name = Range Industrial

Peak discharge = 1.96 cfs
Time interval = 3 min
Max. Elevation = 101.33 ft
Max. Storage = 18,387 cuft

Storage Indication method used.

Hydrograph Volume = 38,876 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Thursday, Nov 10 2005, 2:42 PM

Hyd. No. 2

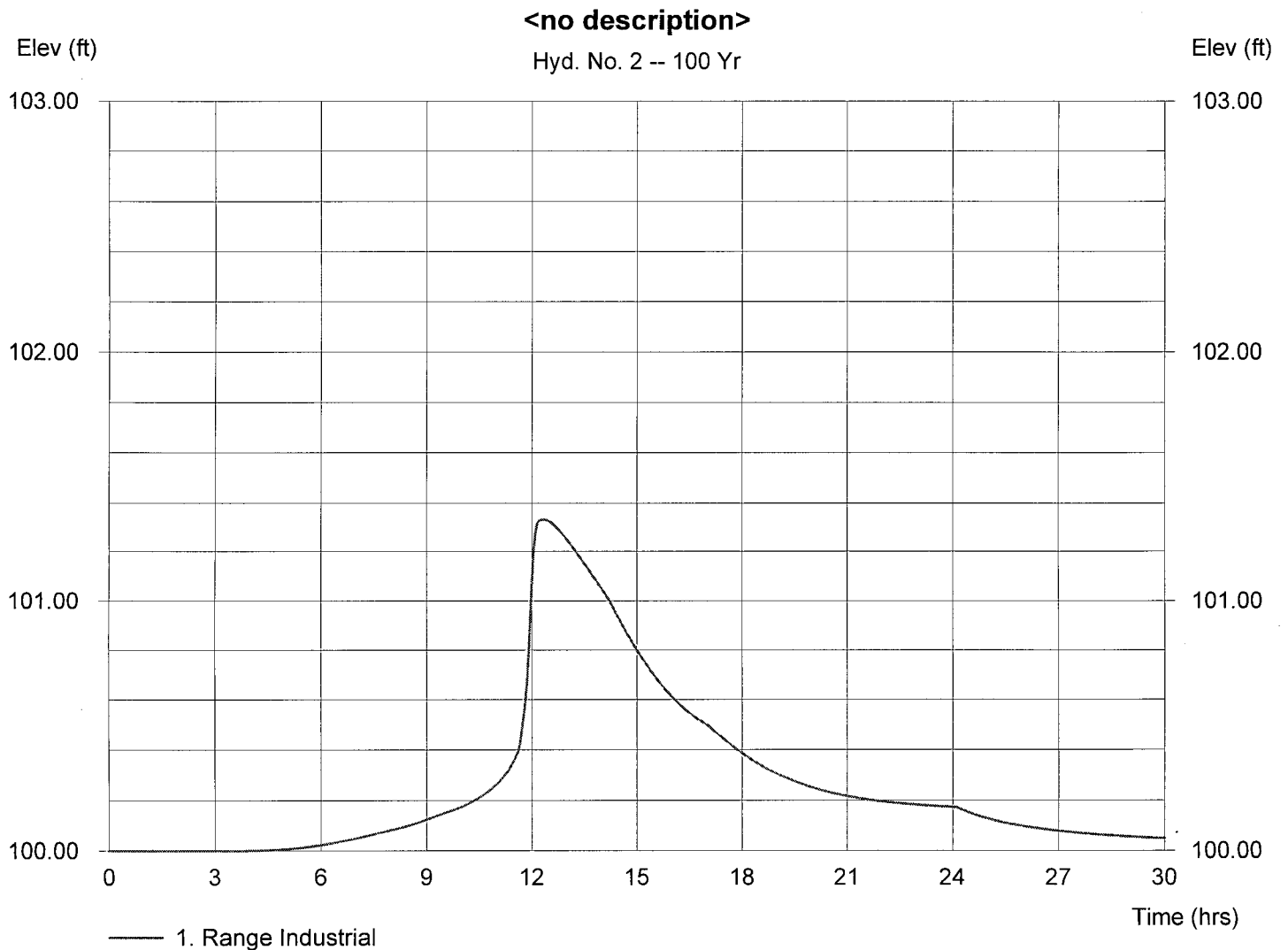
<no description>

Hydrograph type = Reservoir
Storm frequency = 100 yrs
Inflow hyd. No. = 1
Reservoir name = Range Industrial

Peak discharge = 1.96 cfs
Time interval = 3 min
Max. Elevation = 101.33 ft
Max. Storage = 18,387 cuft

Storage Indication method used.

Hydrograph Volume = 38,876 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Thursday, Nov 10 2005, 2:55 PM

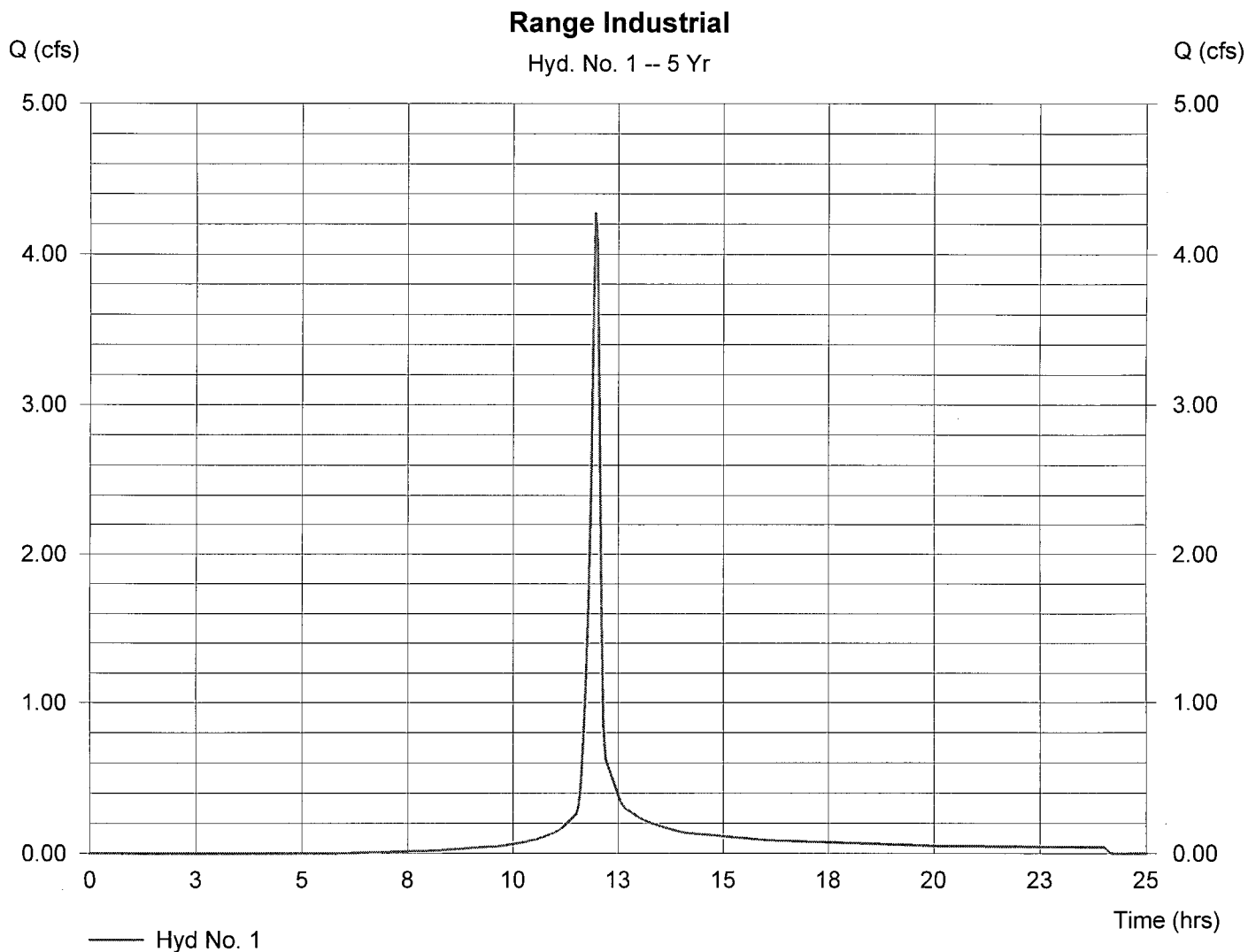
Hyd. No. 1

Range Industrial

Hydrograph type = SCS Runoff
Storm frequency = 5 yrs
Drainage area = 0.930 ac
Basin Slope = 0.9 %
Tc method = LAG
Total precip. = 4.70 in
Storm duration = 24 hrs

Peak discharge = 4.27 cfs
Time interval = 3 min
Curve number = 85
Hydraulic length = 250 ft
Time of conc. (Tc) = 9.39 min
Distribution = Type II
Shape factor = 484

Hydrograph Volume = 9,786 cuft



From: UESB To: JEFF BANNON

Date: 2/1/06 Time: 1:13:28 PM

Page 2 of 4

January 30, 2006

Mr. Jeff Livingston
United Engine Specialists
14801 W. Highway 54
Wichita, KS 67235

RE: **Range Industrial Addition**
1700 S 151st Street West

www.poeandassociates.com
POE AND ASSOCIATES, INC.
2000 S. Central, Suite 200, Wichita, KS 67202
Phone: 316-261-1100 FAX: 316-261-1101
7871 RUC2958



(a) 641-0566

TIM AUSTIN, PE

Dear Mr. Livingston:

As a condition to developing my property that lies adjacent to and west of your property, the City of Wichita has requested a drainage agreement between us since the natural drainage pattern is for my property to drain onto yours.

Under the development rules of both the city and state, I cannot increase the amount of water running off of my property beyond the natural, undeveloped condition. Accordingly, my engineer has designed a detention pond on my property with an outlet that restricts the amount of drainage. Attached is a site plan for your review. Please note that as I have developed my property, I have actually reduced the amount of runoff onto your property by taking a portion of the drainage back to the west to 151st Street.

In consideration of the above, I offer the following:

- 1. I will not increase the amount of drainage onto your property beyond the natural, undeveloped condition in accordance with the attached plan.

Please let me know if you have any questions. I can be reached at 761-0600.

Respectfully,

David Calvin
David Calvin

Acknowledged By: _____
Name:
Title:



201 N. Wood • Wichita, KS 67212

"Putting 25 Years Experience To Work For You"

Phone: 316/729-0491

Fax: 316/729-0768

TELEFAX

DATE: February 28, 2006

TO: Tim Austin
Poe & Associates

FAX NO.: 685-4444

FROM: Jeff Bannon

RE: Range Industrial Addition
1700 S. 151st Street West

COMMENTS: Tim, I have read the staff report regarding vacating the platted drainage and utility easement on the above-referenced property. There is nothing in that report requiring a drainage agreement between Mr. Calvin and Jerry Livingston. However, I can see that the drainage from the south could possibly be restricted and drainage from the above-referenced property may be increased and concentrated via the (2) 6" pipes at the northeast corner. The staff report does say that you have submitted a drainage report. Could you provide me a copy of that drainage report, along with, before and after construction, drainage calculations? Thank you for your attention to this matter.

Sincerely

Jeff W. Bannon
Jeff W. Bannon

TOTAL PAGES (Including this one): one

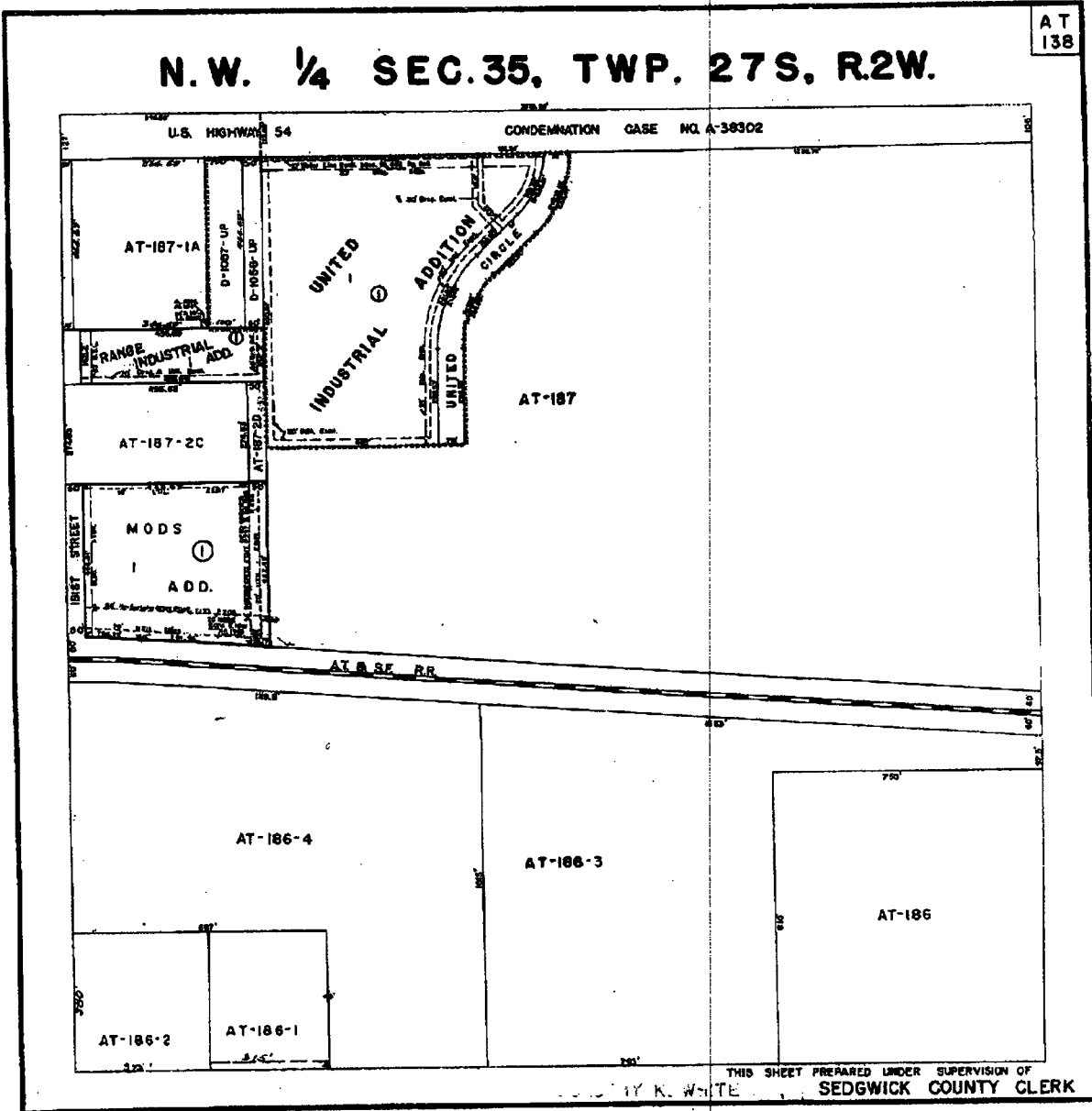
Cc: Jeff Livingston, via fax #721-8014

Post-It* Fax Note	7671	Date	3-21-06	# of pages	2
To	Vicky Huang	From	JEFF BANNON		
Co./Dept.		Co.			
Phone #	268-4236	Phone #	729-0491		
Fax #	268-4114	Fax #	729-0768		

Vicky: What is the status of the drainage on the above property. IS THERE A CHANGE? IF SO I NEED THE DETAILS. WILL THERE ADDITIONAL LANDOWNER BE REQUIRED TO SIGN OFF ON THIS MATTER? PLEASE CALL ME.

J.B





Post-It® Fax Note	7671	Date	3-21-06	# of pages	2
To	Vicky Huang	From	JEFF BANNON		
Co./Dept.		Co.			
Phone #	268-4236	Phone #	729-0491		
Fax #	268-4114	Fax #	729-0768		

Jeff Bamber

Range Industrial

1700 S 151st St. W

Tel = 729-0491



POE & ASSOCIATES, INC.

5940 E. Central, Suite 200
Wichita, Kansas 67208

CONSULTING ENGINEERS

(316) 685-4114
FAX: (316) 685-4444

TRANSMITTAL

DATE: February 07, 2006	JOB NO.:
TO: Scott Lindebak 7 th Floor City Bldg. Main St. Wichita, KS 67202	
RE: Grading Plan, Lot 1, Block 1, Range Industrial Addition, Wichita	

WE ARE SENDING YOU Attached Under separate cover via Courier the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

NO.	DATE	COPIES	DESCRIPTION
		1	Signed Grading Plan

THESE ARE TRANSMITTED as checked below

- For approval Approved as submitted For your use Approved as noted
 As requested Approved Not Approved
 Other

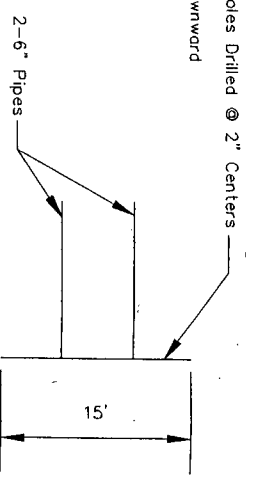
Comments: Thanks.

SIGNED: Steve Schmitt

151ST. ST. WEST

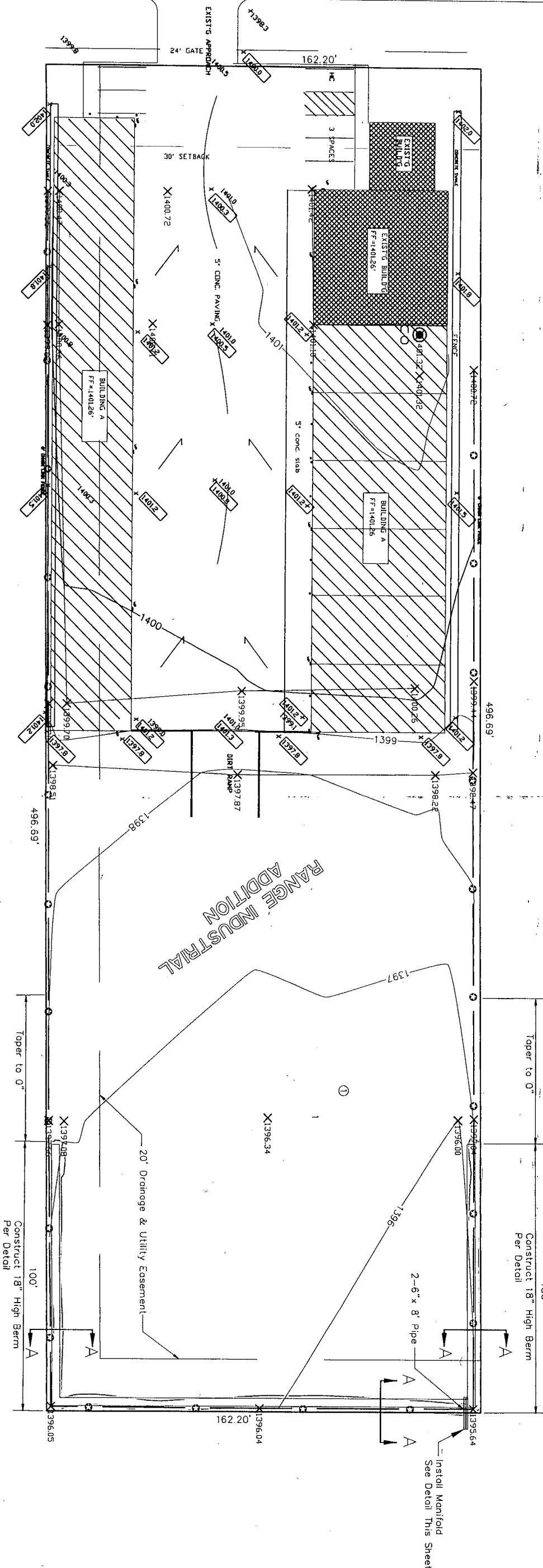
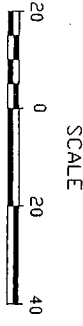
Area #	Area	Un	Q ₁	Q ₂	Q ₃	Q ₄
1	2.04	4.56	7.37	5.9	9.5	9.5

6" - 8" W/7" Holes Drilled @ 2' Centers
 6" - 8" W/7" Holes Drilled @ 2' Centers
 Direct Holes Downward



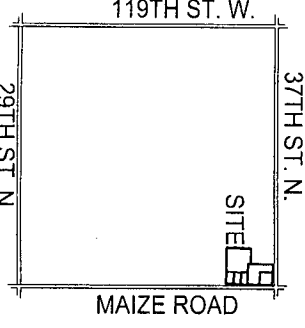
MANIFOLD DETAIL

LEGEND
 FF = FINISH FLOOR ELEVATION
 = Checkout

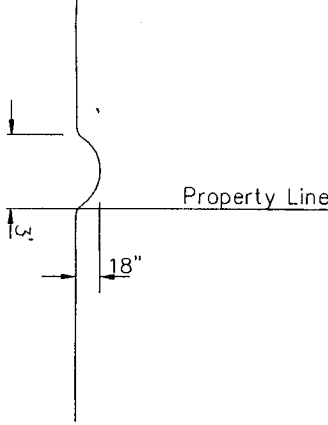


- NOTES:
- Determination of Q's was made using the rational method.
 - c's used were as follows:

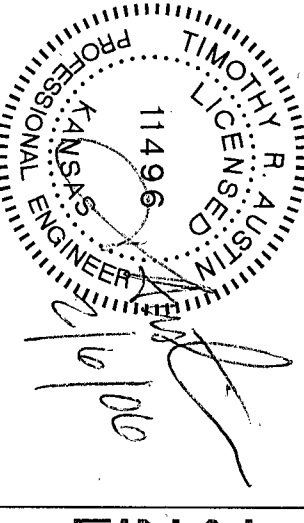
Undeveloped	Developed
5yr frequency .70	70
100 yr frequency .70	70



SECTION A-A



BENCHMARK
 5940 E. Central, Suite 200
 35° 17' 25" - R2W
 Elev. = 1388.59 MSL



<p>FINAL</p> <p>Designed By: T. Austin Drawn By: S. Schmitz Poe Job No.: 836/grading.dwg Date: 11/08/05</p>	<p>POE & ASSOCIATES OF KANSAS, INC. CONSULTING ENGINEERS 5940 E. Central, Suite 200 • Wichita, KS 67208-4242 Phone 316/685-4114 • FAX 316/685-4444</p>	<p>1700 S. 151ST ST. WEST DRAINAGE PLAN CITY OF WICHITA, KANSAS JAMES ARMOUR, P.E. - CITY ENGINEER</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Date</th> <th>By</th> <th>Approved</th> <th>Revised</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	No.	Date	By	Approved	Revised	1				
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