

Drainage Plan Millard Addition Wichita, Sedgwick County, Kansas

Walker Avenue

LEGEND:

(M) - MEASURED OR CALCULATED FROM MEASUREMENT	⊗	W	WATER METER
(D) - DESCRIBED	⊗	⊗	FIRE HYDRANT
(R) - RECORDED	⊗	⊗	POWER POLE
▲ - FOUND 1/2" IRON NAIL (EXCEPT OTHERWISE NOTED)	—	—	OVERHEAD ELECTRIC LINE
⊙ - FOUND 1/2" IRON NAIL WITH GLE PINE CAP			
○ - CALCULATED POINTS			
X - FOUND DRILLED "X" (EXCEPT OTHERWISE NOTED)			

Drainage Area = 0.27 Acres
 $T_c = 15$ minutes
 Type B Soils
 $C2 = 0.44$
 $C100 = 0.61$
 $I2 = 3.83$ in/hr
 $I100 = 7.37$ in/hr
 $Q2 = 0.46$ cfs
 $Q100 = 1.21$ cfs

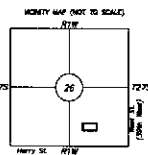
NOTE: Grading shall be directed to the front of the Lot. A Lot Grading Plan shall be submitted at the time of building permit issuance.

Lot 1, Block A
 Zoned: SF - 5
 0.3 acres (Gross)

Building Foot
Elev. 114.0



0 10 20



Plotting by Benchmark Surveying, inc.

Drainage Plan Millard Addition Wichita, Sedgwick County, Kansas		<table border="1" style="font-size: 8px;"> <tr><td>OWNER</td><td>CMB</td></tr> <tr><td>DESIGNER</td><td></td></tr> <tr><td>DATE</td><td></td></tr> <tr><td>SCALE</td><td></td></tr> <tr><td>NO.</td><td>5-22-08</td></tr> </table>	OWNER	CMB	DESIGNER		DATE		SCALE		NO.	5-22-08
OWNER	CMB											
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NO.	5-22-08											
 Ruggles & Bohm, P.A. Engineering, Surveying, Land Planning	624 North Meade Wichita, Kansas 67203 www.rugglesandbohms.com P: 316-264-8000 F: 316-264-8021 E: info@rugglesandbohms.com											
PROJECT NO. 2894D	SHEET NUMBER 2894D											

Benchmark
 10000 E. 100th Street, Suite 100
 Overland Park, KS 66204
 14.4' north of 100th Street, 2.2' west of 100th Street
 2005 Plat No. 10683

Found 1/2" Iron Nail
 (Single Iron Nail)
 NE Cor. 26 1/4, SE 1/4
 Plat. No. 106-27, 27A

Found 1" Iron Pipe - 4' Radius
 (Single Iron Pipe)
 Intersection of
 Meade St & Santa Fe

Found 1/2" Iron Nail
 (Single Iron Nail)
 NE Cor. 26 1/4, SE 1/4
 Plat. No. 106-27, 27A

Found 1" Iron Pipe
 (Single Iron Pipe)
 NE Cor. 26 1/4
 Plat. No. 106-27, 27A

CO. B Ed. Marking Co.
 4800 W. Harry
 Wichita, KS 67208
 Zone SF-5

CO. B Ed. Marking Co.
 4800 W. Harry
 Wichita, KS 67208
 Zone SF-5

STAFF REPORT
(One-Step Final Plat, Deferred 5/11/06)

CASE NUMBER: SUB 2006-40 -- MILLARD ADDITION

OWNER/APPLICANT: Daniel L. Millard, 3226 S. Gow, Wichita, KS 67217

SURVEYOR/ENGINEER: Benchmark Land Survey, P.A., 617 E. William, Wichita, KS 67202

LOCATION: West of West Street, North of Harry St.

SITE SIZE: .3 acres

NUMBER OF LOTS

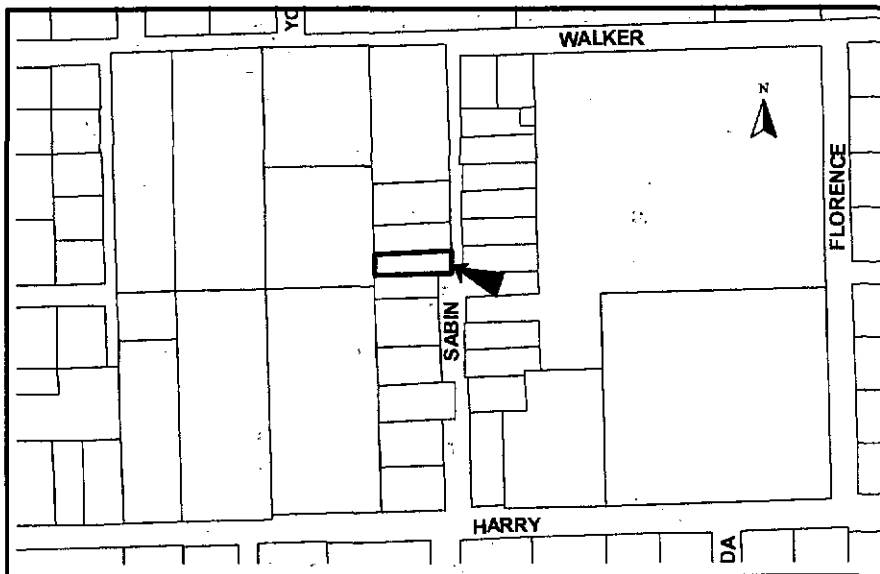
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 13,735 square feet

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



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

STAFF COMMENTS:

- A. Municipal water is available. The applicant shall guarantee the extension of sanitary sewer 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. Traffic Engineering needs to comment on the access controls. The plat proposes one opening along Sabin. Access controls are approved.
- E. Traffic Engineering needs to comment on the need for additional street right-of-way along Sabin. An additional 5-foot street right-of-way is needed.
- F. A No protest agreement for future paving of Sabin is requested.
- G. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- H. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- I. 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.
- J. 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.)
- K. 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.
- L. 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.

SUB 2006-40 -- One-Step Final Plat of MILLARD ADDITION

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

STAFF REPORT
(One-Step Final Plat, Deferred 6/8/06, 5/11/06)

CASE NUMBER: SUB 2006-40 -- MILLARD ADDITION

OWNER/APPLICANT: Daniel L. Millard, 3226 S. Gow, Wichita, KS 67217

SURVEYOR/ENGINEER: Benchmark Land Survey, P.A., 617 E. William, Wichita, KS 67202

LOCATION: West of West Street, North of Harry St. (District IV)

SITE SIZE: .3 acres

NUMBER OF LOTS

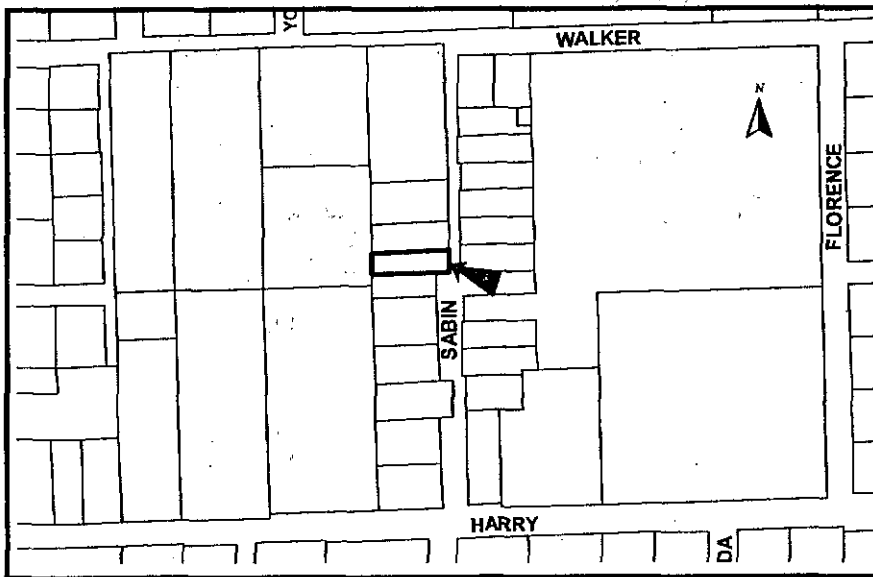
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 13,735 square feet

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



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

STAFF COMMENTS:

- A. Municipal water is available. The applicant shall guarantee the future extension of sanitary sewer to serve the lots being platted.
- B. Since sanitary sewer is unavailable to serve this property, City Environmental Services has issued approval of on-site sewerage facilities.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering has approved the drainage plan.
- E. The plat proposes one opening along Sabin. Traffic Engineering has approved access controls.
- F. As requested by Traffic Engineering, additional right-of-way has been platted.
- G. A No-Protest Agreement for future paving of Sabin is requested.
- H. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- I. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- J. On the final plat tracing, the MAPC signature block needs to reference "M.S. Mitchell, Chair"
- K. The year "2008" needs to replace "2007" within the signature blocks.
- L. 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.
- M. 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.)
- N. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- O. 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.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.

- S. 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.
- T. 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.

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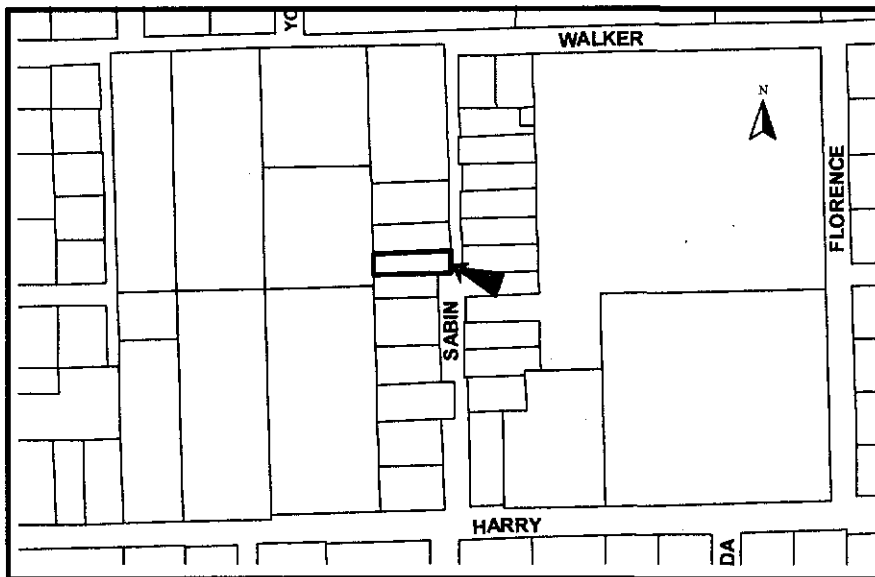
Residential:	1
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Industrial:	
Total:	1

MINIMUM LOT AREA: 13,735 square feet

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City. A zone change (ZON 2007-40) from SF-5, Single-Family Residential to LI, Limited Industrial was approved for the site subject to platting.

STAFF COMMENTS:

- A. Municipal water is available. The applicant shall guarantee the extension of sanitary sewer to serve the lot 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 has requested a commercial drainage plan.
- D. The plat proposes one opening along Sabin. Traffic Engineering has approved access controls.
- E. Traffic Engineering has approved street right-of-way.
- F. A No protest agreement for future paving of Sabin is requested.
- G. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
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