



WICKITA

Public Works, Engineering Division Final Drainage Plan Submittal Checklist

Reviewer: _____ Date: _____
 Subdivision Name: ASHTON CREEK COMM Location: 29th N & 119th W
 Total Land Area Of Ownership: ±28 Acres
 Type: _____ Residential Commercial _____ Industrial _____ Recreation _____ Municipal _____ Other _____
 Applicant: Chris Dugan Contact: _____ Phone #: _____
 Engineer: BAUGHMAN Co. PA Contact: TREVOR KURTH, PE Phone #: 262-7271

Please check the appropriate box:

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

Tab 1. Project Narrative	Applicant		Engr	
	I	NA	I	NA
A. Site Location Map, using USGS Map	<input checked="" type="checkbox"/>			
B. Discussion of development, existing conditions, and proposed impacts on stormwater, wetland, riparian, and flood plain	<input checked="" type="checkbox"/>			
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"/>			
F. Copy of the plat	<input checked="" type="checkbox"/>			
G. Preliminary grading plan (The final grading plan shall be sealed, signed and dated prior to Engineering receiving the final sanitary sewer plans. One plan sheet and PDF shall be submitted to the Subdivision Engineer.)	<input checked="" type="checkbox"/>			
H. Professional Engineer seal, signature and date on cover of report	<input checked="" type="checkbox"/>			
I. CD of drainage plan in PDF format (one file) and one paper copy bound with this checklist included behind the cover	<input checked="" type="checkbox"/>			

Tab 2. Existing Conditions Runoff Calculations	Applicant		Engr	
	I	NA	I	NA
A. Copy of applicable orthophoto showing proposed project boundaries (preferable in color)	<input checked="" type="checkbox"/>			
B. Runoff Method (Rational, Hydrograph Method, or other approved methods by Engineering)	<input checked="" type="checkbox"/>			
C. Existing topography (no greater than 2-foot contours, 1-foot recommend)	<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. Streams, creeks, and waterway labeled	<input checked="" type="checkbox"/>			
G. Predominant soils from USDA soil surveys, and/or on site soil borings	<input checked="" type="checkbox"/>			
H. Location and boundaries of natural features such as wetlands, lakes, and ponds with the normal water elevation noted	<input checked="" type="checkbox"/>			
I. Location of existing roads, buildings, parking lots and other impervious areas.	<input checked="" type="checkbox"/>			



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J. Location of existing utilities (e.g., water, sewer, gas, electric) and easements	x				
K. Location of existing conveyance systems such as storm drains, inlets, catch basins, channels, swales, and areas of overland flow	x				
L. Flow paths	x				
M. Location and dimensions of existing channels, bridges or culvert crossings	x				
N. 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				
O. Assumed pre-developed runoff curve numbers	x				
P. Existing time of concentrations used in calculations	x				
Q. Evaluate immediate downstream drainage capacity, not to exceed more than 0.25 miles downstream of site	x				
R. Existing structural elevations (e.g., invert of pipes, manholes, etc.)	x				
S. Cross-section data for open channels	x				
T. Ground water elevations, if applicable		y	NA		

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 for detention facilities (to equal area used in outlet rating curves)	x				
E. Preliminary sizing calculations for stormwater controls including contributing drainage area, storage, and outlet configuration	x				
F. Stage-storage-discharge or outlet rating curves and inflow and outflow hydrographs for storage facilities	x				
G. Final analysis of potential upstream/downstream impact/effects of project, where necessary	x				
H. Existing and proposed structural elevations (e.g., invert of pipes, manholes, etc.)	x				
I. Design water surface elevations and normal pool elevation for ponds.	x				
J. Typical detail for outlet structures, embankments, spillways, grade control structures, conveyance channels, etc. To include height, width, elevation, and/or diameter.	x				
K. Proposed limits of clearing and grading	x				
L. Location of existing and proposed roads, buildings, parking lots and other impervious areas.	x				
M. Location of existing and proposed utilities (e.g., water, sewer) and easements		y	Proposed Util on "Utility Plan"		
N. Location of existing and proposed conveyance systems such as storm drains, inlets, catch basins, channels, swales, and areas of overland flow	x				
O. Preliminary location and dimensions of proposed channel modifications, such as bridge or culvert crossings	x				



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P. Preliminary selection and location of stormwater controls	<input checked="" type="checkbox"/>				
Q. Emergency overflow structure's flow path	<input checked="" type="checkbox"/>				
R. Detention facility provides one-foot of freeboard above the HWL and emergency outfall shown (top of berm elevation shown)	<input checked="" type="checkbox"/>				
S. The 100-year 24-hour HWL delineated on the plan for detention pond	<input checked="" type="checkbox"/>				
T. Lowest opening elevations table on the plat for structures located adjacent to channels or ponds	<input checked="" type="checkbox"/>				
U. Stormwater Management Facilities located within a Reserve	<input checked="" type="checkbox"/>				
V. Maintenance responsibility of stormwater management facility shall be specified in the plat text. (e.g. HOA, Lot Owners Association, or lot)	<input checked="" type="checkbox"/>				
W. Off-site drainage easements or agreements required, where necessary	<input checked="" type="checkbox"/>				

Tab 4. Floodplain Submittal	Applicant			Engr	
	I	NA	Explanation / Location in Plan	I	NA
A. Provide source of flood profile	<input checked="" type="checkbox"/>				
B. Nearest base flood elevations	<input checked="" type="checkbox"/>				
C. Delineation of pre-developed regulatory floodplain/floodway limits		<input checked="" type="checkbox"/>	See FEMA Exhibit? No SFHA on property		
D. Delineation of post-developed regulatory floodplain and floodway limits		<input checked="" type="checkbox"/>	"		
E. Floodplain boundary determination per elevation (project limits shown)		<input checked="" type="checkbox"/>	"		
F. Provide source of floodway data table and discharges		<input checked="" type="checkbox"/>	"		
G. Provide all hydrologic and hydraulic study information for site-specific floodplain studies, unnumbered Zone A area elevation determinations and flood plain map revisions or required permits		<input checked="" type="checkbox"/>	"		
H. Provide regulatory floodway and four natural profile models (10, 50, 100, and 500-yr) for existing and future watershed conditions		<input checked="" type="checkbox"/>	"		
I. Location of floodplain/floodway limits and relationship of site to upstream/downstream properties (floodplain limits to be per elevation and scaled location)		<input checked="" type="checkbox"/>	"		
J. Flood plains and floodways located within a Reserve, where necessary		<input checked="" type="checkbox"/>	"		

Tab 5. Federal, State and Local Permits (to be provided prior to construction unless otherwise specified)	Applicant			Engr	
	I/R	NA	Explanation / Location in Plan	I/R	NA
A. US Army Corps of Engineers - Regulatory program permits (404 water quality certification)		<input checked="" type="checkbox"/>	None expected		
B. Kansas Department of Agriculture - Division of Water Resources Permits (Stream Obstruction, Channel Change, Flood Plain Fill, Levee, Water Appropriations, Dam safety permit, etc.)		<input checked="" type="checkbox"/>	"		
C. Federal Emergency Management Agency (FEMA) Letter of Map Changes (LOMA, LOMR, LOMR-f, CLOMR, etc.) Shall be included and approved when project modifies the limits of the floodway.		<input checked="" type="checkbox"/>	"		
D. Kansas Department of Transportation		<input checked="" type="checkbox"/>	"		
E. Sedgwick County Right-of-way Permit		<input checked="" type="checkbox"/>	"		

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2008-39 – ASHTON CREEK COMMERCIAL PARK ADDITION

OWNER/APPLICANT: CD Land Co. LLC, Attn: Chris Dugan, 1155 N. 135th St. W., Wichita, KS 67235

SURVEYOR/AGENT: Baughman Company, P.A., Attn: Kris Rose, 315 Ellis, Wichita, KS 67211

LOCATION: Southwest corner of 29th St. North and 119th St. West (District V)

SITE SIZE: 29.59 acres

NUMBER OF LOTS

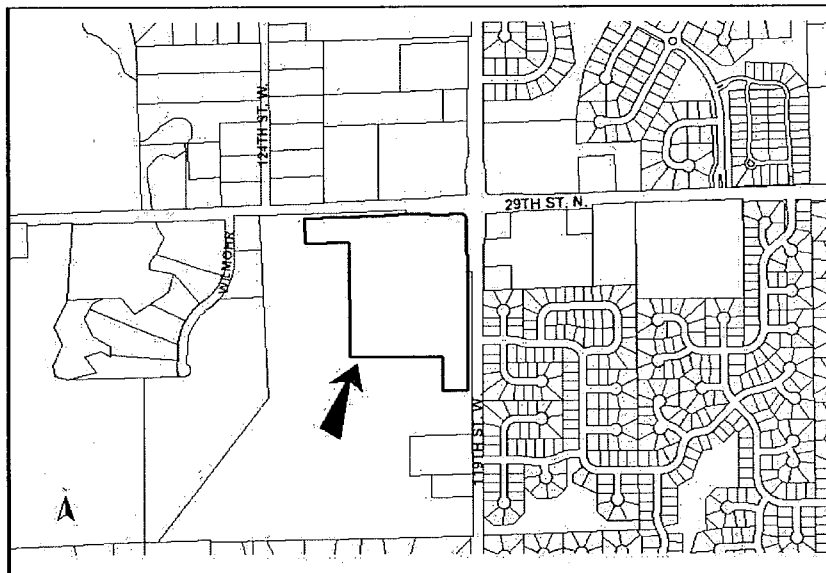
Residential:	1
Office:	2
Commercial:	9
Industrial:	
Total:	<u>12</u>

MINIMUM LOT AREA: 36,804 square feet

CURRENT ZONING: SF-20 Single-family Residential

PROPOSED ZONING: MF-18 Multi-family Residential, GO General Office, LC Limited Commercial, NR Neighborhood Retail

VICINITY MAP



SUB 2008-39 – Preliminary Plat of ASHTON CREEK COMMERCIAL PARK ADDITION
May 29, 2008 - Page 2

NOTE: This is an unplatted site located within the County adjoining Wichita's city limits and annexation is required. The site has been approved for a zone change (ZON 2007-68) from SF-20 Single-family Residential to MF-18 Multi-family Residential (Lot 10), GO General Office (Lots 1 and 12), LC Limited Commercial (Lots 2-8), NR Neighborhood Retail (Lots 9 and 11). The Ashton Creek Commercial Park Community Unit Plan (CUP2007-67, DP-309) was also approved for this site.

STAFF COMMENTS:

- A. Prior to this plat being forwarded to the City Council, the applicant shall apply for annexation to Wichita.
- B. The Water Utilities Department advises that water is available. Individual connections will have an in-lieu-of-assessment fee. Sewer will need to be extended to serve all lots being platted.
- C. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage concept.
- E. In accordance with the CUP approval, a guarantee is needed for decal lanes and left turn lanes into the openings with full turning movements.
- F. In accordance with the CUP approval, the plat proposes five openings along 119th St. West including three joint openings. The plat proposes four openings along 29th St. North including two joint openings. The final plat shall reference access controls in the plat's text.
- G. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- H. The joint access openings shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveways within the easement should also be addressed by the text of the instrument.
- I. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of the Ashton Creek Commercial Park Community Unit Plan (CUP2007-67, DP-309).
- J. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- K. The wall easements shall be referenced in the plat's text.
- L. 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.
- M. 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.
- N. 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.)
- O. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- P. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the United States 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.
- Q. 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.

SUB 2008-39 – Preliminary Plat of ASHTON CREEK COMMERCIAL PARK ADDITION
May 29, 2008 - Page 3

- R. 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 National Pollutant Discharge Elimination System 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. 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.
- U. 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
(Final Plat, Preliminary Plat Approved 5/29/08)

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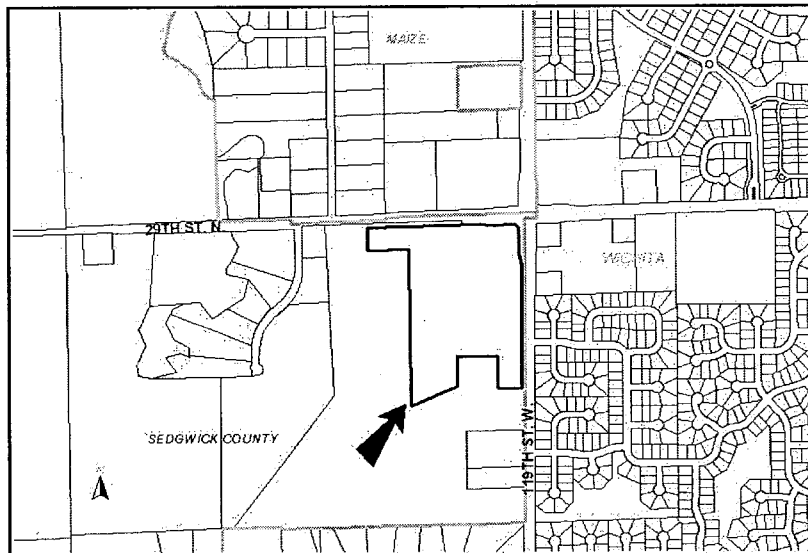
Residential:	1
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Total:	<u>12</u>

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CURRENT ZONING: SF-20 Single-family Residential

PROPOSED ZONING: MF-18 Multi-family Residential, GO General Office, LC Limited Commercial, NR Neighborhood Retail

VICINITY MAP



SUB 2008-39 – Final Plat of ASHTON CREEK COMMERCIAL PARK ADDITION
July 17, 2008 - Page 2

NOTE: This is an unplatted site located within the County adjoining Wichita's city limits and annexation is required. The site has been approved for a zone change (ZON 2007-68) from SF-20 Single-family Residential to MF-18 Multi-family Residential (Lot 10), GO General Office (Lots 1 and 12), LC Limited Commercial (Lots 2-8), NR Neighborhood Retail (Lots 9 and 11). The Ashton Creek Commercial Park Community Unit Plan (CUP2007-67, DP-309) was also approved for this site.

This final plat includes additional land to the south for a proposed drainage pond platted as Reserve A.

STAFF COMMENTS:

- A. Prior to this plat being forwarded to the City Council, the applicant shall apply for annexation to Wichita.
- B. The Water Utilities Department advises that water is available. Individual services will have an in-lieu-of-assessment fees along with the connection fees. Sewer mains and laterals will need to be extended to serve all lots being platted.
- C. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the drainage plan.
- E. In accordance with the CUP approval, a guarantee is needed for decal lanes and left turn lanes into the openings with full turning movements.
- F. In accordance with the CUP approval, the plat proposes five openings along 119th St. West including three joint openings. The plat proposes four openings along 29th St. North including two joint openings.
- G. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- H. The joint access openings shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveways within the easement should also be addressed by the text of the instrument.
- I. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- J. County Surveying advises that property line dimensions need to be corrected on the west side of lot 2 and on the east side of lot 1.
- K. 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.
- 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 United States 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 National Pollutant Discharge Elimination System

SUB 2008-39 – Final Plat of ASHTON CREEK COMMERCIAL PARK ADDITION
July 17, 2008 - Page 3

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. 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.