

STAFF REPORT
(One-Step Final Plat, Deferred 1/16/08)

CASE NUMBER: SUB 2007-118 – HOOVER COMMERCIAL ADDITION

OWNER/APPLICANT: Leslie A. Eck Revocable Trust, 3955 N. Hoover Rd., Wichita, KS 67205

SURVEYOR/AGENT: Ruggles & Bohm, P.A., Attn: Chris Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: North of 37th St. North, West side of Hoover (District V)

SITE SIZE: 2.87 acres

NUMBER OF LOTS

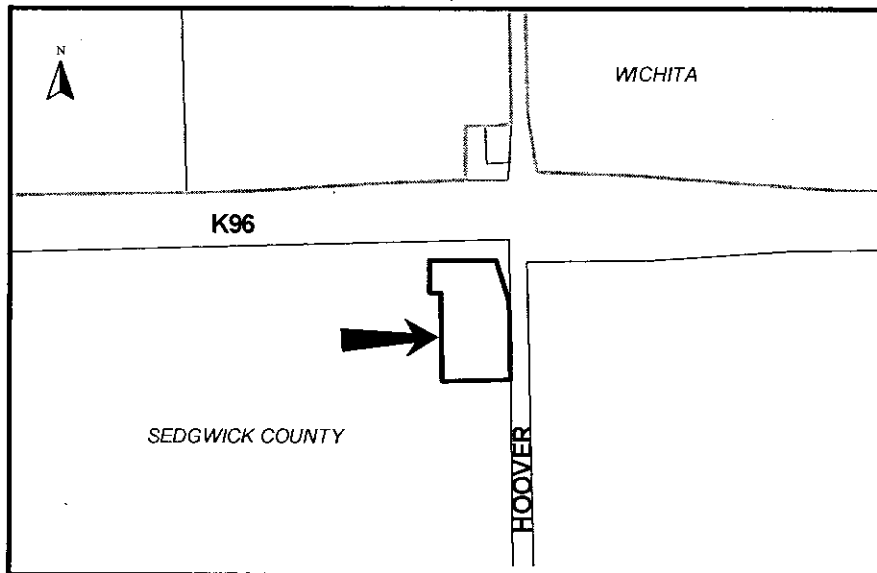
| | |
|--------------|---|
| Residential: | |
| Office: | |
| Commercial: | 1 |
| Industrial: | |
| Total: | 1 |

MINIMUM LOT AREA: 2.79 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



SUB 2007-118 – One-Step Final Plat of HOOVER COMMERCIAL ADDITION
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- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- 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.



**Public Works, Engineering Division
Stormwater Management Subdivision Submittal Checklist**

Revise Final Damage Plan w/ Sud Projects

| | |
|--|---|
| Reviewer: _____ | Date: <u>7-22-08</u> |
| Subdivision Name: <u>Hoover Commercial</u> | Location: <u>Hoover & K-96</u> |
| Total Land Area Of Ownership: <u>2.8</u> Acres | |
| Type: _____ Residential <input checked="" type="checkbox"/> Commercial _____ Industrial _____ Recreation _____ Municipal _____ Other _____ | |
| Applicant: _____ | Contact: _____ Phone #: _____ |
| Engineer: <u>Ruggie & Bohm P.A.</u> | Contact: <u>Alex M. Lane, P.E.</u> Phone #: <u>264-8008</u> |

Please check the appropriate box:

I = Included; NA = Non-Applicable
(If "NA" is checked, an explanation must be entered)

| Tab 1. Project Narrative | Applicant | | Explanation / Location in Plan | Engr | |
|---|-------------------------------------|-------------------------------------|--|------|----|
| | I | NA | | I | NA |
| A. Site Location Map, using USGS Map | <input checked="" type="checkbox"/> | | <u>VICINITY MAP ON PLAN (NOT USGS)</u> | | |
| B. Discussion of development, existing conditions, and proposed impacts on stormwater, wetland, riparian, and flood plain | | | | | |
| C. Discussion of offsite conditions | <input checked="" type="checkbox"/> | | | | |
| D. Summary of runoff calculations (pre/post development) No increase in peak discharge for all storm series | <input checked="" type="checkbox"/> | | | | |
| E. Narrative description of the type and function of the permanent best management practices that are incorporated into the site design | | <input checked="" type="checkbox"/> | <u>Site design is very preliminary BMP are not included at this level of detail.</u> | | |
| F. Copy of the plat | | <input checked="" type="checkbox"/> | <u>one sheet drainage plan</u> | | |
| G. Four Corner Lot Grading plan | <input checked="" type="checkbox"/> | | <u>Min Pad Set - lot corner not included</u> | | |
| H. Professional Engineer seal, signature and date (on cover of report and all pull-outs) | <input checked="" type="checkbox"/> | | | | |

| Tab 2. Existing Conditions Runoff Calculations | Applicant | | Explanation / Location in Plan | Engr | |
|--|-------------------------------------|-------------------------------------|---|------|----|
| | I | NA | | I | NA |
| A. Copy of applicable digital orthophoto showing proposed project boundaries (preferable in color) | | <input checked="" type="checkbox"/> | <u>NOT POSSIBLE TO INCLUDE W/ ONE SHEET DRAINAGE PLAN</u> | | |
| B. Runoff Method (Rational, Hydrograph Method) | <input checked="" type="checkbox"/> | | | | |
| C. Existing topography (no greater than 2-foot contours, 1-foot recommended) | <input checked="" type="checkbox"/> | | | | |
| D. Total Site Area and Total Impervious Area (acres) | <input checked="" type="checkbox"/> | | | | |
| E. Benchmarks used for site control | <input checked="" type="checkbox"/> | | | | |
| F. Perennial and intermittent streams labeled | | <input checked="" type="checkbox"/> | <u>NO STREAMS ON SITE</u> | | |
| G. Predominant soils from USDA soil surveys, and/or on site soil borings | <input checked="" type="checkbox"/> | | | | |
| H. Boundaries of existing predominant vegetation. | <input checked="" type="checkbox"/> | | | | |
| I. Location and boundaries of natural feature protection and conservation areas such as wetlands, lakes, ponds, and other setbacks (e.g., stream buffers, drinking water well setbacks, septic setbacks, etc.) with the normal water elevation noted | <input checked="" type="checkbox"/> | | | | |
| J. Location of existing roads, buildings, parking lots and other impervious areas | <input checked="" type="checkbox"/> | | | | |

Stormwater Management Subdivision Submittal Checklist

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|---|---|--|--|--|--|
| K. Location of existing utilities (e.g., water, sewer, gas, electric) and easements | X | | | | |
| L. Location of existing conveyance systems such as storm drains, inlets, catch basins, channels, swales, and areas of overland flow | X | | | | |
| M. Flow paths | X | | | | |
| N. Location and dimensions of existing channels, bridges or culvert crossings | X | | | | |
| O. Existing conditions hydrologic analysis for runoff rates, volumes and velocities showing methodologies used and supporting calculations (2, 5, 10, 25 & 100 year, 24-hour storm events) or Critical Duration | X | | | | |
| P. Assumed pre-developed runoff curve numbers | X | | | | |
| Q. Existing time of concentrations used in calculations | X | | | | |
| R. Existing downstream capacity | X | | | | |
| S. Existing structural elevations (e.g., invert of pipes, manholes, etc.) | X | | | | |
| T. Cross-section data for open channels | | | | | |
| U. Ground water elevations (basements) | | | | | |

| Tab 3. Post-Development Hydrologic Analysis | Applicant | | | Engr | |
|--|-----------|----|--|------|-----|
| | I | NA | Explanation / Location in Plan | I | NA |
| A. Proposed (post-development) conditions hydrologic and hydraulic analysis for runoff rates, volumes, HGL, and velocities showing the methodologies used and supporting calculations for all applicable design storms (2, 5, 10, 25 & 100 year, 24-hour storm events) | X | | | | |
| B. Proposed time of concentrations used in calculations | X | | | | |
| C. Assumed post-developed runoff curve numbers | X | | | | |
| D. Proposed contours with location of drainageways | | X | PROPOSED GRADING NOT DETERMINED | | |
| E. Final sizing calculations for stormwater controls including contributing drainage area, storage, and outlet configuration | X | | STORAGE IS PROVIDED IN LARGE GROUND WATER POND TO WEST OF SITE | | |
| F. Stage-storage-discharge or outlet rating curves and inflow and outflow hydrographs for storage facilities | | X | SIZE OF SITE AND AMOUNT OF RUNOFF NEGLIGIBLE TO LARGE GROUNDWATER POND | | |
| G. Final analysis of potential upstream/downstream impact/effects of project, where necessary | | X | NOT NECESSARY | | |
| H. Dam safety and breach analysis, where necessary | | X | NOT NECESSARY | | |
| I. Existing and proposed structural elevations (e.g., invert of pipes, manholes, etc.) | X | | | | |
| J. Design water surface elevations, normal pool elevation and pond bottoms | | X | | | |
| K. Structural details and specifications of structural control designs, outlet structures, embankments, spillways, grade control structures, conveyance channels, etc. | | X | NOT REQUIRED | | |
| L. Proposed limits of clearing and grading | | | | | |
| M. Location of existing and proposed roads, buildings, parking lots and other impervious areas. | | X | NO EXISTING AREAS ON SITE PROPOSED CONDITIONS NOT DETERMINED | | YET |
| N. Location of existing and proposed utilities (e.g., water, sewer, gas, electric) and easements | X | | | | |
| O. Location of existing and proposed conveyance systems such as storm drains, inlets, catch basins, channels, swales, and areas of overland flow | X | | | | |
| P. Preliminary location and dimensions of proposed channel modifications, such as bridge or culvert crossings | | X | NONE PLANNED | | |
| Q. Preliminary selection and location of stormwater | | X | NOT DETERMINED YET | | |

Stormwater Management Subdivision Submittal Checklist

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|--|---|---|---|--|--|
| controls | | | | | |
| R. Emergency overflow structure's flow path | | X | NO OVERFLOW STRUCTURE | | |
| S. Detention facility provides one-foot of freeboard above the HWL and emergency outfall shown (top of berm elevation shown) | | X | NO DETENTION POND ON SITE | | |
| T. The 10-year and 100-year HWL delineated on the plan for detention pond | | V | NO DETENTION POND ON SITE | | |
| U. Minimum pad elevations table on the plat for structures located adjacent to channels or ponds | X | | | | |
| V. Stormwater Management Facilities located within a Reserve | | X | Stormwater Management Facilities located off site | | |

| Tab 4. Floodplain Submittal | Applicant | | Explanation / Location in Plan | Engr | |
|---|-----------|----|--------------------------------|------|----|
| | I | NA | | I | NA |
| A. Provide source of flood profile | | X | NO FEMA FLOODPLAIN ON SITE | | |
| B. Nearest base flood elevations | | X | " BOUNDARY | | |
| C. Delineation of pre-developed regulatory floodplain/floodway limits | | X | " | | |
| D. Delineation of post-developed regulatory floodplain and floodway limits | | X | " | | |
| E. Floodplain boundary determination per elevation (project limits shown) | | X | " | | |
| F. Provide source of floodway data table and discharges | | X | " | | |
| G. Provide all hydrologic and hydraulic study information for site-specific floodplain studies, unnumbered Zone A area elevation determinations and flood plain map revisions | | X | " | | |
| H. Provide regulatory floodway and four natural profile models (10,50,100, and 500-yr) for existing and future watershed conditions | | X | " | | |
| I. Location of floodplain/floodway limits and relationship of site to upstream/downstream properties (floodplain limits to be per elevation and scaled location) | | X | " | | |
| J. Flood plains and floodways located within a Reserve | | X | " | | |

| Tab 5. Evidence of Acquisition of Applicable Federal and State Permits | Applicant | | Explanation / Location in Plan | Engr | |
|---|-----------|----|-------------------------------------|------|----|
| | I | NA | | I | NA |
| A. USACE Regulatory Program permits (401 water quality certification) | | | | | |
| B. Kansas Division of Water Resources Permit (Stream Obstruction, Channel Change, Flood Plain Fill, Levee, Water Appropriations, Dam safety permit, etc.) | | X | NO WORK PLANNED TO REQUIRE A PERMIT | | |
| C. FEMA Letter of Map Changes (LOMA, LOMR, LOMR-f, CLOMR, etc.) | | X | NOT REQUIRED | | |
| D. Kansas Department of Wildlife and Parks | | X | NOT REQUIRED | | |
| E. Kansas Department of Transportation | | X | NOT REQUIRED | | |
| F. United States Fish & Wildlife | | X | NOT REQUIRED | | |
| G. Environmental Protection Agency | | X | NOT REQUIRED | | |

Stormwater Management Subdivision Submittal Checklist

| Tab 6. Other | Applicant | | Engr | |
|--|-----------|----|------|----|
| | I | NA | I | NA |
| A. Evidence of acquisition of all necessary legal agreements (e.g., easements, covenants, land trusts, etc.) | X | | | |
| B. Maintenance of stormwater management facility specified in the plat text as the responsibility of the Homeowner or Business Association | | X | | |
| C. CD of drainage plan in PDF format (one file) | X | | | |

