

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

**CASE NUMBER:** SUB 2005-14 -- MOLITOR ADDITION

**OWNER/APPLICANT:** Molitor, LLC, Attn: Pete Molitor, 430 W. 2nd, Andale, KS 67001

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

**LOCATION:** North of 29th St. North, West of Hydraulic

**SITE SIZE:** 11.2 acres

**NUMBER OF LOTS**

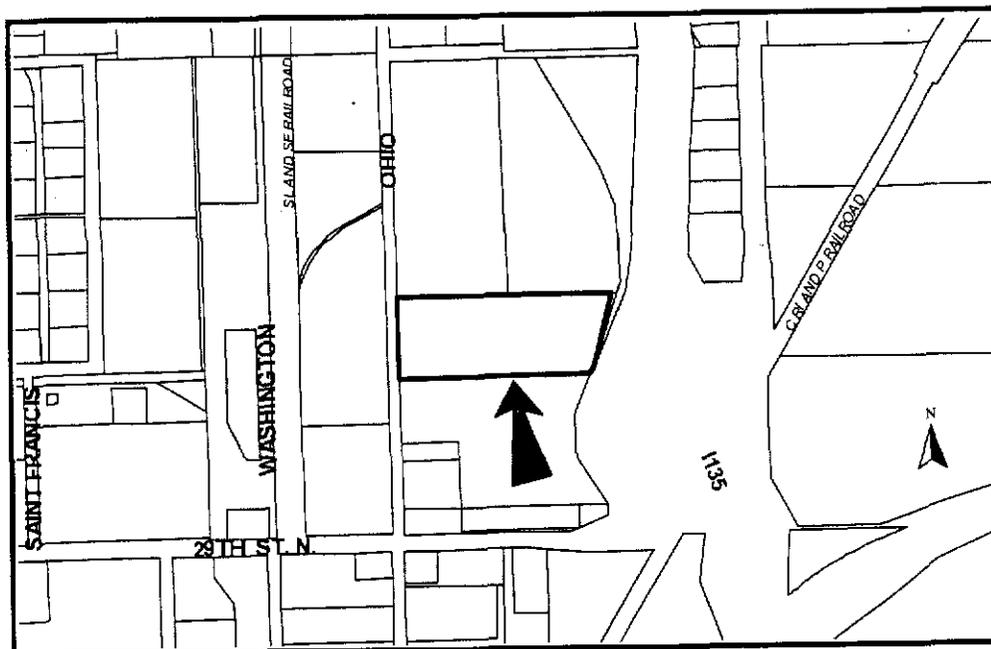
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

**MINIMUM LOT AREA:** 11.2 acres

**CURRENT ZONING:** GI, General Industrial

**PROPOSED ZONING:** Same

**VICINITY MAP**



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**NOTE:** This is an unplatted site located within the City.

**STAFF COMMENTS:**

- A. Municipal services are available to serve the site. Fees in lieu of assessment regarding sewer lateral connections are required; or in the alternative a petition may be provided for extension of sewer.
- 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. If any drainage will be directed onto I-135, a letter shall be provided from KDOT indicating their agreement to accept such drainage.
- E. The reference to "film 1020 page 520" on the face of the plat does not match "film 1020, page 524" in the legal description in the plat's text.
- 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

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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. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD ([cholloway@wichita.gov](mailto:cholloway@wichita.gov)). This will be used by the City and County GIS Department.

**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: February 16, 2005

TO: Ms. Vicki Huang, P.E.  
Engineering Division  
City of Wichita  
7th Floor, City Hall  
455 North Main  
Wichita, KS 67202

SUBJ: Molitor Addition

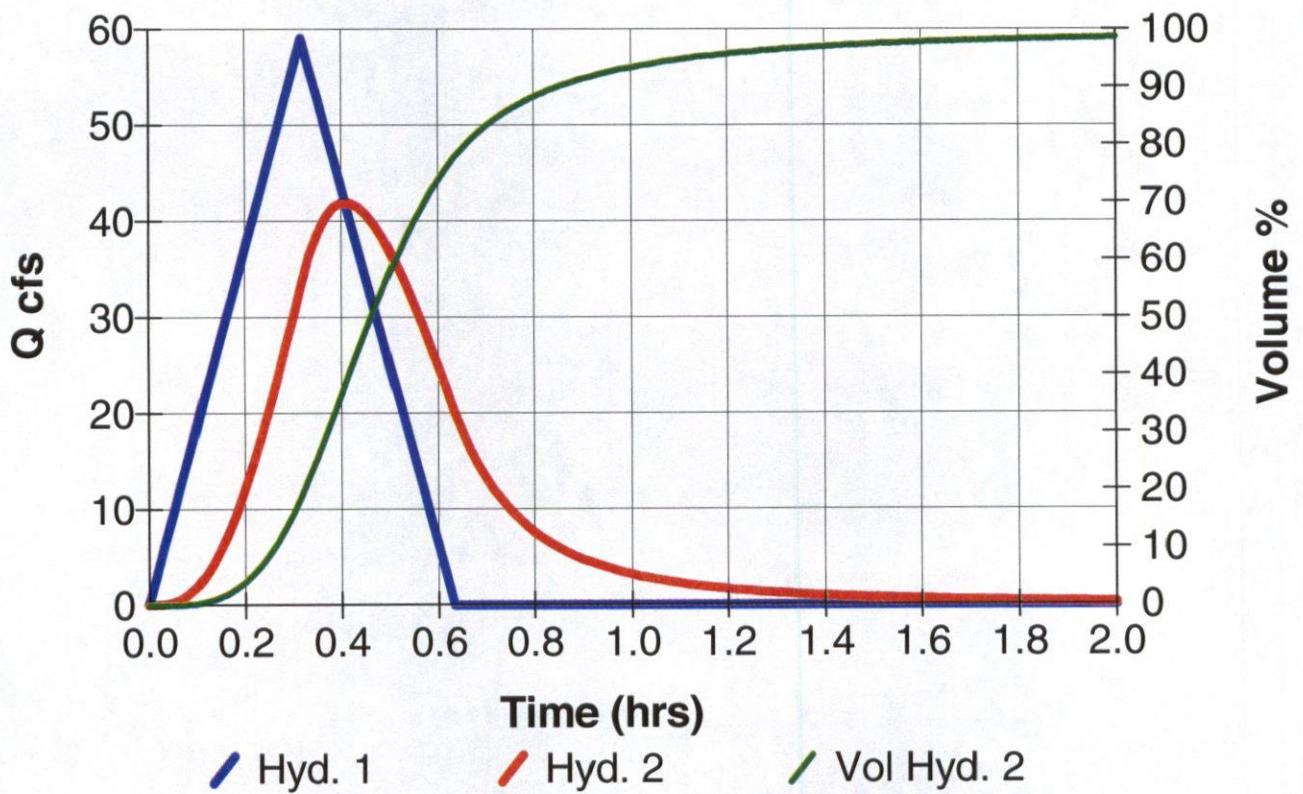
FROM: Harlan D. Foraker, P.E. *HDF*

COMMENTS: Attached please find the drainage plan for the above referenced project which is on the agenda for the Thursday, February 17, 2005, Subdivision Committee Meeting. Please review and if you have any questions or comments, please contact me at (316) 262-8808.

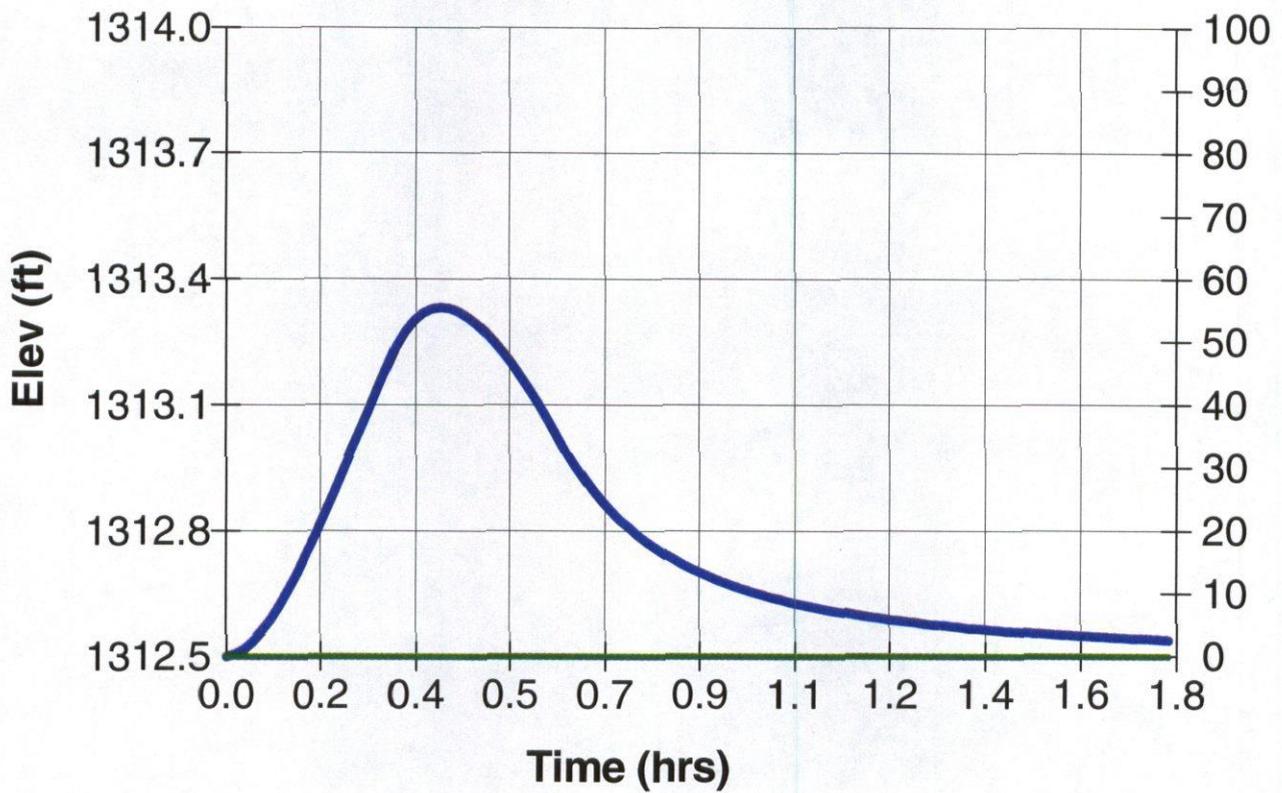
Attachments

cc: Mark Savoy, Savoy Company, 535 S. Emporia, Suite 104, Wichita, KS 67202

### 2 - Reservoir - 100 Yr - $Q_p = 41.90$ cfs



### 2 - Reservoir - 100 Yr - Max. El. = 1313.33 ft



# Reservoir Report

Reservoir No. 2 - New Pond2

Hydraflow Hydrographs by Intelisolve

## Pond Data

Bottom LxW = 150.0 x 200.0 ft Side slope = 3.0:1 Bottom elev. = 1312.50 ft Depth = 1.50 ft

## Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	1312.50	30,000	0	0
0.08	1312.58	30,158	2,256	2,256
0.15	1312.65	30,316	2,268	4,524
0.23	1312.73	30,474	2,280	6,803
0.30	1312.80	30,633	2,292	9,095
0.38	1312.88	30,793	2,303	11,398
0.45	1312.95	30,952	2,315	13,714
0.53	1313.03	31,112	2,327	16,041
0.60	1313.10	31,273	2,339	18,381
0.68	1313.18	31,434	2,352	20,732
0.75	1313.25	31,595	2,364	23,096
0.82	1313.33	31,757	2,376	25,471
0.90	1313.40	31,919	2,388	27,859
0.97	1313.48	32,082	2,400	30,259
1.05	1313.55	32,245	2,412	32,672
1.13	1313.63	32,408	2,424	35,096
1.20	1313.70	32,572	2,437	37,533
1.28	1313.78	32,736	2,449	39,982
1.35	1313.85	32,901	2,461	42,443
1.43	1313.93	33,066	2,474	44,917
1.50	1314.00	33,231	2,486	47,403

## Culvert / Orifice Structures

	[A]	[B]	[C]	[D]
Rise in	= 24.0	0.0	0.0	0.0
Span in	= 24.0	0.0	0.0	0.0
No. Barrels	= 2	0	0	0
Invert El. ft	= 1312.50	0.00	0.00	0.00
Length ft	= 25.0	0.0	0.0	0.0
Slope %	= 0.30	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	= 15.00	0.00	0.00	0.00
Crest El. ft	= 1312.50	0.00	0.00	0.00
Weir Coeff.	= 3.33	0.00	0.00	0.00
Weir Type	= Rect	---	---	---
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	1312.50	0.00	---	---	---	0.00	---	---	---	---	0.00
0.08	2,256	1312.58	0.06	---	---	---	1.02	---	---	---	---	1.08
0.15	4,524	1312.65	0.23	---	---	---	2.90	---	---	---	---	3.13
0.23	6,803	1312.73	0.48	---	---	---	5.33	---	---	---	---	5.81
0.30	9,095	1312.80	0.80	---	---	---	8.21	---	---	---	---	9.01
0.38	11,398	1312.88	1.17	---	---	---	11.47	---	---	---	---	12.64
0.45	13,714	1312.95	1.57	---	---	---	15.08	---	---	---	---	16.65
0.53	16,041	1313.03	2.00	---	---	---	19.00	---	---	---	---	21.00
0.60	18,381	1313.10	2.47	---	---	---	23.21	---	---	---	---	25.68
0.68	20,732	1313.18	2.94	---	---	---	27.70	---	---	---	---	30.64
0.75	23,096	1313.25	3.44	---	---	---	32.44	---	---	---	---	35.88
0.82	25,471	1313.33	3.93	---	---	---	37.43	---	---	---	---	41.36
0.90	27,859	1313.40	4.45	---	---	---	42.65	---	---	---	---	47.10
0.97	30,259	1313.48	4.97	---	---	---	48.09	---	---	---	---	53.06
1.05	32,672	1313.55	5.48	---	---	---	53.75	---	---	---	---	59.23
1.13	35,096	1313.63	6.00	---	---	---	59.60	---	---	---	---	65.60
1.20	37,533	1313.70	6.51	---	---	---	65.66	---	---	---	---	72.17
1.28	39,982	1313.78	7.01	---	---	---	71.91	---	---	---	---	78.93
1.35	42,443	1313.85	7.50	---	---	---	78.35	---	---	---	---	85.85
1.43	44,917	1313.93	7.97	---	---	---	84.97	---	---	---	---	92.94
1.50	47,403	1314.00	8.42	---	---	---	91.76	---	---	---	---	100.19