

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2006-50 -- OAK CLIFF ESTATES 6TH ADDITION

OWNER/APPLICANT: Larry Bottenberg, 2330 N. Maize Rd., #1300, Wichita, KS 67205

AGENT: Poe and Associates, Inc., 5940 E. Central, Suite 200, Wichita, KS 67202

SURVEYOR/ENGINEER: Savoy Company, P.A., 535 S. Emporia, Suite 104, Wichita, KS 67202

LOCATION: West of Maize, North side of Maple

SITE SIZE: 5.3 acres

NUMBER OF LOTS

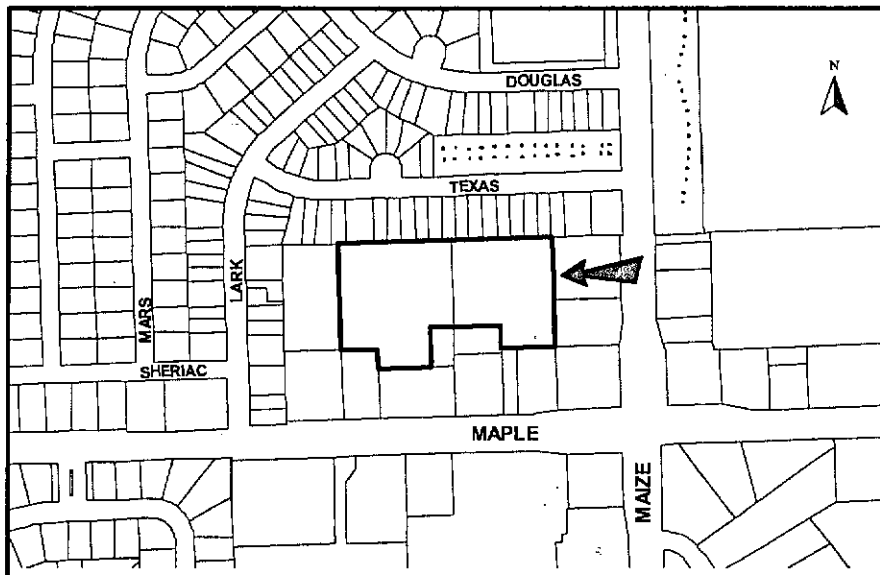
Residential:	
Office:	
Commercial:	18
Industrial:	
Total:	<u>18</u>

MINIMUM LOT AREA: 9,078 square feet

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of Oak Cliff Estates and Oak Cliff Estates 4th Addition.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- 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 off-site access easements providing access to this site from Maple and Maize Road shall be provided.
- E. A covenant shall be submitted regarding Reserve A being platted for private drive purposes, which sets forth ownership and maintenance of the private drive. The plat's text shall reference the platting of the reserve for private drive purposes along with ownership and maintenance responsibilities.
- F. 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.
- G. 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.
- H. Reserve C that is referenced in the text is not denoted on the face of the plat.
- I. City Fire Department has requested a turnaround for the private drive adjoining Lot 1, Block 3.
- J. Building setbacks for Lot 2, Block 2, Lot 3, Block 3, and Lot 12, Block 1 should be parallel with the front property line.
- K. "Lots, Blocks, and Reserves" shall be referenced in the plat's text.
- L. 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.
- M. 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.

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- N. 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.)
- O. 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.
- P. 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.
- Q. 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- U. 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.
- V. 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.



POE & ASSOCIATES, INC.

5940 E. Central, Suite 200
Wichita, Kansas 67208

CONSULTING ENGINEERS

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

July 24, 2006

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

**RE: Oak Cliff Estates 6th Addition
Drainage Plan**

Scott:

Transmitted herewith for your review is the most recent drainage plan for the plat. Our response to your comments as detailed in your e-mail to me dated July 6th are noted as follows:

1% minimum grades along rear lot line. The policy to provide 1% grades along the rear lot line was not intended to be implemented for "in-fill" development residential plats. This project is an in-fill project that has existing development surrounding it. The existing grade across the property is approximately 0.67%. Achieving 1% slope along the rear lot lines will require a significant investment that is unjustified, arbitrary and capricious given the amount of drainage area and run-off. A more important controlling factor is to assure that sufficient slope is achieved away from the building foundations. In this case we have approximately 5% drainage away from the structures.

Concrete flume. The use of a concrete flume in this case is justifiable in this instance for the same reasons as the previous paragraph. Furthermore, we are concerned with running a storm sewer line parallel to an existing sanitary sewer main that is approximately 20 feet in depth. We believe that the flume is an appropriate method in this situation if adequate maintenance is performed.

Drainage Area. The 18" stub from Maize Road was never intended to serve the entire development. The area west of the area being platted drains to the south to an area inlet located behind Gross Floor Tile & Covering. That inlet was constructed specifically to drain the area west of this plat when the Gross site was developed.

Inlet Capacity. The Subdivision Regulations, Section 7-208, do not require the entire drainage system to be designed as a function of the plat. For your convenience, I've included the language in the Regulations that pertains to the drainage plan that is required to accompany the plat. The design of the inlets is part of the overall system design and historically is not included as part of the drainage plat of the plats.

- (F) A detailed drainage plan shall be submitted for urban-scale, multi-lot subdivisions and shall specify existing contour lines, finish grade elevations at all corners and, if the lot is crowned to drain two or more directions, the direction of storm water flow by arrows. For lots in the federal flood

As a practical matter, we are in the process of finalizing the design of the public improvements to serve the Addition and will have plans submitted shortly for review.

Scott Lindebak, PE
July 24, 2006
Page 2 of 2

Drainage Plan narrative. Both the Subdivision Regulations and Interim Drainage and Storm Sewer Policy as ambiguous as to the requirements of a "narrative." We believe that the accompanying drainage plan is sufficient in detail and information for review and approval.

Please let me know if you have any questions or if you need further information.

Respectfully,

A handwritten signature in black ink that reads "Tim Austin". The signature is written in a cursive style with a long, sweeping underline that extends to the left.

Tim Austin, PE

Enclosure

Cc: Larry Bottenberg
Neil Strahl



POE & ASSOCIATES, INC.

CONSULTING ENGINEERS

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Wichita, Kansas 67208

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August 8, 2006

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

**RE: Oak Cliff Estates 6th Addition
Proposed Storm Sewer**

Dear Scott:

Enclosed is the output for the storm sewer design for Oak Cliff Estates. Hydraflow Storm Sewer was used in the analysis.

Please note that the hydraulic grade line remains within the limits established by the grading plan. Furthermore, the output correlates with the detention analysis that was provided to you previously.

Please let me know if you have any questions.

Respectfully,

A handwritten signature in black ink, appearing to read 'Tim Austin', is written over a large, stylized, looping flourish that extends to the left and then curves back to the right.

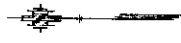
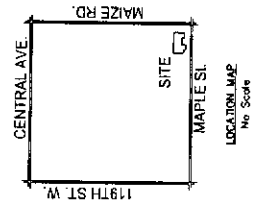
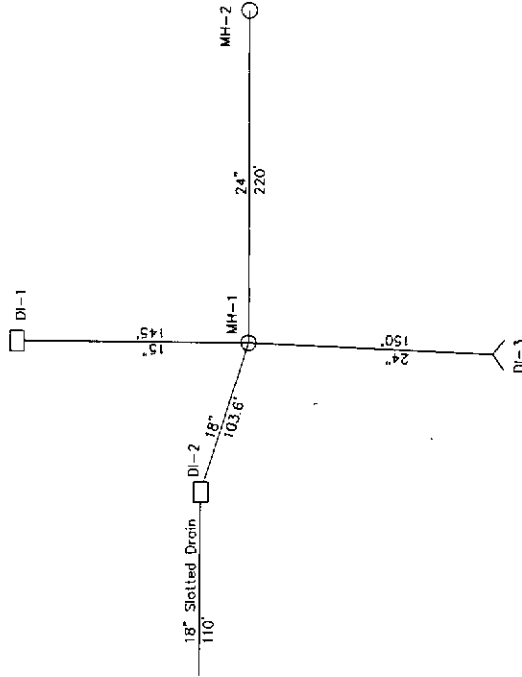
Tim Austin, PE

Encl.

DRAINAGE SCHEMATIC FOR OAK CLIFF ESTATES 6TH ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

SYSTEM I (DA1, DA2 & DA3) = 27.3 cfs
 D1-MHI = 5.6 cfs
 D2-MHI = 11.7 cfs
 D3-MHI = 10.0 cfs
 MH1-MH2 = 27.3 cfs
 MH2-MH3 = 30.0 cfs (Future Development)
 D1-MHI = 5.6 cfs

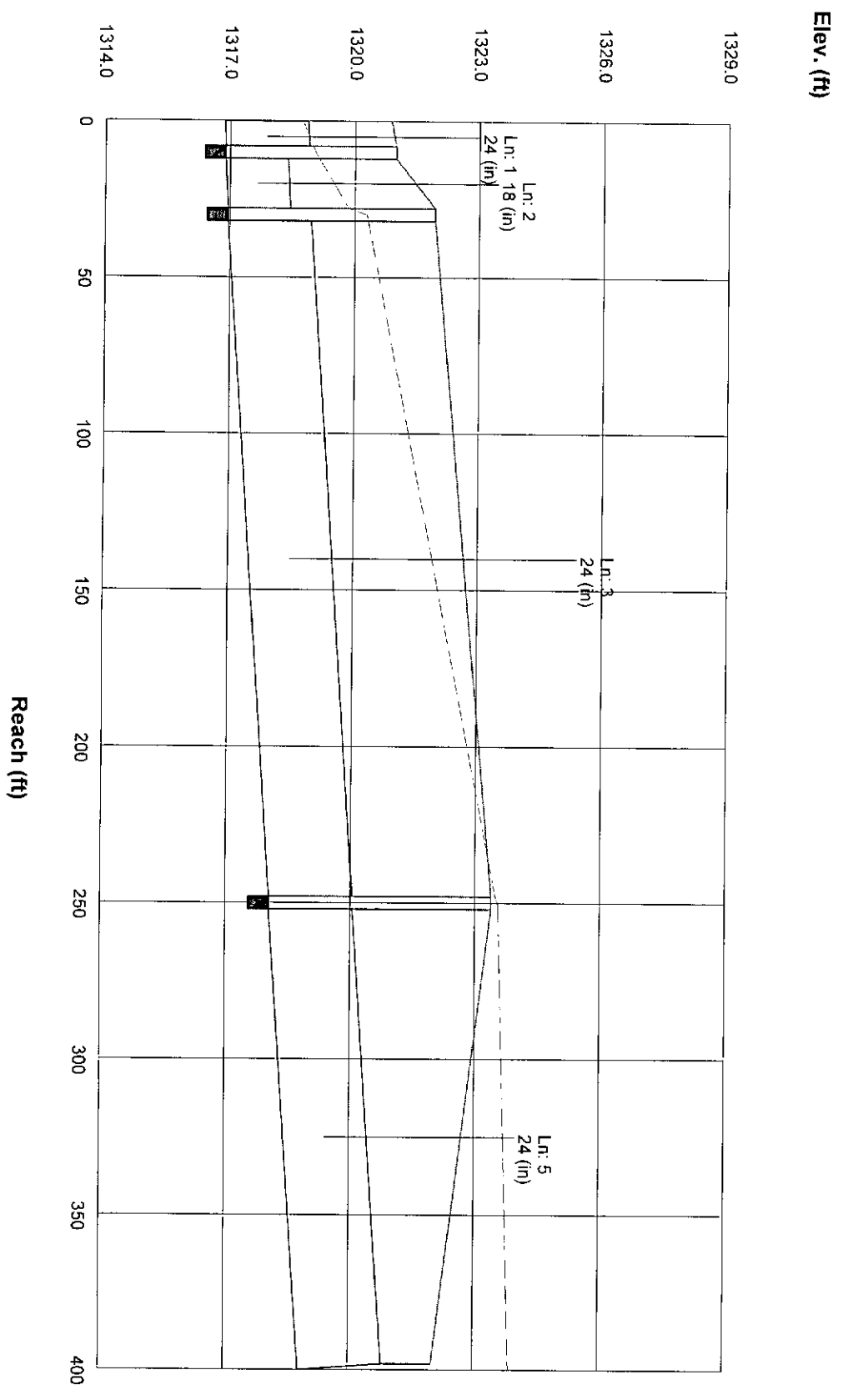
SYSTEM II (DA4 & DA5) = 13.88 cfs
 D4 = 3.89 cfs
 D5 = 9.99 cfs



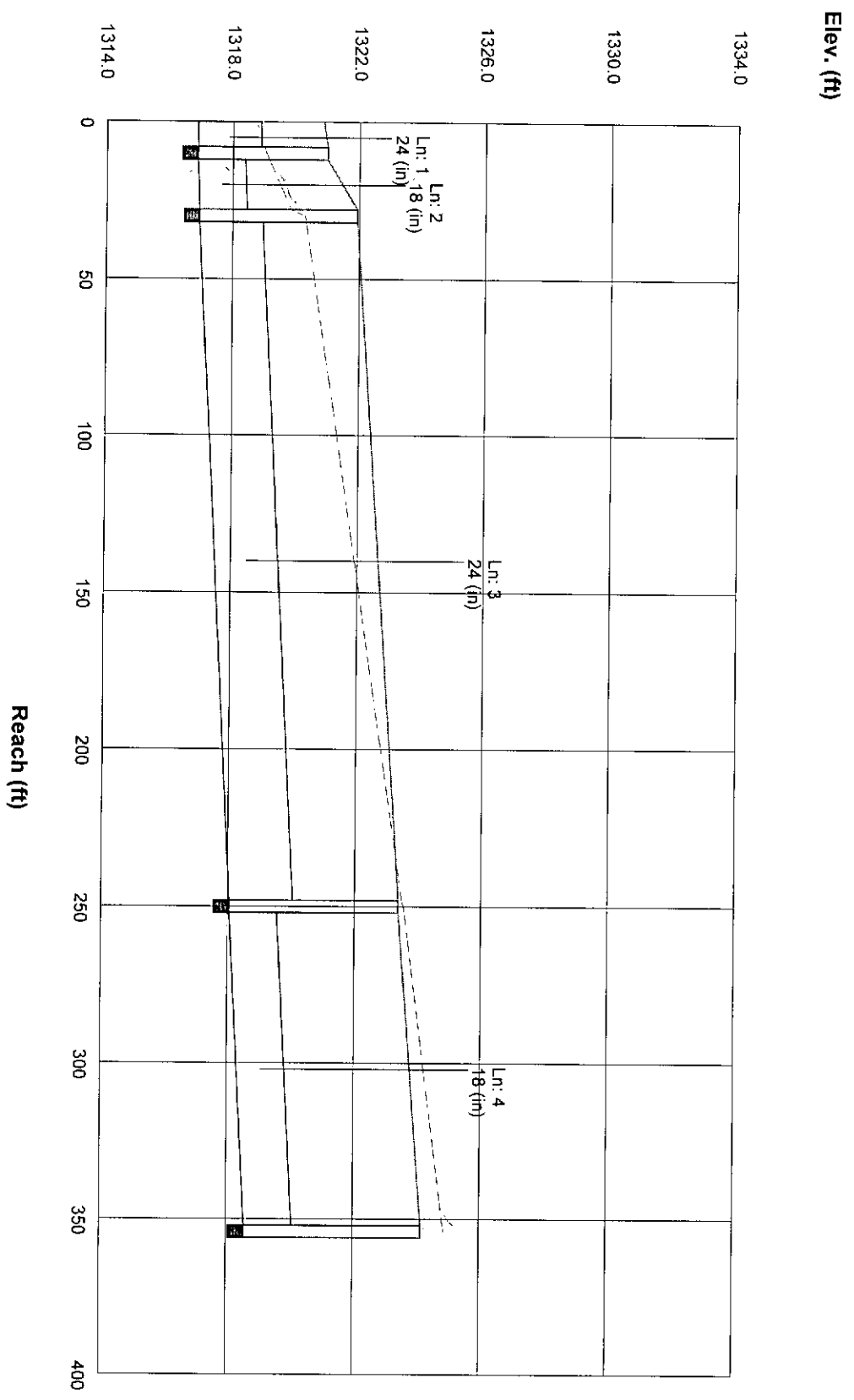
Hydraflow Summary Report

Line No.	Line ID	Flow rate (cfs)	Line size (in)	Line length (ft)	Invert EL Dn (ft)	Invert EL Up (ft)	Line slope (%)	HGL down (ft)	HGL up (ft)	Minor loss (ft)	Dns line No.	
1	24 Existing	30.00	24 c	10.0	1316.88	1316.90	0.200	1318.75*	1319.00*	0.07	End	
2	18' 24 new	30.00	18 c	20.0	1316.90	1316.96	0.300	1319.07*	1319.85*	0.45	1	
3	18	27.30	24 c	220.0	1316.96	1318.05	0.495	1320.30*	1323.51*	0.06	2	
4	15	11.70	18 c	104.0	1318.05	1318.57	0.500	1323.56*	1324.86*	0.03	3	
5		10.00	24 c	150.0	1318.05	1318.80	0.500	1323.56*	1323.86*	0.02	3	
6		5.60	15 c	145.0	1318.05	1319.50	1.000	1323.56*	1324.66*	0.03	3	
Project File: tim.stm		IDF File: SedgwickCo.IDF			Total No. Lines: 6			Run Date: 07-26-2006				
NOTES: c = circular; e = elliptical; b = box; Return period = 2 Yrs.; * Indicates surcharge condition.												

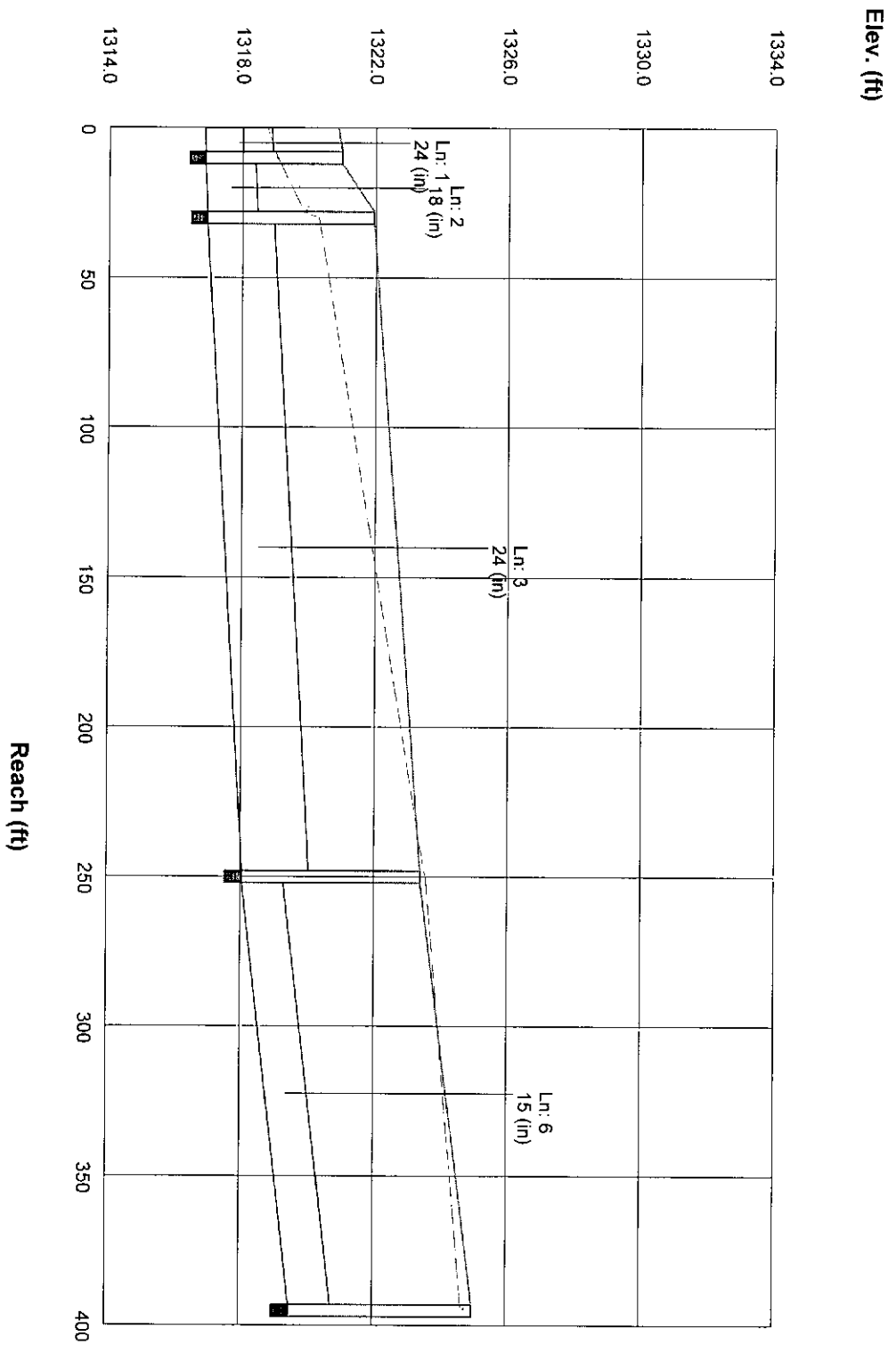
Storm Sewer Profile



Storm Sewer Profile



Storm Sewer Profile



Hydraflow

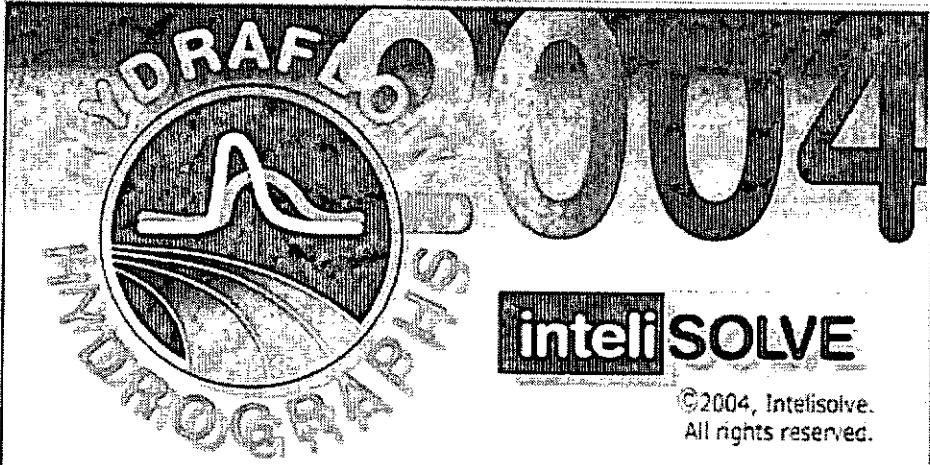
by **inteliSOLVE**

Storm Sewers 2000

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Hydraflow Storm Sewers 2000
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