

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2006-102 -- PALACE EAST ADDITION

OWNER/APPLICANT: Cinemas Associates, Attn: Bill Warren, P.O. Box 782560, Wichita, KS 67278-2560

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

LOCATION: North side of Kellogg, West side of Greenwich

SITE SIZE: 7.78 acres

NUMBER OF LOTS

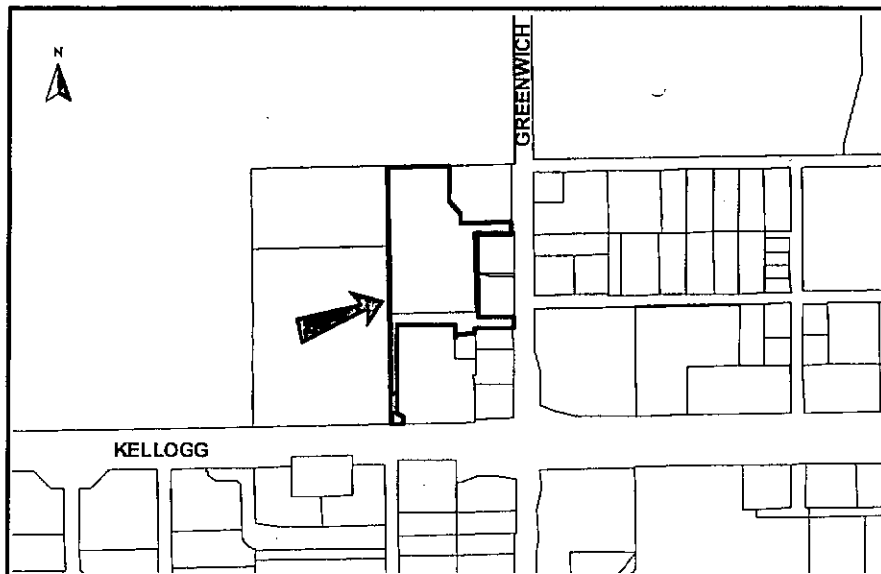
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 7.78 acres

CURRENT ZONING: GC, General Commercial, LC, Limited Commercial, LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of a portion of the David's East First Addition.

STAFF COMMENTS:

- A. City water and sewer services are to be available to serve the site.
- 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. **Traffic Engineering** needs to comment on the access controls. The plat proposes two access openings to Greenwich. The access openings are approved.
- E. **Traffic Engineering** needs to comment on the contingent street dedication for Kellogg Drive.
- 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. 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.
- H. 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.)
- I. 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.
- J. 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.
- K. 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.
- L. 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.

- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- O. 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.
- P. 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.



TRANSMITTAL

TO:
 Scott Lindebak
 COMPANY:
 City of Wichita
 ADDRESS:
 7th Floor City Hall
 CITY/ STATE:
 Wichita

FROM:
 Trevor Kurth
 DATE:
 11-15-06
 PROJECT:
 Palace East Addition
 PROJECT NUMBER:

RE:
 Palace East Addition 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

COPIES	DATE	DESCRIPTION
1	11-15-06	Palace East Addition Drainage 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

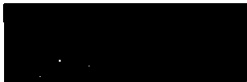
NOTES/ COMMENTS:

SIGNED: _____
 Trevor R. Kurth, I.E.

Copy: file

ENGINEERING
 SURVEYING
 PLANNING
 LANDSCAPE
 ARCHITECTURE

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





Baughman

DRAINAGE PLAN

PALACE EAST ADDITION

Wichita, Sedgwick County, Kansas

November 15, 2006

EXISTING CONDITIONS

Golden Corral Addition is located just northwest of the intersection of Kellogg Avenue and Greenwich Road. The site is approximately 7.8 acres and drains mostly to the south into an existing pond on Golden Corral Addition. The pond currently discharges into a 3 barrel 6'x3' RCBC under Kellogg Avenue. The site's runoff is generally conveyed via overland sheet flow through the existing paved parking lot. A 2 acre portion at the north of the lot drains to the north onto the adjacent property before flowing west and south to the existing pond.

There is an existing 54" RCP, which drains properties from the east, to the existing pond.

DEVELOPED CONDITIONS

The site will remain as existing conditions. The current site contains a movie theatre as well as paved parking. The developed conditions runoff is equal to the existing conditions runoff, therefore a curve number of 95 was used for both calculations.

DETENTION

No detention will be utilized on this property. The existing pond to the adjacent south is sized accordingly for this sites runoff, as well as other offsite flow.

Although the current pond configuration is adequate for the existing flow, the shape may change upon development to the south property. The current pond system as well as the proposed is shown on the plan.

NOTES

There is no FEMA mapped floodplain or floodway on this property as of September 18, 2006. The 'Spring Branch Master Drainage Plan', prepared for the City of Wichita by PEC, December 2004, portrays a fully developed flow of 530 cfs through a cross section just south of Kellogg Avenue and the above referenced box culvert. This flow, as well as a flow of 1859 cfs added downstream, yielded a base flood elevation of a 1347.4. This elevation is also the elevation the pond models yielded for a 100-yr water surface elevation for the existing/proposed pond. In the pond modeling, a free outfall was assumed. The assumption was made that this basin will drain well before the larger basin to the west meets its peak flow.

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PONDPACK

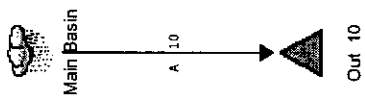
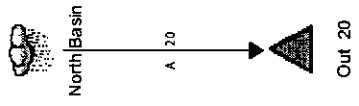


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Design Storms 2.02

MASTER DESIGN STORM SUMMARY

Default Network Design Storm File, ID SEDGWICK.RNQ Sedgwick24

Return Event	Total Depth in	Rainfall Type	RNF File	RNF ID
2y24h	3.5000	Synthetic Curve	SCSTYPES	TypeII 24hr
5y24h	4.5000	Synthetic Curve	SCSTYPES	TypeII 24hr
100y24	7.9000	Synthetic Curve	SCSTYPES	TypeII 24hr

MASTER NETWORK SUMMARY
SCS Unit Hydrograph Method

(*Node=Outfall; +Node=Diversion;)
(Trun= HYG Truncation: Blank=None; L=Left; R=Rt; LR=Left&Rt)

Storage Node ID	Return Type Event	HYG Vol ac-ft	Trun	Qpeak hrs	Qpeak cfs	Max WSEL ft	Max Pond ac-ft
MAIN BASIN	AREA 2	1.396		12.0500	18.84		
MAIN BASIN	AREA 5	1.864		12.0500	24.74		
MAIN BASIN	AREA 100	3.468		12.0500	44.52		
NORTH BASIN	AREA 2	.514		12.0500	6.94		
NORTH BASIN	AREA 5	.687		12.0500	9.11		
NORTH BASIN	AREA 100	1.278		12.0500	16.40		
*OUT 10	JCT 2	1.396		12.0500	18.84		
*OUT 10	JCT 5	1.864		12.0500	24.74		
*OUT 10	JCT 100	3.468		12.0500	44.52		
*OUT 20	JCT 2	.514		12.0500	6.94		
*OUT 20	JCT 5	.687		12.0500	9.11		
*OUT 20	JCT 100	1.278		12.0500	16.40		

Type.... Design Storms
Name.... Sedgwick24

File.... C:\HAESTAD\PPKW\RAINFALL\SEDGWICK.RNQ
Title...

JOB TITLE NOT SPECIFIED
Click Project Summary on the File Menu to enter title

DESIGN STORMS SUMMARY

Design Storm File, ID = SEDGWICK.RNQ Sedgwick24

Storm Tag Name = 2y24h

Data Type, File, ID = Synthetic Storm SCSTYPES.RNF TypeII 24hr
Storm Frequency = 2 yr
Total Rainfall Depth= 3.5000 in
Duration Multiplier = 1
Resulting Duration = 24.0000 hrs
Resulting Start Time= .0000 hrs Step= .1000 hrs End= 24.0000 hrs

Storm Tag Name = 5y24h
Description: Sedgwick County 5-yr 24 hour Duration

Data Type, File, ID = Synthetic Storm SCSTYPES.RNF TypeII 24hr
Storm Frequency = 5 yr
Total Rainfall Depth= 4.5000 in
Duration Multiplier = 1
Resulting Duration = 24.0000 hrs
Resulting Start Time= .0000 hrs Step= .1000 hrs End= 24.0000 hrs

Storm Tag Name = 100y24
Description: Sedgwick County 100-yr 24 hour Duration

Data Type, File, ID = Synthetic Storm SCSTYPES.RNF TypeII 24hr
Storm Frequency = 100 yr
Total Rainfall Depth= 7.9000 in
Duration Multiplier = 1
Resulting Duration = 24.0000 hrs
Resulting Start Time= .0000 hrs Step= .1000 hrs End= 24.0000 hrs

Type.... Design Storms
Name.... Sedgwick24
File.... C:\HAESTAD\PPKW\RAINFALL\SEDGWICK.RNQ
Storm... TypeII 24hr Tag: 2y24h

Page 2.02
Event: 2 yr

DESIGN STORMS SUMMARY

Design Storm File, ID = SEDGWICK.RNQ Sedgwick24

Storm Tag Name = 2y24h

Data Type, File, ID = Synthetic Storm SCSTYPES.RNF TypeII 24hr
Storm Frequency = 2 yr
Total Rainfall Depth= 3.5000 in
Duration Multiplier = 1
Resulting Duration = 24.0000 hrs
Resulting Start Time= .0000 hrs Step= .1000 hrs End= 24.0000 hrs

Storm Tag Name = 5y24h
Description: Sedgwick County 5-yr 24 hour Duration

Data Type, File, ID = Synthetic Storm SCSTYPES.RNF TypeII 24hr
Storm Frequency = 5 yr
Total Rainfall Depth= 4.5000 in
Duration Multiplier = 1
Resulting Duration = 24.0000 hrs
Resulting Start Time= .0000 hrs Step= .1000 hrs End= 24.0000 hrs

Storm Tag Name = 100y24
Description: Sedgwick County 100-yr 24 hour Duration

Data Type, File, ID = Synthetic Storm SCSTYPES.RNF TypeII 24hr
Storm Frequency = 100 yr
Total Rainfall Depth= 7.9000 in
Duration Multiplier = 1
Resulting Duration = 24.0000 hrs
Resulting Start Time= .0000 hrs Step= .1000 hrs End= 24.0000 hrs

Index of Starting Page Numbers for ID Names

----- S -----

Sedgwick24... 2.01, 2.02

----- W -----

Watershed... 1.01

15

FILED 123 APR 1935

AGREEMENT

The undersigned hereby agrees as follows:

The undersigned is the owner of record of the property described as _____

Palmer East 110th East Kelllogg, Wichita, Kansas.

In behalf of the undersigned there has been received by the City an application to erect a sign on the above described property.

WHEREAS, the Wichita-Sedgwick County Transportation Plan was reviewed and approved by the Wichita City Commission on September 10, 1935 and by the Sedgwick County Commission December 4, 1935 and adopted by the Metropolitan Area Planning Commission on December 12, 1935, said Transportation Plan provided that Kelllogg (U.S. 54) throughout the City of Wichita be improved to freeway standards.

THEREFORE, the undersigned acknowledges that the portion of the property on which the sign is to be located may be required for street right-of-way for the improvement of Kelllogg (U.S. 54). If it is determined in the future that the property on which the sign is located is necessary to be used for right of way for the improvement of Kelllogg (U.S. 54) the undersigned, in consideration of the City issuing a sign permit, agrees that said sign will be removed within ninety (90) days after receipt of written notice to do so from the City of Wichita. Said sign to be removed without compensation from the City of Wichita.

The terms of this agreement shall be binding on the owner of the property and the owner's successors and assigns.

Executed this 16th day of April, 1935.

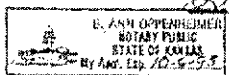
STATE OF KANSAS)
SEDGWICK COUNTY) SS

B. Ann Oppenheimer
B. Ann Oppenheimer

Personally appeared before me a notary public in and for the County and State aforesaid BILL MARBLE

to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this 16th day of April, 1935.



B. Ann Oppenheimer
Notary Public
B. Ann Oppenheimer

(My Commission expires _____)

STATE OF KANSAS) SS
SEDGWICK COUNTY) SS
FILED FOR RECORD AT
8:50 AM

APR 30 1935

PAT KETTLER
REGISTER OF DEEDS

Pat Kettler
Deputy

Bill Marble city clerk

CLOSURE

CLOSURE - PALACE EAST ADDITION

PT 01 North: 5250.8862 East : 7417.4758
 Line Course: S 00-02-30 W Length: 434.7000
 PT 02 North: 4816.1864 East : 7417.1597
 Line Course: S 60-03-57 E Length: 31.0000
 PT 03 North: 4800.7172 East : 7444.0242
 Line Course: S 00-16-31 E Length: 42.4600
 PT 04 North: 4758.2577 East : 7444.2282
 Line Course: S 89-48-22 W Length: 57.1100
 PT 05 North: 4758.0645 East : 7387.1186
 Line Course: N 00-02-30 E Length: 1262.2400
 PT 06 North: 6020.3041 East : 7388.0365
 Line Course: N 89-54-06 E Length: 300.8600
 PT 07 North: 6020.8205 East : 7688.8960
 Line Course: S 01-13-29 E Length: 177.1300
 PT 08 North: 5843.7309 East : 7692.6820
 Line Course: S 43-58-10 E Length: 81.1600
 PT 09 North: 5785.3193 East : 7749.0293
 Line Course: S 00-02-15 W Length: 49.4500
 PT 10 North: 5735.8693 East : 7748.9970
 Line Course: N 89-53-37 E Length: 241.0000
 PT 11 North: 5736.3168 East : 7989.9965
 Line Course: S 00-01-04 E Length: 50.0000
 PT 12 North: 5686.3168 East : 7990.0121
 Line Course: S 89-55-15 W Length: 170.0200
 PT 13 North: 5686.0818 East : 7819.9922
 Line Course: S 00-00-10 E Length: 401.4300
 PT 14 North: 5284.6518 East : 7820.0117
 Line Course: N 89-51-05 E Length: 180.0800
 PT 15 North: 5285.1189 East : 8000.0911
 Line Course: S 00-02-23 W Length: 59.8000
 PT 16 North: 5225.3189 East : 8000.0496
 Line Course: S 89-56-27 W Length: 189.9800
 PT 17 North: 5225.1228 East : 7810.0697
 Line Course: S 00-12-30 W Length: 22.3400
 PT 18 North: 5202.7829 East : 7809.9885
 Line Course: N 89-57-18 W Length: 70.7300
 PT 19 North: 5202.8385 East : 7739.2585
 Curve Length: 43.4502 Radius: 27.5000
 Delta: 90-31-40 Tangent: 27.7544
 Chord: 39.0695 Course: S 44-53-40 W
 Course In: S 00-09-30 W Course Out: S 89-37-50 W
 RP North: 5175.3386 East : 7739.1825
 PT 20 End North: 5175.1612 East : 7711.6831
 Line Course: N 00-09-31 W Length: 77.0700
 PT 21 North: 5252.2309 East : 7711.4697
 Line Course: S 89-44-14 W Length: 294.0000
 PT 01 North: 5250.8826 East : 7417.4728