SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8
MARCH 22, 2007

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2007-20 -- GRAY'S 6TH ADDITION

OWNER/APPLICANT: Gray Development, Inc., Attn: Billy Gray, 204 N. Woodchuck, Wichita, KS 67212-3777

SURVEYOR/AGENT: Baughman Company, P.A., Attn: Kris Rose, 315 Ellis, Wichita, KS 67211

LOCATION: South side of MacArthur Road, West side of Hoover

SITE SIZE: 4.44 acres

NUMBER OF LOTS

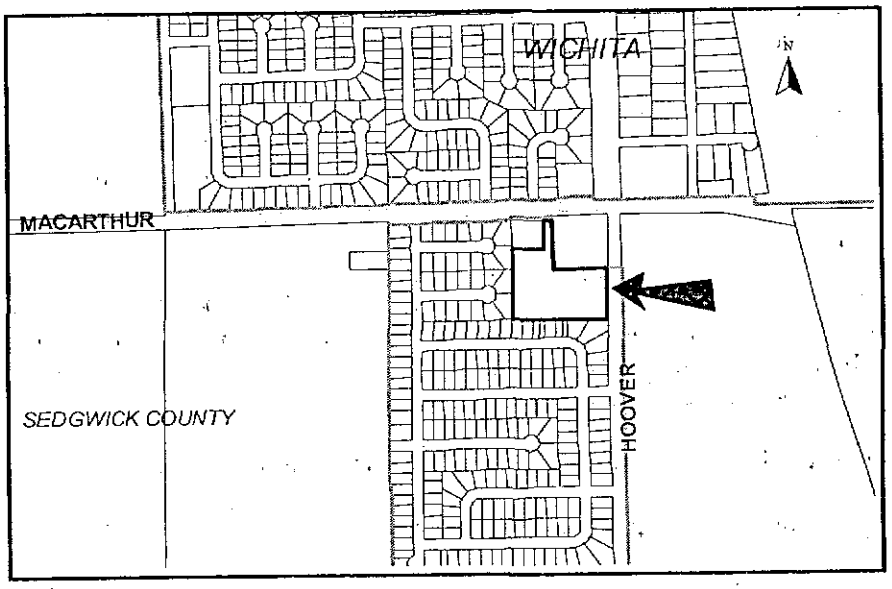
Residential:	
Office:	
Commercial:	9 (proposed for residential lots)
Industrial:	
Total:	9

MINIMUM LOT AREA: 10,800 square feet

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of Lot 1, Block A of the Wheatland Commercial Addition.

STAFF COMMENTS:

A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted. In lieu of assessment fees for sewer main should be included with the sewer petition since the site was not included in the sewer improvement district.

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 reference to a "48' x 168' joint access easement by separate instrument" should be deleted.

E. The applicant should acquire additional right-of-way on north portion of Gilda to widen from 48 to 58 feet.

F. The plat proposes one street opening along both MacArthur Road and Hoover. Traffic Engineering has approved the access controls.

G. Due to the site being zoned LC, Limited Commercial, a restrictive covenant shall be submitted limiting the site to uses permitted in the SF-5 zoning district.

H. The Applicant shall guarantee the paving of the proposed streets.

I. 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.

J. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body 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. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

L. On the final plat tracing, the MAPC signature block needs to reference the new Chair.

M. GIS needs to comment on the plat's street names.

N. 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.

O. 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.

P. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)

Q. 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.

R. 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.

S. 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.

T. 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.

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

V. 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.

W. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov. Please include the name of the plat on the disc.

WICHITA

Public Works, Engineering Division
Stormwater Management Subdivision Submittal Checklist

Reviewer:_____ Date:_____

Subdivision Name: GRAYS 6th Add Location: HOOVER & MACARTHUR

Total Land Area Of Ownership: ± 4.5 Acres

Type: X Residential _____Commercial _____Industrial _____Recreation _____Municipal _____Other

Applicant: Gray Development Contact:_____ Phone #:_____

Engineer: Baughman Co. Contact: TREVOR KURTH Phone # 262-7271

Please check the appropriate box: I = Included; NA = Non-Applicable; R= Required prior to development
(If "NA" is checked, an explanation must be entered)

	Applicant			Engr	
Tab 1. Project Narrative	I	NA	Explanation / Location in Plan	I	NA
A. Site Location Map, using USGS Map	X				
B. Discussion of development, existing conditions, and proposed impacts on stormwater, wetland, riparian, and flood plain	X				
C. Discussion of offsite conditions	X				
D. Summary of runoff calculations (pre/post development) No increase in peak discharge for all storm series	X				
E. Narrative description of the type and function of the permanent best management practices that are incorporated into the site design	X				
F. Copy of the plat	X				
G. Prelim. four corner lot grading plan (The final grading plan shall be sealed, signed and dated prior to Engineering receiving the final paving and stormwater drain plans.One plan sheet and PDF shall be submitted to the Subdivision Engineer.)	X				
H. Professional Engineer seal, signature and date on cover of report	X				
I. CD of drainage plan in PDF format (one file) and one paper copy bound with this checklist included behind the cover		X	will provide upon approval		

	Applicant			Engr	
Tab 2. Existing Conditions Runoff Calculations	I	NA	Explanation / Location in Plan	I	NA
A. Copy of applicable orthophoto showing proposed project boundaries (preferable in color)	X				
B. Runoff Method (Rational, Hydrograph Method, or other approved methods by Engineering)	X				
C. Existing topography (no greater than 2-foot contours, 1-foot recommend)	X				
D. Total Site Area and Total Impervious Area (acres)	X				
E. Benchmarks used for site control	X				
F. Streams, creeks, and waterway labeled	X				
G. Predominant soils from USDA soil surveys, and/or on site soil borings	X				
H. Location and boundaries of natural features such as wetlands, lakes, and ponds with the normal water elevation noted	X				
I. Location of existing roads, buildings, parking lots and other impervious areas	X				

Consulting Engineer Initials _____

WICHITA

J. Location of existing utilities (e.g., water, sewer, gas, electric) and easements	X				
K. Location of existing conveyance systems such as storm drains, inlets, catch basins, channels, swales, and areas of overland flow	X				
L. Flow paths	X				
M. Location and dimensions of existing channels, bridges or culvert crossings	X				
N. Existing conditions hydrologic analysis for runoff rates, volumes and velocities showing methodologies used and supporting calculations (2, 5, 10, 25 & 100 year, 24-hour storm events) or Critical Duration		X	Only shown 2, 5, 100 on plans.		
O. Assumed pre-developed runoff curve numbers	X				
P. Existing time of concentrations used in calculations	X				
Q. Evaluate immediate downstream drainage capacity, not to exceed more than 0.25 miles downstream of site	X				
R. Existing structural elevations (e.g., invert of pipes, manholes, etc.)	X				
S. Cross-section data for open channels	X				
T. Ground water elevations, if applicable		X	NA		

	Applicant			Engr	
Tab 3. Post-Development Hydrologic Analysis	I	NA	Explanation / Location in Plan	I	NA
A. Proposed (post-development) conditions hydrologic and hydraulic analysis for runoff rates, volumes, HGL, and velocities showing the methodologies used and supporting calculations for all applicable design storms (2, 5, 10, 25 & 100 year, 24-hour storm events)		X	Only 2, 5, 100 No detention provided, small site		
B. Proposed time of concentrations used in calculations	X				
C. Assumed post-developed runoff curve numbers	X				
D. Proposed contours for detention facilities (to equal area used in outlet rating curves)		X	No detention facilities		
E. Preliminary sizing calculations for stormwater controls including contributing drainage area, storage, and outlet configuration	X				
F. Stage-storage-discharge or outlet rating curves and inflow and outflow hydrographs for storage facilities		X	No detention facilities		
G. Final analysis of potential upstream/downstream impact/effects of project, where necessary	X				
H. Dam safety analysis, where necessary		X			
I. Existing and proposed structural elevations (e.g., invert of pipes, manholes, etc.)	X				
J. Design water surface elevations and normal pool elevation for ponds.		X			
K. Typical detail for outlet structures, embankments, spillways, grade control structures, conveyance channels, etc. To include height, width, elevation, and/or diameter.	X				
L. Proposed limits of clearing and grading	X				
M. Location of existing and proposed roads, buildings, parking lots and other impervious areas.	X				
N. Location of existing and proposed utilities (e.g., water, sewer) and easements		X	See Util Plan		
O. Location of existing and proposed conveyance systems such as storm drains, inlets, catch basins, channels, swales, and areas of overland flow	X				
P. Preliminary location and dimensions of proposed channel modifications, such as bridge or culvert crossings	X				

Consulting Engineer Initials _____

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Q. Preliminary selection and location of stormwater controls	X				
R. Emergency overflow structure's flow path	X				
S. Detention facility provides one-foot of freeboard above the HWL and emergency outfall shown (top of berm elevation shown)		X	No detention facility		
T. The 100-year 24-hour HWL delineated on the plan for detention pond		X	"		
U. Lowest opening elevations table on the plat for structures located adjacent to channels or ponds	X				
V. Stormwater Management Facilities located within a Reserve	X				
W. Maintenance of stormwater management facility specified in the platters text as the responsibility of the Homeowner or Business Association	X				
X. Off-site drainage easements or agreements required		X	ROW only		

	Applicant			Engr	
Tab 4. Floodplain Submittal	I	NA	Explanation / Location in Plan	I	NA
A. Provide source of flood profile		X	No FEMA on property		
B. Nearest base flood elevations		X			
C. Delineation of pre-developed regulatory floodplain/floodway limits		X			
D. Delineation of post-developed regulatory floodplain and floodway limits		X			
E. Floodplain boundary determination per elevation (project limits shown)		X			
F. Provide source of floodway data table and discharges		X			
G. Provide all hydrologic and hydraulic study information for site-specific floodplain studies, unnumbered Zone A area elevation determinations and flood plain map revisions		X			
H. Provide regulatory floodway and four natural profile models (10,50,100, and 500-yr) for existing and future watershed conditions		X			
I. Location of floodplain/floodway limits and relationship of site to upstream/downstream properties (floodplain limits to be per elevation and scaled location)		X			
J. Flood plains and floodways located within a Reserve		X			

	Applicant			Engr	
Tab 5. Federal, State and Local Permits (to be provided prior to construction unless otherwise specified)	I/R	NA	Explanation / Location in Plan	I/R	NA
A. US Army Corps of Engineers - Regulatory program permits (404 water quality certification)		X			
B. Kansas Department of Agriculture - Division of Water Resources Permits (Stream Obstruction, Channel Change, Flood Plain Fill, Levee, Water Appropriations, Dam safety permit, etc.)		X			
C. Federal Emergency Management Agency (FEMA) Letter of Map Changes (LOMA, LOMR, LOMR-f, CLOMR, etc.) CLOMR shall be included and approved for fill placed in the regulatory floodway		X			
D. Kansas Department of Transportation		X			
E. Sedgwick County Right-of-way Permit	X		To Hoover Road ROW		

Consulting Engineer Initials _____

CLOSURE - GRAY'S 6TH ADDITION

PT 01 North: 6182.7424 East : 6642.3768
Line Course: N 00.0000 E Length: 413.8700
PT 02 North: 6596.6124 East : 6642.3768
Line Course: N 1589.2840 E Length: 190.0000
PT 03 North: 6598.6113 East : 6832.3662
Line Course: N 00.0000 E Length: 168.0000
PT 04 North: 6766.6113 East : 6832.3662
Line Course: N 1589.2840 E Length: 48.0000
PT 05 North: 6767.1163 East : 6880.3636
Line Course: S 00.0000 W Length: 300.0000
PT 06 North: 6467.1163 East : 6880.3636
Line Course: N 1589.2840 E Length: 312.0000
PT 07 North: 6470.3986 East : 7192.3463
Line Course: S 00.0000 W Length: 240.0300
PT 08 North: 6230.3686 East : 7192.3463
Line Course: N 1599.7333 W Length: 10.0000
PT 09 North: 6230.3712 East : 7182.3463
Line Course: S 00.0000 W Length: 47.7700
PT 10 North: 6182.6012 East : 7182.3463
Line Course: N 1599.7333 W Length: 539.9700
PT 01 North: 6182.7426 East : 6642.3763

WICHITA

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Total Land Area Of Ownership: ± 4.5 Acres

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Applicant: Gray Development Contact:_____ Phone #:_____

Engineer: Brughman Co. Contact: TREVOR KARTH Phone # 262-7271

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C. Discussion of offsite conditions	X				
D. Summary of runoff calculations (pre/post development) No increase in peak discharge for all storm series	X				
E. Narrative description of the type and function of the permanent best management practices that are incorporated into the site design	X				
F. Copy of the plat	X				
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H. Professional Engineer seal, signature and date on cover of report	X				
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D. Total Site Area and Total Impervious Area (acres)	X				
E. Benchmarks used for site control	X				
F. Streams, creeks, and waterway labeled	X				
G. Predominant soils from USDA soil surveys, and/or on site soil borings	X				
H. Location and boundaries of natural features such as wetlands, lakes, and ponds with the normal water elevation noted	X				
I. Location of existing roads, buildings, parking lots and other impervious areas	X				

Consulting Engineer Initials _____

J. Location of existing utilities (e.g., water, sewer, gas, electric) and easements	X				
K. Location of existing conveyance systems such as storm drains, inlets, catch basins, channels, swales, and areas of overland flow	X				
L. Flow paths	X				
M. Location and dimensions of existing channels, bridges or culvert crossings	X				
N. Existing conditions hydrologic analysis for runoff rates, volumes and velocities showing methodologies used and supporting calculations (2, 5, 10, 25 & 100 year, 24-hour storm events) or Critical Duration		X	Only shown 2, 5, 100 on plans.		
O. Assumed pre-developed runoff curve numbers	X				
P. Existing time of concentrations used in calculations	X				
Q. Evaluate immediate downstream drainage capacity, not to exceed more than 0.25 miles downstream of site	X				
R. Existing structural elevations (e.g., invert of pipes, manholes, etc.)	X				
S. Cross-section data for open channels	X				
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B. Proposed time of concentrations used in calculations	X				
C. Assumed post-developed runoff curve numbers	X				
D. Proposed contours for detention facilities (to equal area used in outlet rating curves)		X	No detention facilities		
E. Preliminary sizing calculations for stormwater controls including contributing drainage area, storage, and outlet configuration	X				
F. Stage-storage-discharge or outlet rating curves and inflow and outflow hydrographs for storage facilities		X	No detention facilities		
G. Final analysis of potential upstream/downstream impact/effects of project, where necessary	X				
H. Dam safety analysis, where necessary		X			
I. Existing and proposed structural elevations (e.g., invert of pipes, manholes, etc.)	X				
J. Design water surface elevations and normal pool elevation for ponds.		X			
K. Typical detail for outlet structures, embankments, spillways, grade control structures, conveyance channels, etc. To include height, width, elevation, and/or diameter.	X				
L. Proposed limits of clearing and grading	X				
M. Location of existing and proposed roads, buildings, parking lots and other impervious areas.	X				
N. Location of existing and proposed utilities (e.g., water, sewer) and easements		X	See Util Plan		
O. Location of existing and proposed conveyance systems such as storm drains, inlets, catch basins, channels, swales, and areas of overland flow	X				
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Consulting Engineer Initials _____

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R. Emergency overflow structure's flow path	X				
S. Detention facility provides one-foot of freeboard above the HWL and emergency outfall shown (top of berm elevation shown)		X	No detention facility		
T. The 100-year 24-hour HWL delineated on the plan for detention pond		X	"		
U. Lowest opening elevations table on the plat for structures located adjacent to channels or ponds	X				
V. Stormwater Management Facilities located within a Reserve	X				
W. Maintenance of stormwater management facility specified in the platters text as the responsibility of the Homeowner or Business Association	X				
X. Off-site drainage easements or agreements required		X	ROW only		

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B. Nearest base flood elevations		X			
C. Delineation of pre-developed regulatory floodplain/floodway limits		X			
D. Delineation of post-developed regulatory floodplain and floodway limits		X			
E. Floodplain boundary determination per elevation (project limits shown)		X			
F. Provide source of floodway data table and discharges		X			
G. Provide all hydrologic and hydraulic study information for site-specific floodplain studies, unnumbered Zone A area elevation determinations and flood plain map revisions		X			
H. Provide regulatory floodway and four natural profile models (10,50,100, and 500-yr) for existing and future watershed conditions		X			
I. Location of floodplain/floodway limits and relationship of site to upstream/downstream properties (floodplain limits to be per elevation and scaled location)		X			
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C. Federal Emergency Management Agency (FEMA) Letter of Map Changes (LOMA, LOMR, LOMR-f, CLOMR, etc.) CLOMR shall be included and approved for fill placed in the regulatory floodway		X			
D. Kansas Department of Transportation		X			
E. Sedgwick County Right-of-way Permit	X		To Hoover Road ROW		

Consulting Engineer Initials _____

Baughman

TRANSMITTAL

TO:	FROM:
Vicky Huang	Trevor Kurth
COMPANY:	DATE:
City of Wichita	3-12-07
ADDRESS:	PROJECT:
7th Floor City Hall	Grays 6th Addition
CITY/ STATE:	PROJECT NUMBER:
Wichita, Kansas	

RE:
Grays 6th Addition Drainage/Grading Plan

VIA: DELIVERY

We are sending you ☒ ATTACHED ☐ UNDER SEPARATE COVER

☒ PLANS ☐ PRINTS ☐ SHOP DRAWINGS ☐ SAMPLES ☐ SPECS
☐ COPY OF LETTER ☐ CHANGE ORDER ☐ DISK ☐ OTHER

COPIES	DATE	DESCRIPTION
1	3-12-07	Grays 6th Addition Drainage/Grading Plan

☐ 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 R. Kurth, I.E.

Copy: file

ENGINEERING
SURVEYING
PLANNING
LANDSCAPE ARCHITECTURE

Baughman Company, P.A.
315 Ellis Street
Wichita, Kansas 67203
P 316.262.7271
F 316.262.0149