SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6
DECEMBER 28, 2006

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2006-109 -- LIVING WORD OUTREACH ADDITION

OWNER/APPLICANT: Living Word Outreach, Inc., 3033 S. Hillside St., Wichita, KS 67216

AGENT: Certified Engineering Design, P.A., 810 W. Douglas, Suite C, Wichita, KS 67203

SURVEYOR: Savoy Company, P.A., 433 S. Hydraulic, Wichita, KS 67211-1911

LOCATION: West of Hydraulic, North of MacArthur

SITE SIZE: 10.51 acres

NUMBER OF LOTS

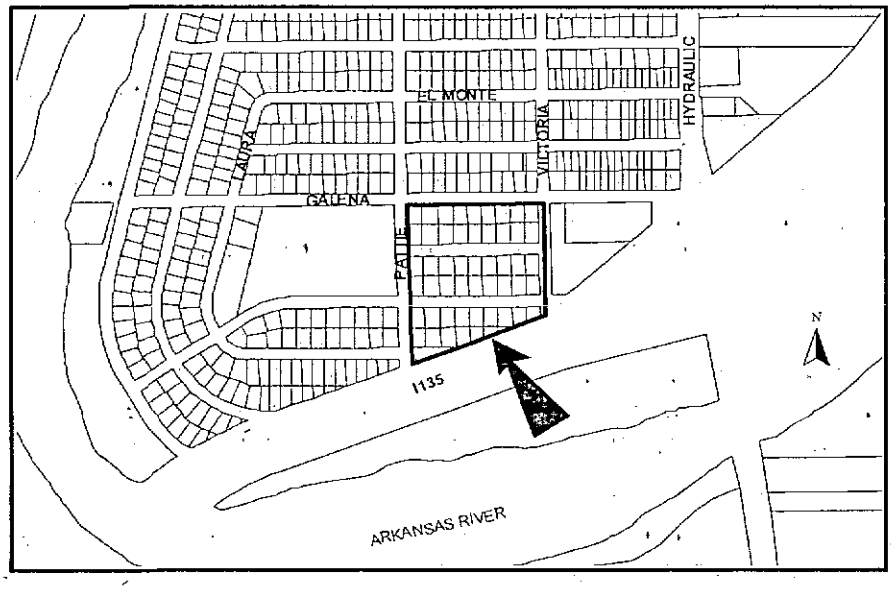
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 10.51 acres.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of a portion of the Rainbow 2nd Addition. The plat includes the vacation of three streets.

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sewer and include sewer main in lieu of assessments in the petition since this site was never assessed for sewer main or lateral. The site was also not assessed for water and though it is available on Galena, fees in lieu of assessment are applicable for connection.

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 year "2007" needs to replace "2006" within the signature blocks.

E. The remaining portion of Victoria Street adjoining to the east, is unimproved and should be vacated. The Applicant shall contact the property owners to the east to attempt to have this half-street right-of-way vacated.

F. 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.

G. 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.)

H. 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.

I. 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.

J. 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.

K. 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.

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

M. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

N. 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.

O. 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.

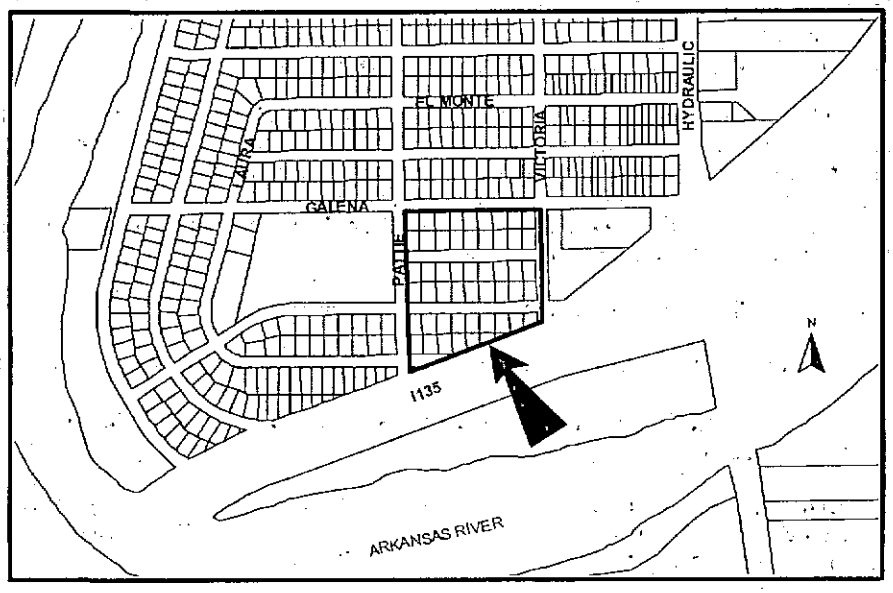
SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4
DECEMBER 13, 2007

STAFF REPORT
(Revised One-Step Final Plat, One-Step Final Plat Approved 7/12/07, Deferred 12/28/06)

CASE NUMBER:	**SUB 2006-109 -- LIVING WORD OUTREACH ADDITION**
OWNER/APPLICANT:	Living Word Outreach, Inc., 3033 S. Hillside St., Wichita, KS 67216
AGENT:	Certified Engineering Design, P.A., 810 W. Douglas, Suite C, Wichita, KS 67203
SURVEYOR:	Savoy Company, P.A., 433 S. Hydraulic, Wichita, KS 67211-1911
LOCATION:	West of Hydraulic, North of MacArthur (District III)
SITE SIZE:	10.51 acres
NUMBER OF LOTS	
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	3
MINIMUM LOT AREA:	1.20 acres
CURRENT ZONING:	SF-5, Single-Family Residential
PROPOSED ZONING:	Same

VICINITY MAP



NOTE: This is a replat of a portion of the Rainbow 2nd Addition. This revised plat includes the vacation of Pattie and Victoria that are platted as Reserves A, B, and C.

STAFF COMMENTS:

A. Regarding Lot 1, water and sewer is available. The applicant shall provide in lieu of assessments for water and sewer. A 20-foot easement needs to be retained for existing sewer. For Lots 2 and 3, water is available and the applicant needs to extend sewer. In lieu of assessment fees are needed for water.

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 has requested an updated drainage plan. As drainage will be directed onto I-135, a letter shall be provided from KDOT indicating their agreement to accept such drainage.

D. 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.

E. 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.)

F. 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.

G. 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.

H. 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.

I. 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.

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

K. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

L. 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.

M. 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.

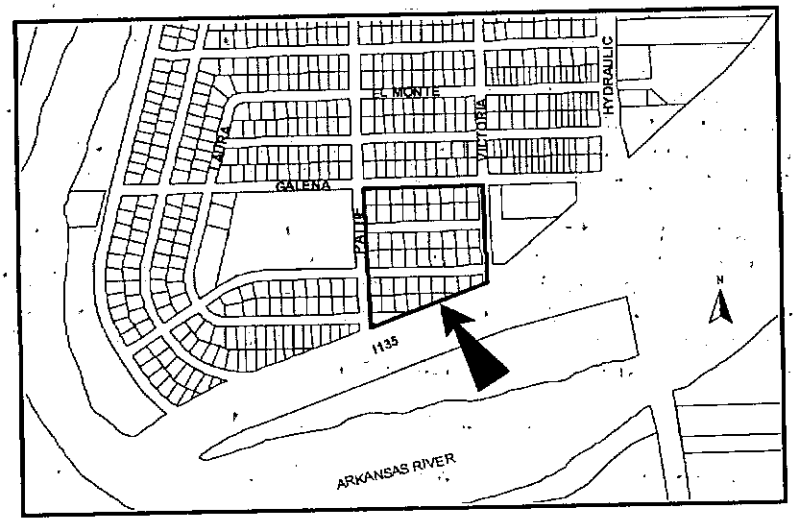
SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3
JULY 12, 2007

STAFF REPORT
(One-Step Final Plat, Deferred 12/28/06)

CASE NUMBER:	SUB 2006-109 – LIVING WORD OUTREACH ADDITION
OWNER/APPLICANT:	Living Word Outreach, Inc., 3033 S. Hillside St., Wichita, KS 67216
AGENT:	Certified Engineering Design, P.A.; 810 W. Douglas, Suite C, Wichita, KS 67203
SURVEYOR:	Savoy Company, P.A., 433 S. Hydraulic, Wichita, KS 67211-1911
LOCATION:	West of Hydraulic, North of MacArthur
SITE SIZE:	10.51 acres
NUMBER OF LOTS	
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1
MINIMUM LOT AREA:	10.51 acres
CURRENT ZONING:	SF-5, Single-Family Residential
PROPOSED ZONING:	Same

VICINITY MAP



NOTE: This is a replat of a portion of the Rainbow 2nd Addition. The plat includes the vacation of three streets.

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sewer and include sewer main in lieu of assessments in the petition since this site was never assessed for sewer main or lateral. The site was also not assessed for water and though it is available on Galena, fees in lieu of assessment are applicable for connection.

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 year "2007" needs to replace "2006" within the signature blocks.

E. The remaining portion of Victoria Street adjoining to the east, is unimproved and should be vacated. The Applicant shall contact the property owners to the east to attempt to have this half-street right-of-way vacated.

F. 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.

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Hydrograph Plot

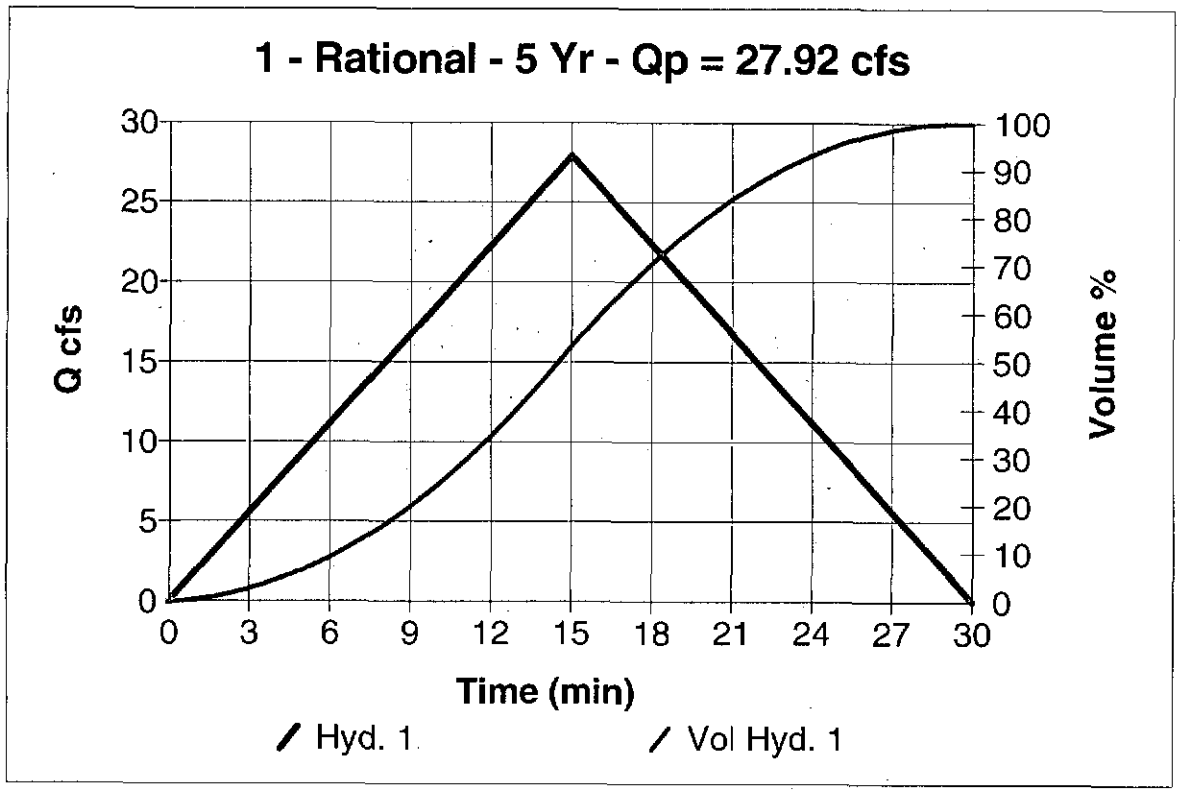
Hydraflow Hydrographs by Intelisolve

Hyd. No. 1

Entire Site

Hydrograph type	= Rational	Peak discharge	= 27.92 cfs
Storm frequency	= 5 yrs	Time interval	= 1 min
Drainage area	= 11.2 ac	Runoff coeff.	= 0.54
Intensity	= 4.629 in/hr	Time of conc. (Tc)	= 15 min
IDF Curve	= Saline County.idf	Asc/Rec limb fact	= 1/1

Hydrograph Volume = 25,131 cuft



Hydrograph Plot

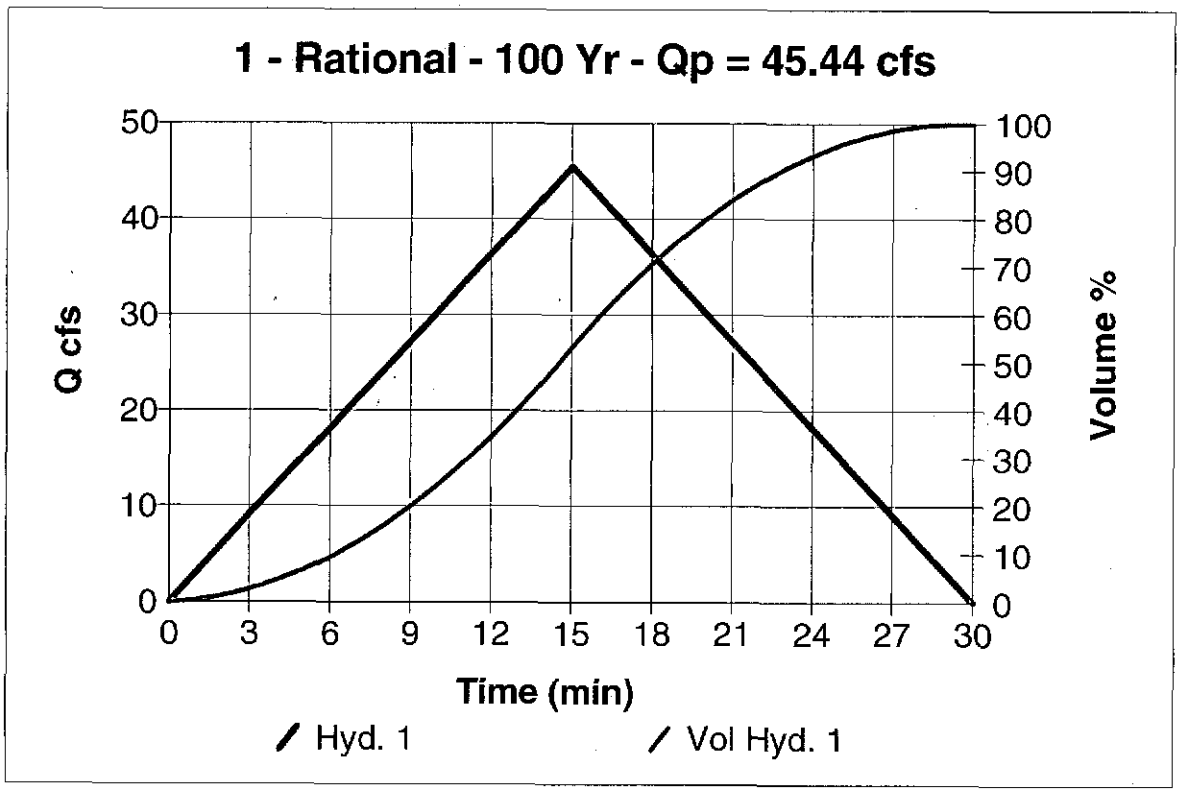
Hydraflow Hydrographs by Intelisolve

Hyd. No. 1

Entire Site

Hydrograph type	= Rational	Peak discharge	= 45.44 cfs
Storm frequency	= 100 yrs	Time interval	= 1 min
Drainage area	= 11.2 ac	Runoff coeff.	= 0.54
Intensity	= 7.533 in/hr	Time of conc. (Tc)	= 15 min
IDF Curve	= Saline County.idf	Asc/Rec limb fact	= 1/1

Hydrograph Volume = 40,895 cuft



Reservoir Report

Hydraflow Hydrographs by Intelisolve

Reservoir No. 1 - Detention Pond

Pond Data

Pond storage is based on known contour areas. Average end area method used.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	1275.00	38,126	0	0
1.00	1276.00	45,695	41,911	41,911

Culvert / Orifice Structures

	[A]	[B]	[C]	[D]
Rise in	= 0.0	0.0	0.0	0.0
Span in	= 0.0	0.0	0.0	0.0
No. Barrels	= 0	0	0	0
Invert El. ft	= 0.00	0.00	0.00	0.00
Length ft	= 0.0	0.0	0.0	0.0
Slope %	= 0.00	0.00	0.00	0.00
N-Value	= .000	.000	.000	.000
Orif. Coeff.	= 0.00	0.00	0.00	0.00
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len ft	= 5.00	0.00	0.00	0.00
Crest El. ft	= 1275.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	0.00	0.00	0.00
Weir Type	= Ciplti	---	---	---
Multi-Stage	= No	No	No	No

Exfiltration Rate = 0.00 in/hr/sqft Tailwater Elev. = 0.00 ft

Note: All outflows have been analyzed under inlet and outlet control.

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	Clv D cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	Total cfs
0.00	0	1275.00	---	---	---	---	0.00	---	---	---	---	0.00
1.00	41,911	1276.00	---	---	---	---	16.65	---	---	---	---	16.65

Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

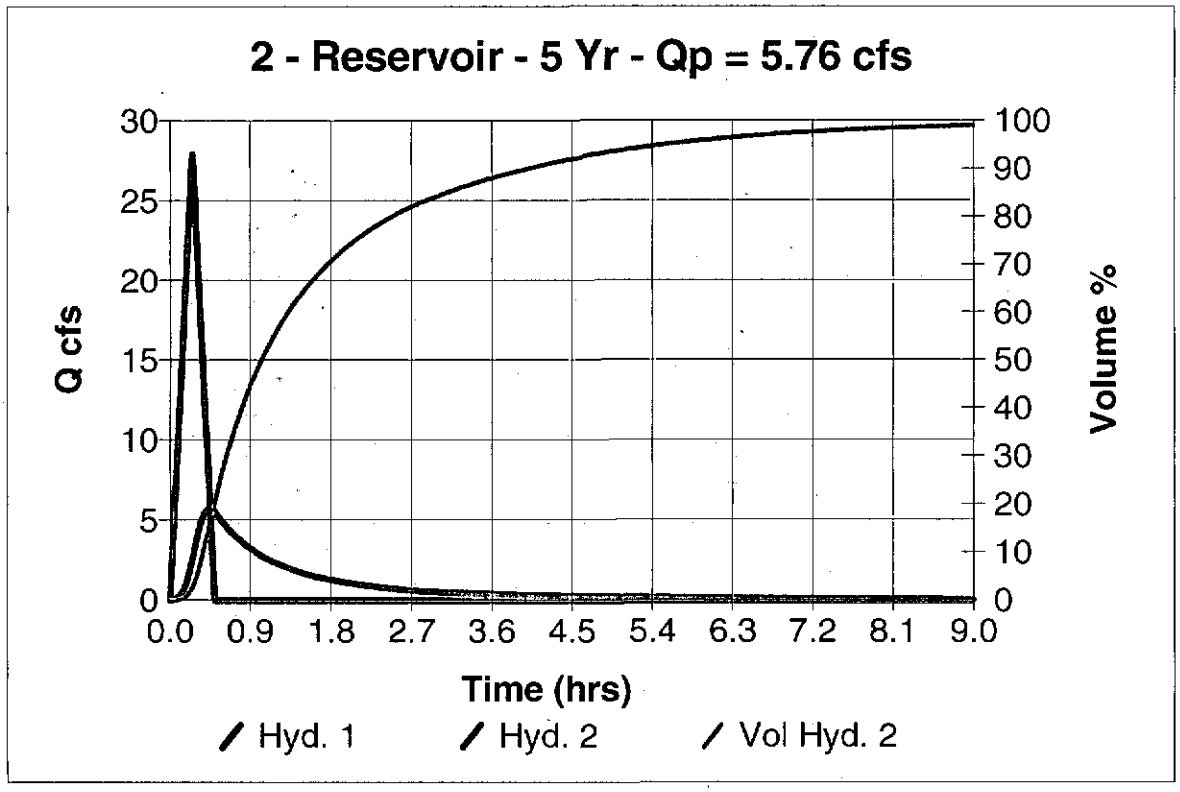
Hyd. No. 2

Entire Site into Pond

Hydrograph type	= Reservoir	Peak discharge	= 5.76 cfs
Storm frequency	= 5 yrs	Time interval	= 1 min
Inflow hyd. No.	= 1	Reservoir name	= Detention Pond
Max. Elevation	= 1275.49 ft	Max. Storage	= 20,648 cuft

Storage Indication method used.

Hydrograph Volume = 25,123 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Hyd. No. 2

Entire Site into Pond

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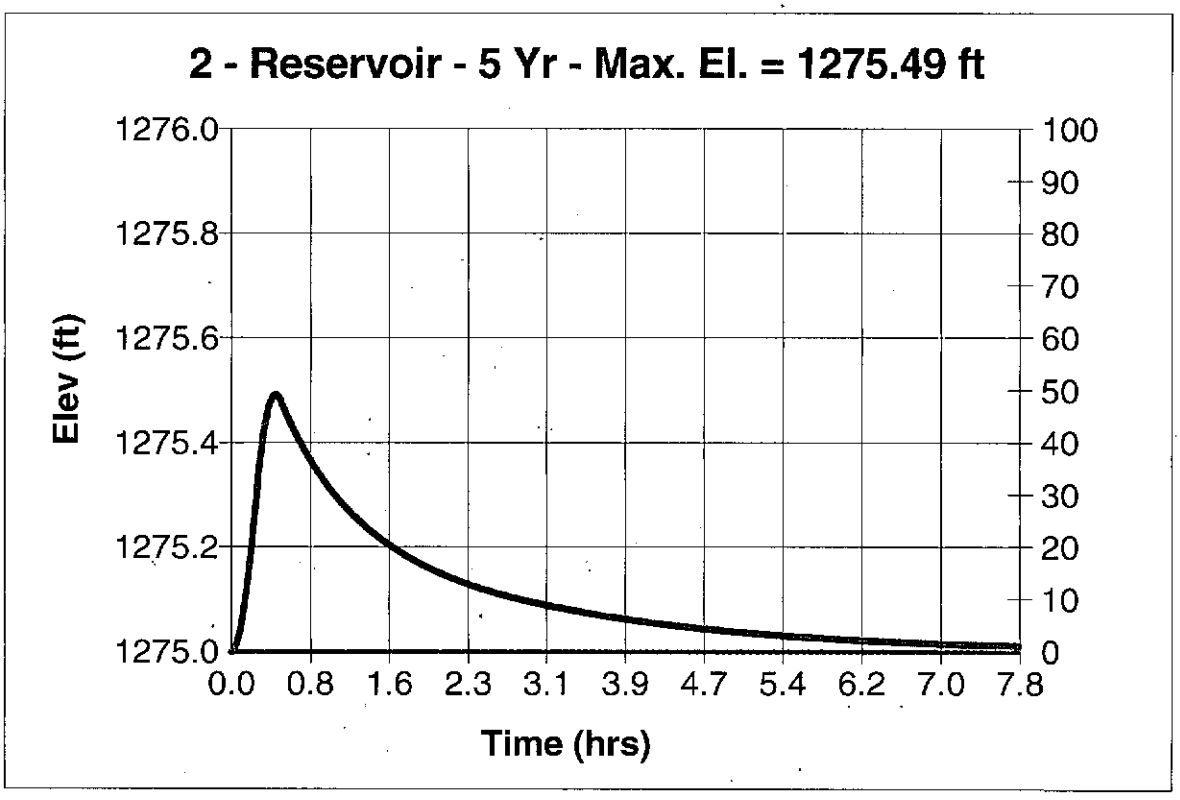
Max. Elevation	= 1275.49 ft	Max. Storage	= 20,648 cuft

Storage Indication method used.

Hydrograph Volume = 25,123 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

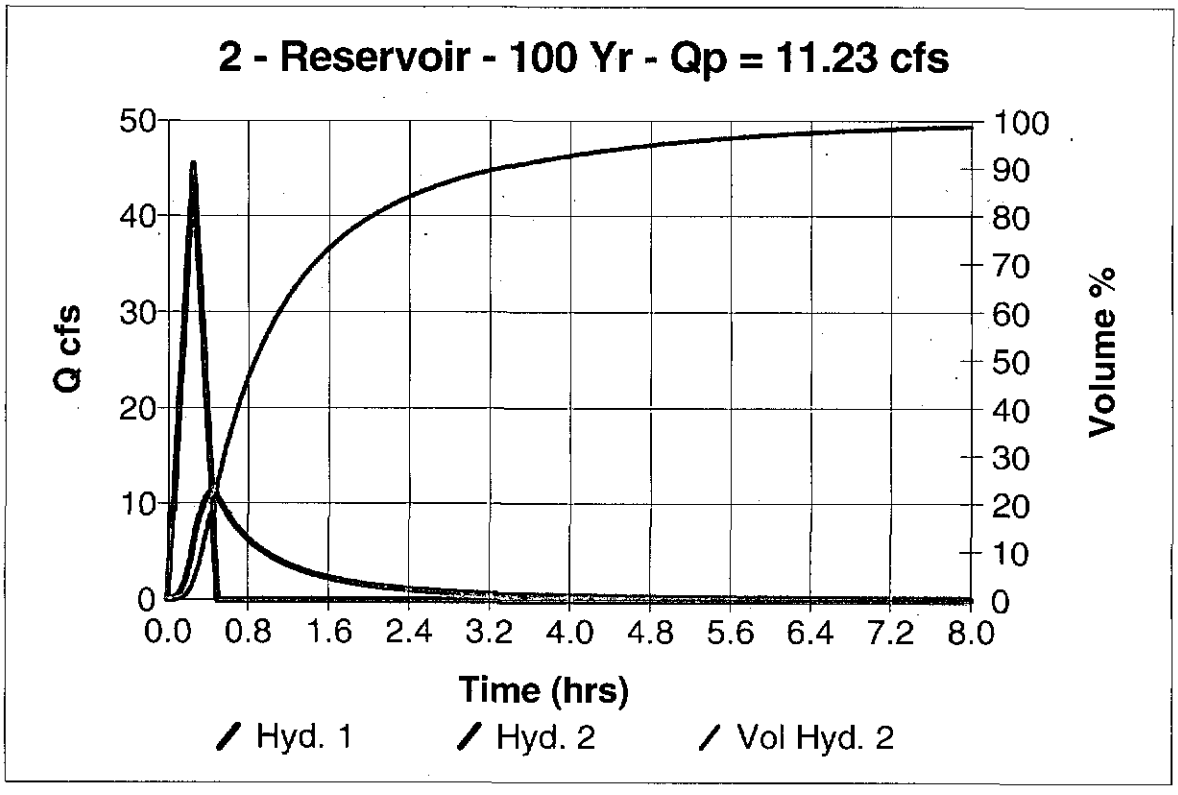
Hyd. No. 2

Entire Site into Pond

Hydrograph type	= Reservoir	Peak discharge	= 11.23 cfs
Storm frequency	= 100 yrs	Time interval	= 1 min
Inflow hyd. No.	= 1	Reservoir name	= Detention Pond
Max. Elevation	= 1275.77 ft	Max. Storage	= 32,204 cuft

Storage Indication method used.

Hydrograph Volume = 40,887 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

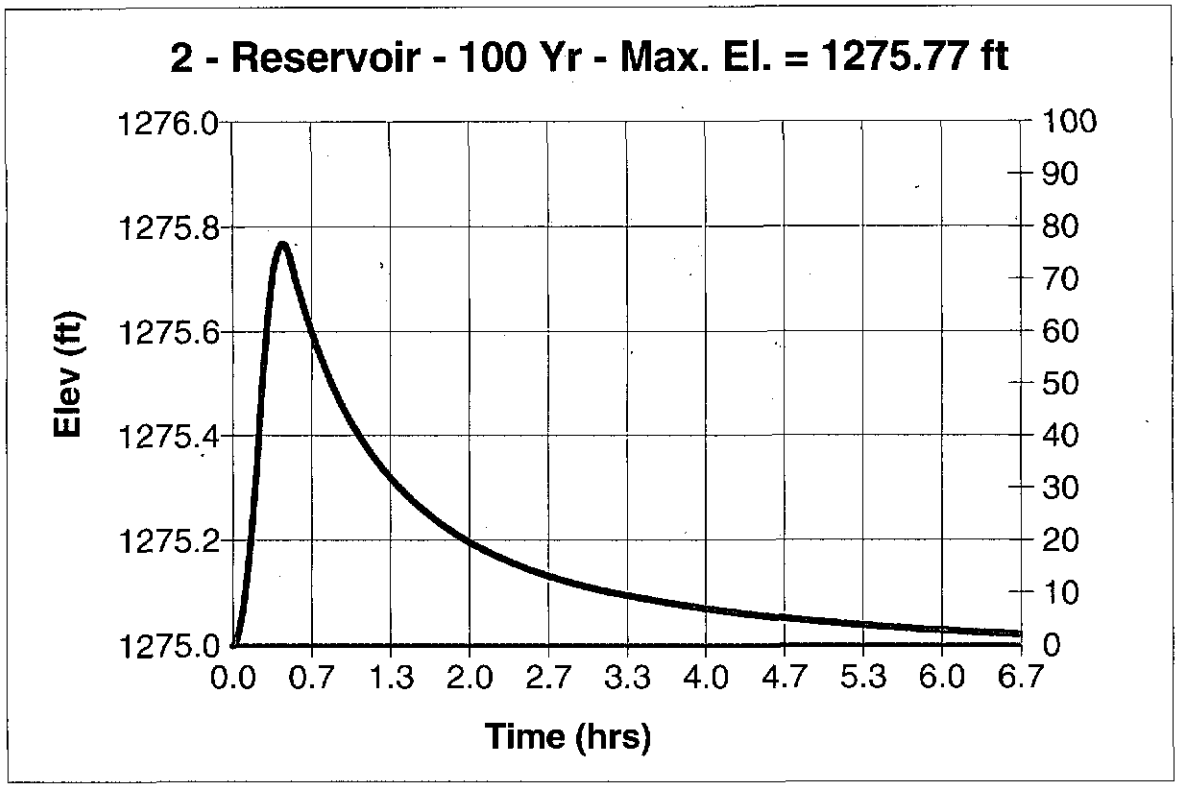
Hyd. No. 2

Entire Site into Pond

Hydrograph type	= Reservoir	Peak discharge	= 11.23 cfs
Storm frequency	= 100 yrs	Time interval	= 1 min
Inflow hyd. No.	= 1	Reservoir name	= Detention Pond
Max. Elevation	= 1275.77 ft	Max. Storage	= 32,204 cuft

Storage Indication method used.

Hydrograph Volume = 40,887 cuft



CERTIFIED ENGINEERING DESIGN, P.A.

810 W. Douglas, Suite C
Wichita, KS 67203
(316) 262-8808 Office
(316) 262-1669 Fax

LETTER OF TRANSMITTAL

DATE: December 20, 2006

TO: Mr. Scott Lindebak
Engineering Division
City of Wichita
7th Floor, City Hall
455 North Main
Wichita, KS 67202

SUBJ: Living Word Outreach Addition HDF

FROM: Harlan D. Foraker, P.E.

COMMENTS: Attached please find a drainage plan and the supporting calculations for the above referenced project. Please review and if you have any questions or comments, please contact me at (316) 262-8808.

Attachments