



TRANSMITTAL

DATE: July 10, 2006	JOB NO.:
TO: Scott Lindebak City of Wichita Eng. Dept. City Bldg. Main St. Wichita, KS 67202	
RE: Prelim. Drainage Plan for Northwest Methodist Addition, Wichita	

WE ARE SENDING YOU Attached Under separate cover via Courier the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

NO.	DATE	COPIES	DESCRIPTION
		1	Drainage Plan
		1	Drainage Calcs.

THESE ARE TRANSMITTED as checked below

- For approval Approved as submitted For your use Approved as noted
 As requested Approved Not Approved

Comments: Drainage plan for your approval. Thanks for your patience and diligence.

SIGNED: Steu Schwilt

Hyd. No.	Hydrograph type	Peak flow	Time interval	Time to peak	Volume	Inflow hyd(s)	Maximum elevation	Maximum storage	Hydrograph description
	(origin)	(cfs)	(min)	(min)	(acft)		(ft)	(acft)	
1	SCS Runoff	3.16	2	192.00	0.192				DA1
2	SCS Runoff	8.58	2	192.00	0.521				DA2
3	SCS Runoff	3.81	2	192.00	0.231				DA3
4	Reservoir	3.80	2	192.00	0.231	3	161.44	0.002	To Offsite
5	Combine	11.74	2	192.00	0.713	1, 2			Combine DA1 and DA2
6	Reservoir		2			5	161.83	0.713	Route DA1 and DA2
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Hyd. No.	Hydrograph type	Peak flow	Time interval	Time to peak	Volume	Inflow hyd(s)	Maximum elevation	Maximum storage	Hydrograph description
	(origin)	(cfs)	(min)	(min)	(acft)		(ft)	(acft)	
1	SCS Runoff	8.73	2	192.00	0.517				DA1
2	SCS Runoff	23.70	2	192.00	1.404				DA2
3	SCS Runoff	10.54	2	192.00	0.625				DA3
4	Reservoir	10.55	2	192.00	0.625	3	161.87	0.003	To Offsite
5	Combine	32.44	2	192.00	1.921	1, 2			Combine DA1 and DA2
6	Reservoir		2			5	164.92	1.921	Route DA1 and DA2
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Existing

Hyd. No.	Hydrograph type	Peak flow	Time interval	Time to peak	Volume	Inflow hyd(s)	Maximum elevation	Maximum storage	Hydrograph description
	(origin)	(cfs)	(min)	(min)	(acft)		(ft)	(acft)	
1	SCS Runoff	4.88	2	192.00	0.284				DA1
2	SCS Runoff	13.23	2	192.00	0.771				DA2
3	SCS Runoff	3.81	2	192.00	0.231				DA3
4	Reservoir	3.80	2	192.00	0.231	3	161.44	0.002	Route DA3
5	Reservoir	4.89	2	192.00	0.284	1	173.95	0.000	Route DA1
6	Combine	18.12	2	192.00	1.055	2,5			Combine DA1 and DA2
7	Reservoir		2			6	164.42	1.055	Route to POND
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Final

Hyd No.	Hydrograph type	Peak flow	Time interval	Time to peak	Volume	Inflow hyd(s)	Maximum elevation	Maximum storage	Hydrograph description
	(origin)	(cfs)	(min)	(min)	(acft)		(ft)	(acft)	
1	SCS Runoff	10.11	2	190.00	0.597				DA1
2	SCS Runoff	27.45	2	190.00	1.620				DA2
3	SCS Runoff	10.54	2	192.00	0.625				DA3
4	Reservoir	10.55	2	192.00	0.625	3	161.87	0.003	Route DA3
5	Reservoir	10.11	2	190.00	0.597	1	174.46	0.001	Route DA1
6	Combine	37.56	2	190.00	2.216	2, 5			Combine DA1 and DA2
7	Reservoir		2			6	166.63	2.216	Route to POND
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Final

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2006-69 -- NORTHWEST METHODIST ADDITION

OWNER/APPLICANT: Northwest Free Methodist Church, Inc., 3224 N. Tyler Road, Wichita, KS 67205

SURVEYOR/ENGINEER: Poe and Associates, Inc. Attn: Tim Austin, 5940 E. Central, Suite 200, Wichita, KS 67208

LOCATION: North of 29th St. North, East side of Tyler

SITE SIZE: 9.9 acres

NUMBER OF LOTS

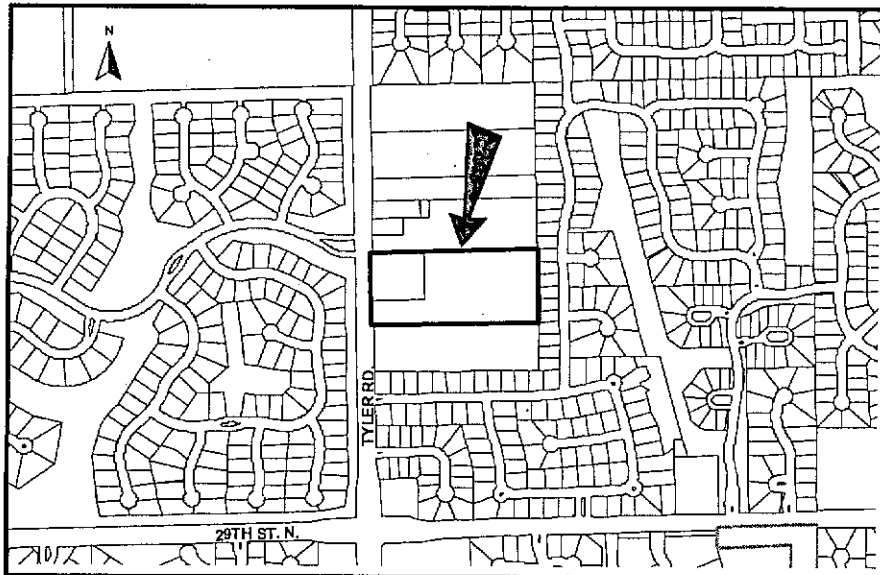
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 9.9 acres

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. City Water and Sewer Department advises that water is available, but was not assessed. Therefore fees in lieu of assessment regarding water service (in addition to tap and equity fees) are required. The current fee in lieu of assessment for commercial development is \$16 per lineal foot of frontage. An extension for sewer lateral is needed. The property has been assessed previously for sewer main.
- 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 has requested the dedication of access controls along Tyler. Access control shall be denoted along the frontage except for one opening. The final plat tracing shall reference the dedication of access controls in the plat's text.
- E. Traffic Engineering needs to comment on the need for additional right-of-way along Tyler. The Subdivision Regulations require a 60-foot half-street right-of-way width along urban arterials. *An additional 10' dedication of right-of-way is needed.*
- F. The final plat tracing shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- G. Provisions shall be made for ownership and maintenance of the proposed reserves. A covenant shall be submitted regarding ownership and maintenance responsibilities.
- H. 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.
- I. 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.
- J. 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.
- K. 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.)
- L. 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.

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