

STAFF REPORT

(One-Step Final Plat)

CASE NUMBER: SUB 2000-104 -- WILBUR ADDITION

OWNER/APPLICANT: Green-Go Turf Maintenance, Inc. 3501 N. Hillside, Wichita, KS 67219

AGENT: Meridian Construction, Co., 6440 Tarrytown, Wichita, KS 67219

SURVEYOR/ENGINEER: Austin-Miller, P.A., 355 N. Waco, Suite 200, Wichita, KS 67202

LOCATION: West side of Hillside, South of 37th St. North

SITE SIZE: 6.51 Acres

NUMBER OF LOTS

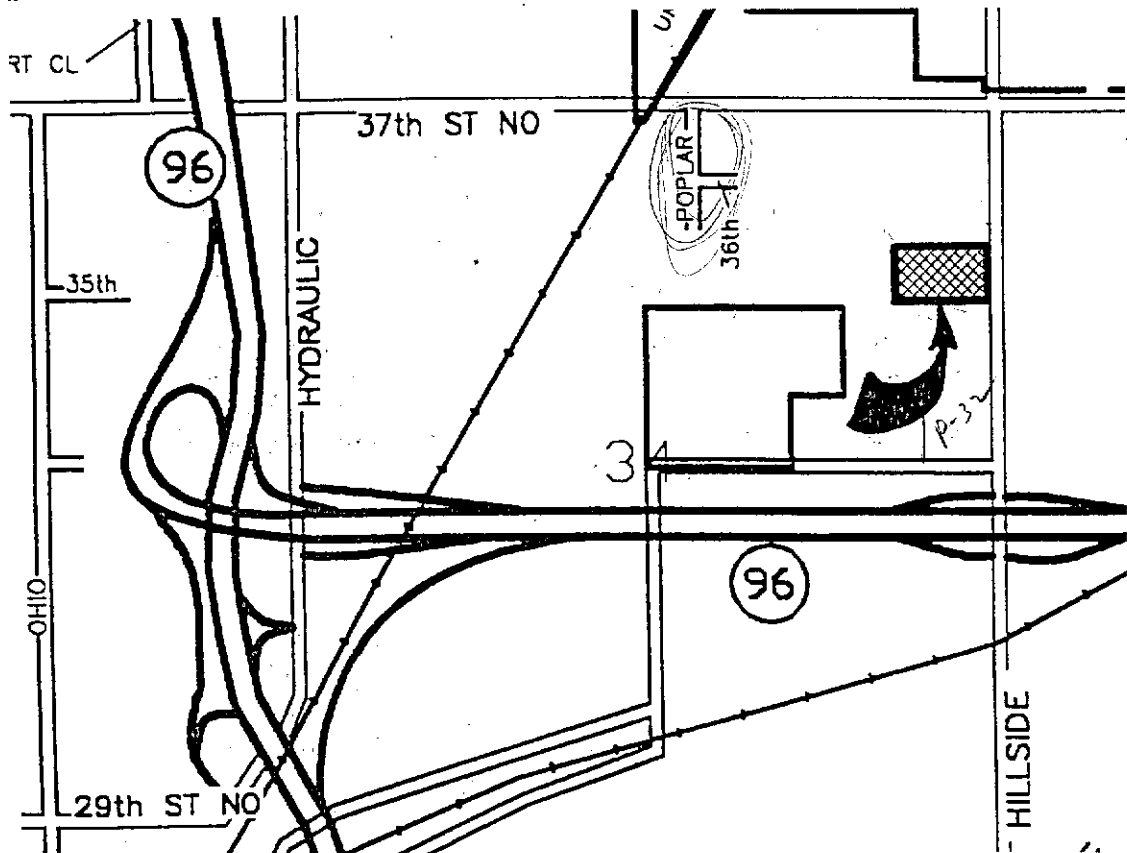
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 6.51 Acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP

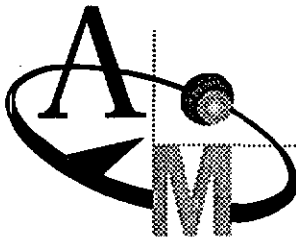


Note: This is an unplatted site located within the City of Wichita.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. City Engineering needs to comment on the need for any guarantees or easements.
- C. City Engineering needs to comment on the need for petitions for future extensions of municipal water or sanitary sewer.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. City Engineering needs to comment on the status of the applicant's drainage plan.
- F. Traffic Engineering needs to comment on the access controls. The plat proposes two access openings along Hillside. The Subdivision regulations encourage shared access for commercial/industrial lots along arterials. MAPD recommends a cross-lot access agreement with the adjoining property to the north or south, in order that one of those lots could share a new driveway.
- G. If platted, the building setback may be a minimum of 20 feet to conform with the LI District zoning standards.
- H. The signature line for the County Clerk needs to be revised to reference "Don Brace".
- I. The signature line for the MAPC Chairman needs to be revised to reference "Christopher S. Carraher".
- 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 which 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 316-729-0102) 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 be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (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. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

JOB Wilbur Plat - Drainage Calcs

SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____

$$\text{Area} = 400' \times 709' = \frac{283,600 \text{ ft}^2}{43,560 \text{ ft}^2} = 6.51 \text{ Ac.}$$

Soil Group D

$$T_c = \frac{710 \text{ ft}}{0.28 \text{ fps}} = \frac{2535.7}{60} = 42 \text{ min.}$$

Current Runoff for undeveloped property:

$$C_s = 0.35 \quad I_s = 2.68$$

$$C_{100} = 0.65 \quad I_{100} = 4.54 \frac{\text{in}}{\text{hr}}$$

$$Q_{100} = (0.65)(4.54)(6.51 \text{ Ac.}) = \underline{19.2 \text{ cfs}}$$

$$Q_s = (0.35)(2.68)(6.51) = \underline{6.1 \text{ cfs}}$$

Developed Q_{100} : $T_c = \frac{470}{0.28} = \frac{1678}{60} = 28 \text{ min.}$

$$C_{100} = 0.80 \quad C_s = 0.69 \quad Q_{100} = (0.80)(5.59 \frac{\text{in}}{\text{hr}})(6.51 \text{ Ac.}) = \underline{29.1 \text{ cfs}}$$

$$I_{100} = 5.59 \frac{\text{in}}{\text{hr}} \quad I_s = 3.37 \frac{\text{in}}{\text{hr}}$$

$$Q_s = (0.69)(3.37 \frac{\text{in}}{\text{hr}})(6.51 \text{ Ac.}) = \underline{15.1 \text{ cfs}}$$

Hydrograph Report

Hyd. No. 1

Wilbur



AUSTIN MILLER, P. A.

355 N Waco, Suite 200, Wichita, Kansas 67202 316.262.1281 fax: 316.262.6773 e-mail:dklassen@austinmiller.com

TRANSMITTAL

November 14, 2000

To: Vicki Huang, P.E.
City of Wichita
455 N. Main, 7th Floor
Wichita, KS 67202

RE: Wilbur Addition Drainage Plan

AM No: 00282

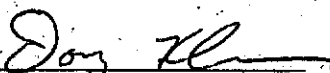
We transmit the following:

<input type="checkbox"/> Bluelines	<input checked="" type="checkbox"/> Photocopies	<input type="checkbox"/> Legal Desc.
<input type="checkbox"/> Originals	<input type="checkbox"/> Shop Drawings	<input type="checkbox"/> Application

<u># Copies</u>	<u>Dated</u>	<u>Description</u>
2		Drainage Plan & Calcs

Remarks:

AUSTIN MILLER, P.A.


Doug Klassen, I.E.

Hydrograph Report

Hyd. No. 2

Hydrograph type	= Reservoir	Peak discharge	= 16.50 cfs
Storm frequency	= 100 yrs	Time interval	= 1 min
Inflow hyd. No.	= 1	Reservoir name	= Pond 1
Max. Elevation	= 1343.74 ft	Max. Storage	= 24,855 cuft

Storage Indication method used.

Total Volume = 48,876 cuft, 1.122 acft

Hydrograph Discharge Table

Time (hrs)	Inflow (cfs)	Elevation (ft)	Culv. A (cfs)	Culv. B (cfs)	Culv. C (cfs)	Weir A (cfs)	Weir B (cfs)	Weir C (cfs)	Outflow (cfs)
0.20	12.47	1342.72	----	----	----	1.25	----	----	1.25
0.22	13.51	1342.76	----	----	----	1.56	----	----	1.56
0.23	14.55	1342.79	----	----	----	1.92	----	----	1.92
0.25	15.59	1342.83	----	----	----	2.33	----	----	2.33
0.27	16.62	1342.88	----	----	----	2.78	----	----	2.78
0.28	17.66	1342.92	----	----	----	3.28	----	----	3.28
0.30	18.70	1342.97	----	----	----	3.82	----	----	3.82
0.32	19.74	1343.01	----	----	----	4.40	----	----	4.40
0.33	20.78	1343.06	----	----	----	5.00	----	----	5.01
0.35	21.82	1343.10	----	----	----	5.63	----	----	5.63
0.37	22.86	1343.15	----	----	----	6.32	----	----	6.32
0.38	23.90	1343.20	----	----	----	7.02	----	----	7.02
0.40	24.94	1343.25	----	----	----	7.79	----	----	7.79
0.42	25.98	1343.30	----	----	----	8.58	----	----	8.58
0.43	27.01	1343.35	----	----	----	9.42	----	----	9.42
0.45	28.05	1343.40	----	----	----	10.27	----	----	10.27
0.47	29.09 <<	1343.45	----	----	----	11.18	----	----	11.18
0.48	28.05	1343.50	----	----	----	12.05	----	----	12.05
0.50	27.01	1343.55	----	----	----	12.86	----	----	12.86
0.52	25.98	1343.59	----	----	----	13.57	----	----	13.57
0.53	24.94	1343.62	----	----	----	14.20	----	----	14.20
0.55	23.90	1343.65	----	----	----	14.76	----	----	14.76
0.57	22.86	1343.67	----	----	----	15.23	----	----	15.23
0.58	21.82	1343.69	----	----	----	15.62	----	----	15.62
0.60	20.78	1343.71	----	----	----	15.94	----	----	15.94
0.62	19.74	1343.72	----	----	----	16.18	----	----	16.18
0.63	18.70	1343.73	----	----	----	16.35	----	----	16.35
0.65	17.66	1343.73	----	----	----	16.46	----	----	16.46
0.67	16.62	1343.74 <<	----	----	----	16.50	----	----	16.50 <<
0.68	15.59	1343.73	----	----	----	16.48	----	----	16.47
0.70	14.55	1343.73	----	----	----	16.39	----	----	16.39
0.72	13.51	1343.72	----	----	----	16.26	----	----	16.26
0.73	12.47	1343.72	----	----	----	16.08	----	----	16.07
0.75	11.43	1343.70	----	----	----	15.84	----	----	15.84
0.77	10.39	1343.69	----	----	----	15.57	----	----	15.57
0.78	9.35	1343.67	----	----	----	15.26	----	----	15.26
0.80	8.31	1343.66	----	----	----	14.91	----	----	14.91

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Hydrograph Discharge Table

Time (hrs)	Inflow (cfs)	Elevation (ft)	Culv. A (cfs)	Culv. B (cfs)	Culv. C (cfs)	Weir A (cfs)	Weir B (cfs)	Weir C (cfs)	Outflow (cfs)
0.82	7.27	1343.64	----	----	----	14.52	----	----	14.52
0.83	6.23	1343.61	----	----	----	14.10	----	----	14.10
0.85	5.20	1343.59	----	----	----	13.65	----	----	13.65
0.87	4.16	1343.56	----	----	----	13.18	----	----	13.18
0.88	3.12	1343.54	----	----	----	12.68	----	----	12.68
0.90	2.08	1343.51	----	----	----	12.16	----	----	12.15
0.92	1.04	1343.48	----	----	----	11.62	----	----	11.62
0.93	0.00	1343.45	----	----	----	11.07	----	----	11.07
0.95	0.00	1343.42	----	----	----	10.52	----	----	10.52
0.97	0.00	1343.39	----	----	----	10.01	----	----	10.01
0.98	0.00	1343.36	----	----	----	9.54	----	----	9.54
1.00	0.00	1343.33	----	----	----	9.09	----	----	9.09
1.02	0.00	1343.30	----	----	----	8.66	----	----	8.66
1.03	0.00	1343.28	----	----	----	8.27	----	----	8.27
1.05	0.00	1343.26	----	----	----	7.91	----	----	7.91
1.07	0.00	1343.23	----	----	----	7.56	----	----	7.56
1.08	0.00	1343.21	----	----	----	7.22	----	----	7.22
1.10	0.00	1343.19	----	----	----	6.91	----	----	6.91
1.12	0.00	1343.17	----	----	----	6.63	----	----	6.63
1.13	0.00	1343.15	----	----	----	6.35	----	----	6.35
1.15	0.00	1343.14	----	----	----	6.09	----	----	6.09
1.17	0.00	1343.12	----	----	----	5.84	----	----	5.84
1.18	0.00	1343.10	----	----	----	5.60	----	----	5.60
1.20	0.00	1343.09	----	----	----	5.38	----	----	5.38
1.22	0.00	1343.07	----	----	----	5.18	----	----	5.18
1.23	0.00	1343.06	----	----	----	4.98	----	----	4.98
1.25	0.00	1343.04	----	----	----	4.79	----	----	4.79
1.27	0.00	1343.03	----	----	----	4.61	----	----	4.61
1.28	0.00	1343.01	----	----	----	4.43	----	----	4.43
1.30	0.00	1343.00	----	----	----	4.27	----	----	4.27
1.32	0.00	1342.99	----	----	----	4.10	----	----	4.11
1.33	0.00	1342.98	----	----	----	3.95	----	----	3.95
1.35	0.00	1342.96	----	----	----	3.80	----	----	3.80
1.37	0.00	1342.95	----	----	----	3.66	----	----	3.66
1.38	0.00	1342.94	----	----	----	3.53	----	----	3.53
1.40	0.00	1342.93	----	----	----	3.40	----	----	3.40
1.42	0.00	1342.92	----	----	----	3.28	----	----	3.28
1.43	0.00	1342.91	----	----	----	3.16	----	----	3.16
1.45	0.00	1342.90	----	----	----	3.05	----	----	3.05
1.47	0.00	1342.89	----	----	----	2.95	----	----	2.95
1.48	0.00	1342.88	----	----	----	2.85	----	----	2.85
1.50	0.00	1342.87	----	----	----	2.75	----	----	2.75
1.52	0.00	1342.87	----	----	----	2.66	----	----	2.66
1.53	0.00	1342.86	----	----	----	2.57	----	----	2.57
1.55	0.00	1342.85	----	----	----	2.48	----	----	2.48
1.57	0.00	1342.84	----	----	----	2.40	----	----	2.40
1.58	0.00	1342.83	----	----	----	2.33	----	----	2.33
1.60	0.00	1342.83	----	----	----	2.25	----	----	2.26
1.62	0.00	1342.82	----	----	----	2.18	----	----	2.18
1.63	0.00	1342.81	----	----	----	2.12	----	----	2.12

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AUSTIN MILLER, P. A.

355 N Waco; Suite 200, Wichita, Kansas 67202 316.262.1281 fax: 316.262.6773 e-mail:dklassen@austinmiller.com

TRANSMITTAL

December 4, 2000

To: Vicki Huang, P.E.
City of Wichita
455 N. Main, 7th Floor
Wichita, KS 67202

RECEIVED

DEC 04 2000

CITY - ENGINEERING

RE: Wilbur Addition Revised Drainage Plan

AM No: 00282

We transmit the following:

<input type="checkbox"/> Blueines	<input checked="" type="checkbox"/> Photocopies	<input type="checkbox"/> Legal Desc.
<input type="checkbox"/> Originals	<input type="checkbox"/> Shop Drawings	<input type="checkbox"/> Application

<u># Copies</u>	<u>Dated</u>	<u>Description</u>
2		Revised Drainage Plan & Calcs

Remarks:

AUSTIN MILLER, P.A.

Doug Klassen
Doug Klassen, I.E.

Hydrograph Discharge Table

Time (hrs)	Inflow (cfs)	Elevation (ft)	Culv. A (cfs)	Culv. B (cfs)	Culv. C (cfs)	Weir A (cfs)	Weir B (cfs)	Weir C (cfs)	Outflow (cfs)
1.65	0.00	1342.81	----	----	----	2.05	----	----	2.05
1.67	0.00	1342.80	----	----	----	1.98	----	----	1.99
1.68	0.00	1342.79	----	----	----	1.93	----	----	1.93
1.70	0.00	1342.79	----	----	----	1.87	----	----	1.87
1.72	0.00	1342.78	----	----	----	1.82	----	----	1.82
1.73	0.00	1342.78	----	----	----	1.76	----	----	1.76
1.75	0.00	1342.77	----	----	----	1.71	----	----	1.71
1.77	0.00	1342.77	----	----	----	1.66	----	----	1.66
1.78	0.00	1342.76	----	----	----	1.62	----	----	1.62
1.80	0.00	1342.76	----	----	----	1.57	----	----	1.57
1.82	0.00	1342.75	----	----	----	1.52	----	----	1.52
1.83	0.00	1342.75	----	----	----	1.48	----	----	1.48
1.85	0.00	1342.74	----	----	----	1.44	----	----	1.44
1.87	0.00	1342.74	----	----	----	1.41	----	----	1.40
1.88	0.00	1342.73	----	----	----	1.37	----	----	1.37
1.90	0.00	1342.73	----	----	----	1.33	----	----	1.33
1.92	0.00	1342.73	----	----	----	1.30	----	----	1.30
1.93	0.00	1342.72	----	----	----	1.26	----	----	1.26
1.95	0.00	1342.72	----	----	----	1.23	----	----	1.23
1.97	0.00	1342.71	----	----	----	1.20	----	----	1.20
1.98	0.00	1342.71	----	----	----	1.17	----	----	1.17
2.00	0.00	1342.71	----	----	----	1.14	----	----	1.14
2.02	0.00	1342.70	----	----	----	1.11	----	----	1.11
2.03	0.00	1342.70	----	----	----	1.08	----	----	1.08
2.05	0.00	1342.70	----	----	----	1.05	----	----	1.05
2.07	0.00	1342.69	----	----	----	1.03	----	----	1.03
2.08	0.00	1342.69	----	----	----	1.00	----	----	1.00

...End

Closure computations
 Wilbur Addition
 4/11/01
 Austin Miller, P.A.

Point	Bearing	Distance	North Coordinate	East Coordinate	Elev Desc
4221			8680.44	19241.39	0.00 sw cor
4222	N 00d00'00" E	400.16'	9080.60	19241.39	0.00 nw cor
4223	S 88d23'21" E	708.89'	9060.67	19950.00	0.00 ne cor
4224	S 00d00'00" W	400.16'	8660.51	19950.00	0.00 se cor
4221	N 88d23'21" W	708.89'	8680.44	19241.39	0.00 sw cor