SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3
NOVEMBER 26, 2008

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2008-85 -- GIRRENS ADDITION

OWNER/APPLICANT: Alan Girrens, 2659 S. 119th St. S., Wichita, KS 67215; William H. and Marilyn Becker, 2525 S. 119th St. S., Wichita, KS 67215

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

LOCATION: Southwest corner of Pawnee and 119th St. West (District IV)

SITE SIZE: 38.5 acres

NUMBER OF LOTS

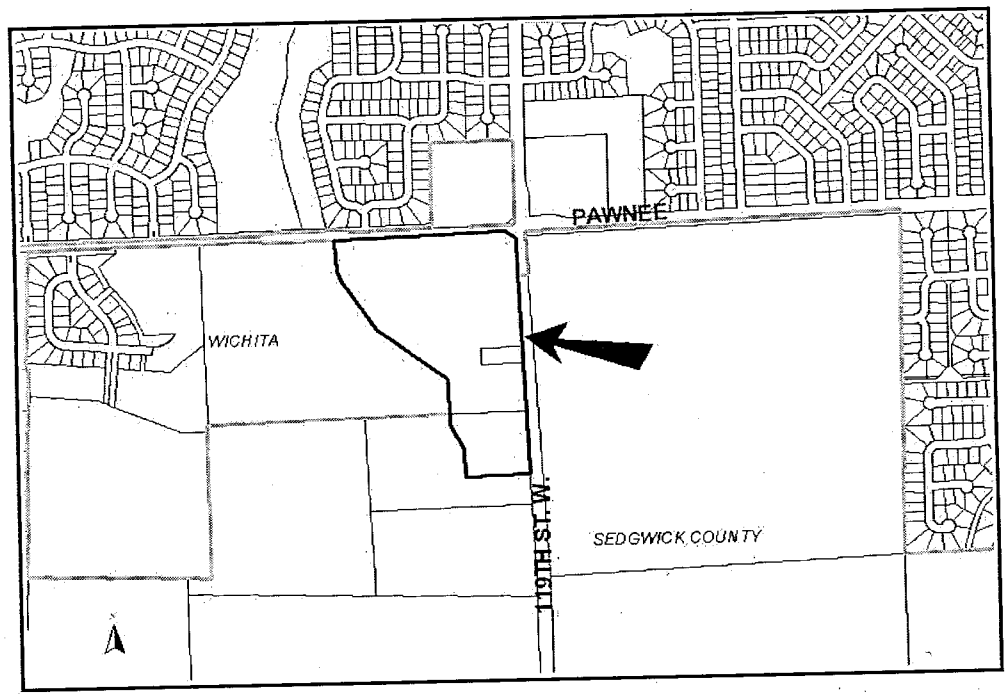
Residential:	
Office:	
Commercial:	8
Industrial:	
Total:	8

MINIMUM LOT AREA: 1.3 acres

CURRENT ZONING: SF-5 Single-family Residential; SF-20 Single-family Residential

PROPOSED ZONING: GO General Office; GC General Commercial; LC Limited Commercial

VICINITY MAP



NOTE: This is unplatted land located in the City and partially in the County (Lot 7 and south 350 feet of Lot 8). Since the County land is adjoining Wichita's city limits, annexation is required. The site has been approved for a zone change (ZON 2008-13 and ZON 2008-16) from SF-5 Single-family Residential and SF-20 Single-family Residential to GO General Office (Lots 1,2,3,6, and the south 350 feet of Lot 8), LC Limited Commercial (Lots 4, 5, and 8) and GC General Commercial (Lot 7). The Girrens Addition Commercial Community Unit Plan (CUP 2008-10 and CUP 2008-11, DP-312) 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 for the County property.

B. Wichita Water Utilities Department requires a guarantee for the extension of sewer (mains and laterals) to serve all lots being platted. A service area release is needed from Sedgwick County Rural Water District # 4 in order to serve with water since this addition is in this service area.

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. County Engineering advises that if the subdivision abuts or is within 100 feet of any FEMA-regulated floodplain or regulatory floodway, the dedicating certificate shall also recite that, "FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision."

E. In accordance with the CUP, the applicant shall provide a guarantee for left turn center lanes and right turn decel lanes to all full movement approaches.

F. Access controls have been platted in accordance with the CUP approval. The plat proposes four access openings along Pawnee including three joint openings and five access openings including one joint opening along 119th St. West.

G. 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.

H. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings. A Driveway Closure Certificate in lieu of a guarantee may be provided.

I. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of the Girrens Commercial Addition Community Unit Plan (CUP 2008-10 and 11, DP-312).

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. In accordance with the Kansas Wetland Mapping Conventions under the Memorandum of Understanding between the United States Department of Agriculture - Natural Resources Conservation Service; United States Environmental Protection Agency; United States Army Corps of Engineer (ASACE); and United States Fish and Wildlife Service, this site has been identified as one with potential wetland hydrology. The USACE should be contacted (316-322-8247) to have a wetland determination completed.

L. The wall easement shall be referenced in the plattor's text.

M. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.

N. GIS requests the streets be labeled as "23rd St S" and 119th St W".

O. The plattor'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.

P. The applicant shall install or guarantee the installation of all utilities and facilities that are applicable and described n 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.)

Q. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.

R. 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.

S. 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.

T. 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.

U. Perimeter closure computations shall be submitted with the final plat tracing.

V. 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.

W. 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.

Ruggles & Bohm P.A.
Engineering, Surveying, Land Planning

924 North Main
Wichita, Kansas 67203

(316) 264-8008
fax (316) 264-4621

www.rbkansas.com
info@rbkansas.com

SCANNED

Scott Lindebak, P.E.
City of Wichita
455 N Main
Wichita, KS 67202

December 9, 2008

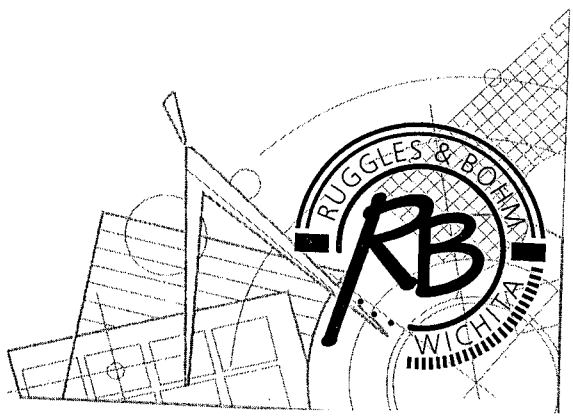
Scott,

Please find attached the drainage plan for the Girrens Addition located at Pawnee and 119th Street West. I have included the calculations you requested for the detention of the 2-year storm for information only. The requirement for the 2-year detention pond for stormwater treatment will be contested at the Subdivision Committee hearing on Dec. 11, 2008. If the Planning Commission upholds the detention requirement the calculations will stand as published in the drainage report. If the Planning Commission does not uphold the detention requirement the 2-year detention calculations as presented herein will be disregarded as the property is developed.

Sincerely,

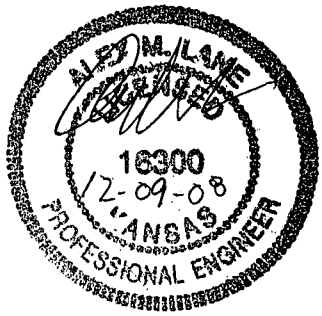
Alex M. Lane, P.E.
Ruggles & Bohm, P.A.

RUGGLES & BOHM RB WICHITA



DRAINAGE REPORT
GIRRENS ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

December 8, 2008



Ruggles & Bohm P.A.

Engineering, Surveying, Land Planning

DRAINAGE REPORT
GIRRENS ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

December 8, 2008

Girrens Addition
DRAINAGE ANALYSIS
December 8, 2008

INTRODUCTION

This report contains supporting documentation and calculations for the proposed Girren's Addition development. The proposed site is an undeveloped 38.5 acre parcel of land located in the NE ¼ of Section 1 T28S R2W at the southwest corner of Pawnee Street and 119th Street West. The area is currently farm ground and the soil types located on site are Farnum (40%) and Blanket (60%), both silty silty loams in hydrologic groups B and C respectively. Calfskin Creek runs just off the west edge of the plat. The tributary passes under Pawnee Street through an existing Bridge structure. The drainage patterns of the site currently direct the water off the site in two directions. A 25.2 acre tributary area drains to the west and into the Calfskin Creek. The other on site tributary area of 8.8 acres drains generally to the northeast and to a 24" RCP culvert under 119th Street West. There are no offsite areas draining onto the site. Calfskin Creek is located within FEMA Zone A as shown on FIRM 20173C0340E, a firmette of the project area is attached within this report. The western plat line is located just outside the floodplain boundary. The boundaries of the plat are located to stay out of the floodplain boundary.

HYDROLOGY

The rational method was used to determine peak flow rates for the basins located within the plat. The attached Drainage Plan shows the on site drainage calculations. The storm sewer layout shown on the attached drainage plan is conceptual in nature. The final storm water sewer design shall be performed during preparation of construction drawings. Minimum Pads are set with information from the Calfskin Creek basin study by HNTB.

Lots	Min. Pad
Lot 1, Blk 1	1334.8
Lot 7, Blk 1	1334.9
Lot 8, Blk 1	1334.9

The bridge on Pawnee just west of the project location has a tributary area of app. 6.1 square miles. The Stormwater Technical Manual policy paper on detention is currently under development by the Technical Advisory Committee. The policy paper states that downstream runoff shall be evaluated at a point at the in the conveyance where the project site is equal to or less than 10% of the total drainage area. The site area is 38.5 acres of the 3904 acre tributary area, or less than one percent. The policy paper also requires channel protection for developments. However, sites where the development area is less than 5% of the watershed area upstream of the development area are exempted from the requirement. As shown above the site area is less than 1% of the total tributary area and the site is exempt from the channel protection requirement.

DETENTION ANALYSIS

A HEC-HMS model was created to determine the effects of detention on the flows at the bridge over Calfskin Creek at Pawnee. The existing condition 100-year flow of 3377.4 cfs falls within 4% of the Q_{100} used for the Southwest Passage Addition LOMR, 3501 cfs. The parameters and results of the model are shown in the table below.

	Existing			Proposed			No Detention		
Node or Junc.	Tc	CN	Q (cfs)	Tc	CN	Q (cfs)	Tc	CN	Q (cfs)
Calfskin	225	80	1559.6	225	80	1584.4	225	80	1584.4
North Offsite	157	80	1971.6	157	80	1971.6	157	80	1971.6
Girrens	21	80	92.4	15	88	132.8	15	88	132.8
Reservoir-1	--	--	--	--	--	91.8	--	--	--
Pawnee	--	--	3383.1	--	--	3410.0	--	--	3407.7

As demonstrated in the table above the downstream runoff is increased at the Pawnee bridge in either of the following cases, with detention provided or with no detention. In fact, there is a slight increase in the runoff at the Pawnee bridge when detention is provided. Therefore no detention will be provided for this development.

Low Flow Design Storm Detention & Stormwater Treatment

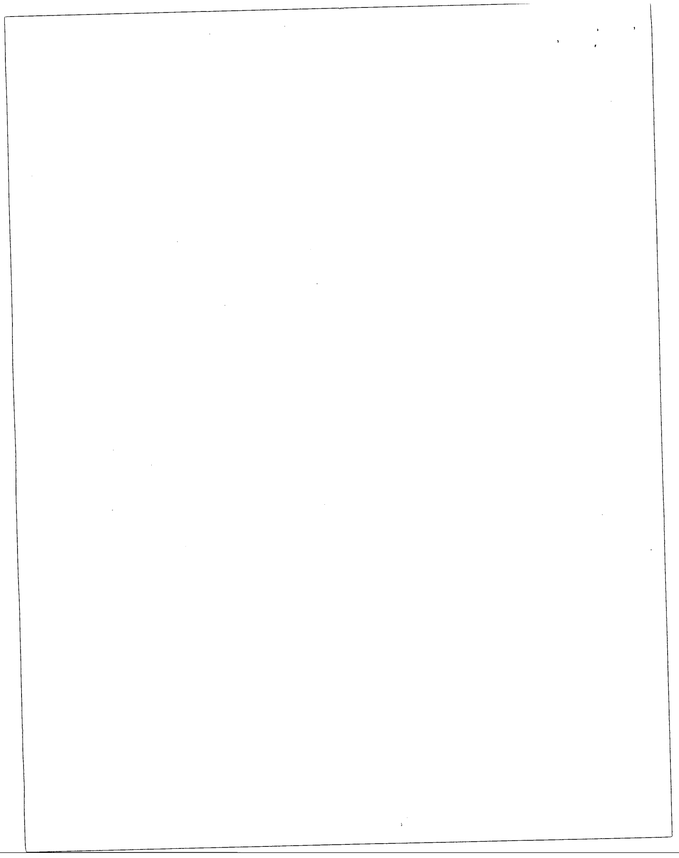
The storm water management criteria for the city of Wichita is currently in the process of being revised and updated. The final design criteria are likely to include criteria for stormwater treatment. Although it is impossible to design for unknown future requirements one of the likely options to treat stormwater is through a detention pond. The need for and location of the detention pond will be determined at the time of site development. The pond shall detain for the 2-year 24-hour storm and a 3' rectangular concrete weir shall control the outlet flow. A HEC-HMS model demonstrates that the pond shall have a surface area of approximately 1 acre and store 1.8 acre-ft in the 2-year storm.

Elevation	Area (Acre)	Discharge (cfs)
96	0.86	0.0
97	0.92	9.6
98	0.98	28.2

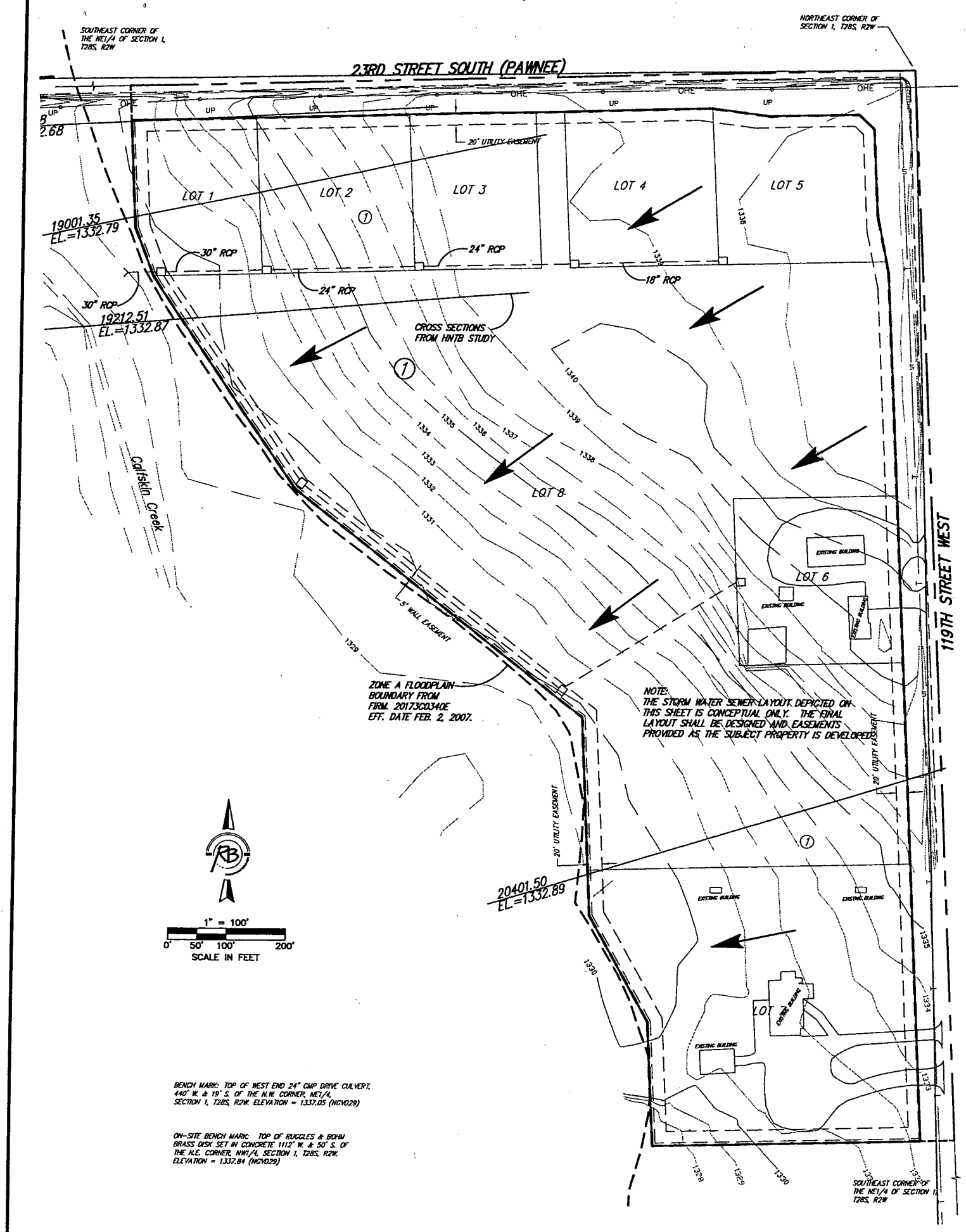
N

1" = 200'

DRAINAGE PLAN



Drainage Plan
GIRRENS ADDITION
Wichita, Sedgwick County, Kansas



BENCH MARK: TOP OF WEST END 24" CMP DRIVE CULVERT, 440' W. & 15' S. OF THE N.W. CORNER, NE1/4, SECTION 1, T28S, R2W. ELEVATION = 1,337.05 (NGVD29)

ON-SITE BENCH MARK: TOP OF RUGGLES & BOHM BRASS DISK SET IN CONCRETE 11.2' W. & 50' S. OF THE N.E. CORNER, NW1/4, SECTION 1, T28S, R2W. ELEVATION = 1,337.84 (NGVD29)

Existing Conditions

Area 1
Area =25.2 acres
C_2=0.24, C_{10}=0.48
Tc: T_1=> L_1=300', V_1=0.28 fps, L_1/V_1=300'/0.28 fps= 17.85 min.
T_2=> L_2=250', V_2=1.37 fps, L_2/V_2=250'/1.37 fps= 3.04 min.
Tc = 21 min.

Q_2 = cIA = 0.24x3.25x25.2 = 19.7 cfs

Q_{10}= cIA = 0.48x6.53x25.2 = 79.0 cfs

Area 2
Area =8.8 acres
C_2=0.24, C_{10}=0.48
Tc: T_1=> L_1=300', V_1=0.18 fps, L_1/V_1=300'/0.18 fps= 27.8 min.
T_2=> L_2=375', V_2=0.67 fps, L_2/V_2=375'/0.67 fps= 9.3 min.
Tc = 37 min.

Q_2 = cIA = 0.24x2.35x8.8 = 5.0 cfs

Q_{10}= cIA = 0.48x4.86x8.8 = 20.5 cfs

Proposed Conditions

Proposed use of site is light commercial.

Area 1
Area =34.0 acres
C =0.68, C =0.80
Tc: 15 min. by inspection

Q_2 = cIA = 0.68x3.83x34.0 = 88.5 cfs

Q_{10}= cIA = 0.80x7.37x34.0 = 200.5 cfs

MINIMUM PAD ELEVATIONS

LOT	ELEV.
LOT 1, BLK 1	1334.9
LOT 7, BLK 1	1334.9
LOT 8, BLK 1	1334.9

LOT 5
Area =1.63 acres
C =0.80
Tc: 15 min. by inspection

Q_{10}= cIA = 0.80x7.37x1.63 = 9.6 cfs

Required pipe size: 18" RCP

LOT 4
Area =1.59 acres
C =0.80
Tc: 15 min. by inspection

Q_{10}= cIA = 0.80x7.37x1.59 = 9.4 cfs
Q =19.0 cfs
Required pipe size: 24" RCP

LOT 3
Area =1.36 acres
C =0.80
Tc: 15 min. by inspection

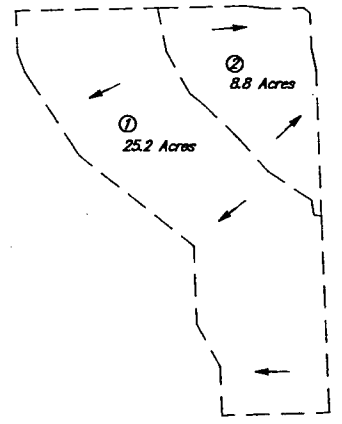
Q_{10}= cIA = 0.80x7.37x1.36 = 8.0 cfs
Q =27.0 cfs
Required pipe size: 24" RCP

LOT 2
Area =1.64 acres
C =0.80
Tc: 15 min. by inspection

Q_{10}= cIA = 0.80x7.37x1.64 = 9.7 cfs
Q =36.7 cfs
Required pipe size: 30" RCP

LOT 1
Area =1.30 acres
C =0.80
Tc: 15 min. by inspection

Q_{10}= cIA = 0.80x7.37x1.30 = 7.6 cfs
Q =44.3 cfs
Required pipe size: 30" RCP



Existing Drainage Patterns

DWG FILE: SURVEY BASE
PROJECT NO. 3220P
Dec. 8, 2008

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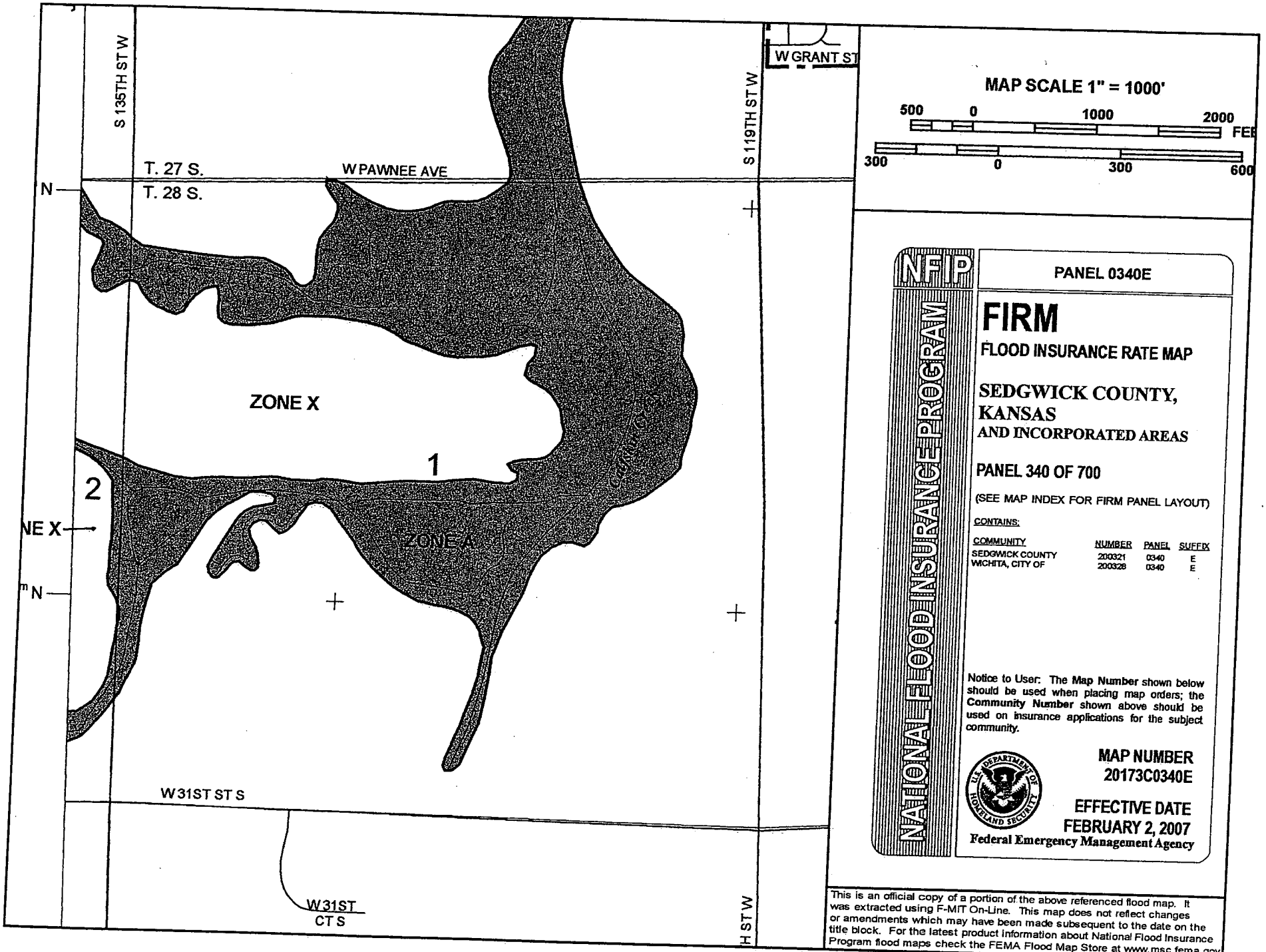
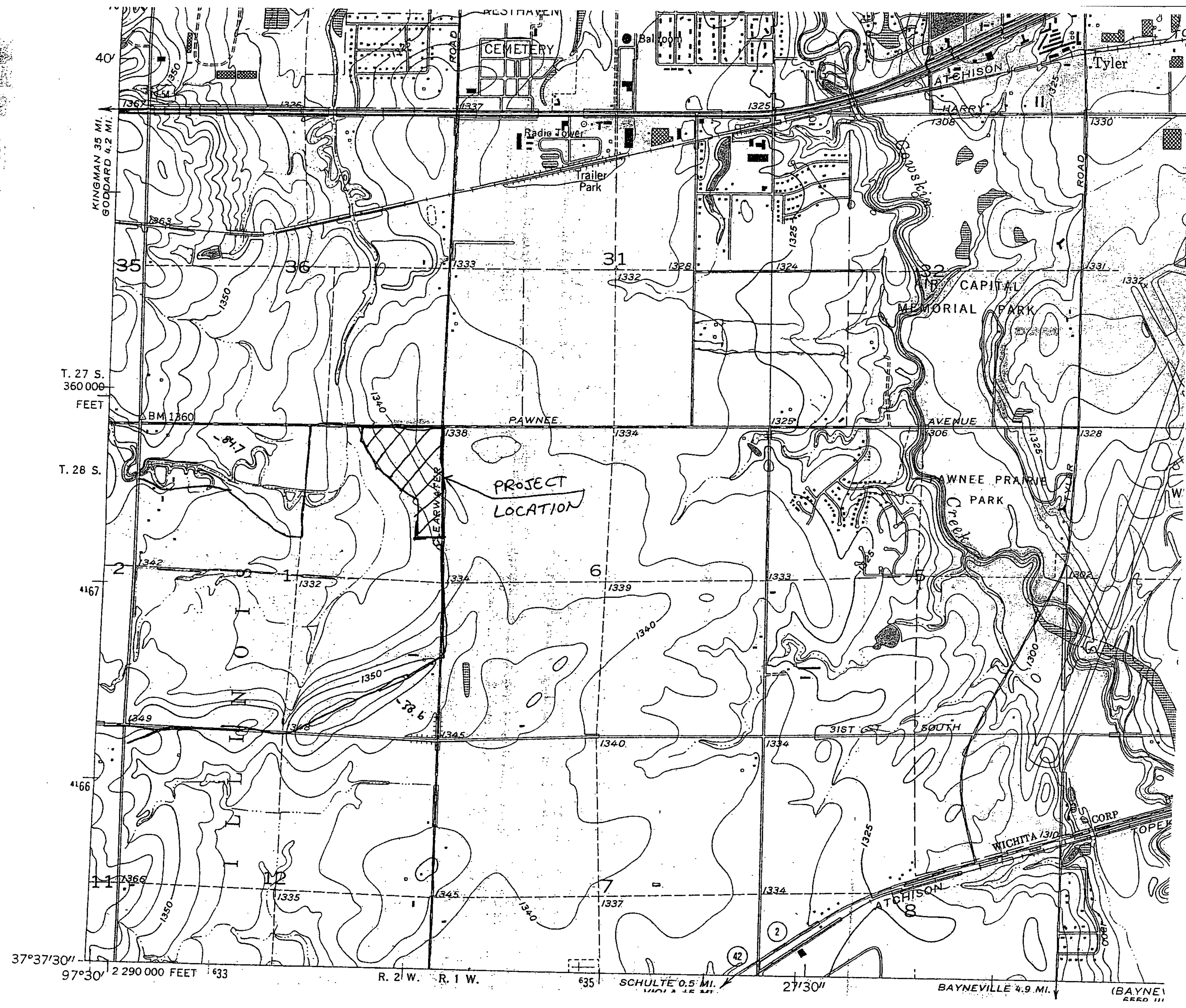

S 135TH ST W
W GRANT ST
S 119TH ST W
T. 27 S.
T. 28 S.
W PAWNEE AVE
N
ZONE X
1
2
ZONE A
NE X
N
W31ST ST S
W31ST
CT S
H ST W
MAP SCALE 1" = 1000'
500 0 1000 2000 FEE
300 0 300 600
NFIP
NATIONAL FLOOD INSURANCE PROGRAM
PANEL 0340E
FIRM
FLOOD INSURANCE RATE MAP
SEDGWICK COUNTY, KANSAS
AND INCORPORATED AREAS
PANEL 340 OF 700
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
SEDGWICK COUNTY 200321 0340 E
WICHITA, CITY OF 200328 0340 E
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.
MAP NUMBER
20173C0340E
EFFECTIVE DATE
FEBRUARY 2, 2007
Federal Emergency Management Agency
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov


PROJECT LOCATION
CLEARWATER
PAWNEE AVENUE
AIR CAPITAL MEMORIAL PARK
PAWNEE PRAIRIE PARK
Cowskin Creek
CEMETERY
RESTHAVEN
Balloon
Radio Tower
Trailer Park
Tyler
ATCHISON
HARRY
ROAD
TYLER ROAD
31ST ST SOUTH
WICHITA 1310
CORP
KINGMAN 35 MI.
GODDARD 4.2 MI.
SCHULTE 0.5 MI.
BAYNEVILLE 4.9 MI.
T. 27 S.
360 000 FEET
T. 28 S.
BM 1360
R. 2 W.
R. 1 W.
2 290 000 FEET
37°37'30"
97°30'
27'30"
40'
4167
4166
633
635

HEC-RAS Plan: CC_existing River: Calfskin Creek Reach: CC Profile: 100 Yr

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
CC	26313.67	100 Yr	1440.89	1337.48	1339.36		1339.41	0.003974	2.85	824.88	1066.60	0.43
CC	24723.19	100 Yr	1440.89	1333.37	1337.88	1337.80	1338.05	0.001499	5.57	1058.31	1743.18	0.59
CC	23956.01	100 Yr	1440.89	1331.03	1332.89	1332.89	1333.09	0.019093	5.23	439.49	1112.03	0.91
CC	22214.72	100 Yr	1440.89	1329.19	1332.91	1330.29	1332.91	0.000016	0.33	4908.00	2897.93	0.03
CC	20401.50	100 Yr	1440.89	1328.21	1332.89	1329.27	1332.89	0.000010	0.31	4778.79	2339.22	0.03
CC	19212.51	100 Yr	1440.89	1327.20	1332.87	1329.68	1332.87	0.000025	0.57	3070.14	1207.20	0.04
CC	19001.35	100 Yr	4415.68	1326.64	1332.79	1330.38	1332.84	0.000359	1.98	2369.97	1070.50	0.16
CC	18805.08	100 Yr	4415.68	1325.65	1332.68	1331.14	1332.76	0.000498	3.32	2164.90	1027.46	0.26
CC	18668.61		Bridge									
CC	18682.39	100 Yr	4860.45	1324.45	1332.27	1330.62	1332.40	0.000859	4.41	1905.09	750.16	0.33
CC	18408.01	100 Yr	4860.45	1324.63	1331.84	1330.19	1332.07	0.001592	4.13	1270.22	745.01	0.33
CC	18049.13	100 Yr	4860.45	1325.10	1331.48		1331.60	0.001081	3.66	1811.76	714.86	0.28
CC	17474.38	100 Yr	4860.45	1322.83	1329.50		1330.24	0.007257	9.27	775.30	365.43	0.72
CC	16585.65	100 Yr	4860.45	1321.82	1329.27	1327.72	1329.33	0.000305	1.89	2764.83	924.31	0.15
CC	16207.21	100 Yr	4860.45	1320.99	1329.11	1328.05	1329.20	0.000361	2.37	2226.14	686.09	0.17
CC	15829.18	100 Yr	4860.45	1320.36	1328.86		1328.94	0.001059	3.93	2921.78	958.83	0.28
CC	15517.96	100 Yr	4860.45	1320.31	1328.81	1325.07	1328.66	0.000445	2.57	3054.59	1258.83	0.18
CC	15151.89	100 Yr	4860.45	1319.47	1328.53	1324.56	1328.56	0.000186	1.77	3411.35	1410.68	0.12
CC	14911.41	100 Yr	4860.45	1319.93	1328.96	1325.94	1328.10	0.009145	11.53	721.41	1204.25	0.83
CC	14810.29		Bridge									
CC	14709.17	100 Yr	4860.45	1318.65	1326.72	1325.82	1327.77	0.007978	11.25	794.88	1196.42	0.78
CC	14504.06	100 Yr	4860.45	1319.38	1326.75	1323.75	1326.80	0.000956	3.90	3597.13	1087.21	0.27
CC	14077.15	100 Yr	4860.45	1318.65	1326.45		1326.49	0.000642	3.40	4323.22	1020.40	0.23
CC	13717.09	100 Yr	4860.45	1318.21	1326.25		1326.28	0.000512	3.03	4642.42	1130.31	0.20
CC	13372.97	100 Yr	4860.45	1317.12	1326.08	1322.48	1326.11	0.000419	2.95	4733.21	1233.13	0.19
CC	13092.43	100 Yr	4860.45	1315.86	1323.97	1323.68	1325.36	0.015549	14.83	670.64	1462.75	0.99
CC	13035.43		Bridge									
CC	12883.12	100 Yr	4860.45	1315.78	1323.89	1321.86	1324.45	0.006449	6.85	812.20	1131.78	0.44
CC	12487.87	100 Yr	4860.45	1315.77	1323.38	1320.85	1323.44	0.001145	3.88	3120.03	1575.71	0.26
CC	12151.00	100 Yr	4860.45	1314.89	1323.17	1320.74	1323.20	0.000476	2.95	4646.17	1765.60	0.20
CC	11836.73	100 Yr	4860.45	1314.77	1323.05	1319.94	1323.06	0.000229	1.85	6640.93	2146.81	0.12
CC	11134.15	100 Yr	4860.45	1313.55	1322.95		1322.96	0.000107	1.21	8116.76	2489.42	0.08
CC	10767.68	100 Yr	4860.45	1313.52	1322.91	1318.47	1322.92	0.000121	1.29	6999.67	2265.68	0.09
CC	10338.88	100 Yr	4985.85	1312.29	1322.89		1322.90	0.000050	0.96	9494.98	2323.82	0.06
CC	10130.07	100 Yr	4985.85	1312.71	1322.88		1322.88	0.000083	1.23	9446.29	2433.94	0.07
CC	9735.084	100 Yr	4985.85	1312.46	1322.86		1322.87	0.000021	0.62	10849.20	2368.72	0.04
CC	9283.014	100 Yr	4985.85	1312.82	1322.86		1322.86	0.000013	0.47	11824.33	2524.91	0.03
CC	8441.594	100 Yr	4985.85	1311.92	1322.86	1315.83	1322.86	0.000005	0.34	16644.07	3030.33	0.02
CC	7966.484	100 Yr	15698.07	1310.43	1322.84	1318.04	1322.85	0.000046	1.10	18218.76	3367.42	0.06
CC	7779.604	100 Yr	15698.07	1309.82	1322.81	1318.18	1322.83	0.000098	1.61	14824.50	2859.08	0.08
CC	7727.604		Bridge									
CC	7605.464	100 Yr	15698.07	1309.56	1322.73	1318.39	1322.75	0.000066	1.23	14892.56	3028.94	0.07
CC	7121.625	100 Yr	15698.07	1308.68	1322.71	1315.30	1322.72	0.000056	1.27	17880.96	2400.48	0.07
CC	6722.03	100 Yr	15698.07	1308.12	1322.67		1322.70	0.000097	1.78	15585.27	2187.53	0.09
CC	6456.298	100 Yr	14502.25	1308.15	1322.64		1322.67	0.000142	2.27	14010.44	2162.59	0.11
CC	6000.795	100 Yr	14502.25	1308.10	1322.54		1322.59	0.000329	3.25	8756.17	1209.36	0.16
CC	5573.692	100 Yr	14502.25	1307.08	1322.39		1322.50	0.000215	2.74	6701.36	879.93	0.13
CC	5136.408	100 Yr	14502.25	1306.24	1322.23		1322.38	0.000583	4.52	5672.43	977.10	0.21
CC	4731.272	100 Yr	14096.70	1306.15	1322.19		1322.26	0.000135	2.30	7371.95	1273.77	0.10
CC	4460.406	100 Yr	14096.70	1306.15	1322.14		1322.21	0.000307	3.44	8450.30	1345.97	0.16
CC	4066.63	100 Yr	14096.70	1307.19	1322.02		1322.12	0.000166	3.15	6802.28	939.12	0.15
CC	3768.199	100 Yr	14096.70	1306.05	1321.67		1322.00	0.000688	6.68	4487.44	852.51	0.31
CC	3117.735	100 Yr	14172.94	1307.28	1321.45	1315.09	1321.67	0.000381	4.67	5181.67	792.02	0.22
CC	3089.735		Inl Struct									
CC	3059.206	100 Yr	14172.94	1306.23	1321.34		1321.62	0.000581	6.03	4795.12	785.50	0.28
CC	2418.12	100 Yr	14172.94	1306.23	1321.16		1321.34	0.000398	4.41	5041.77	703.32	0.20
CC	2223.285	100 Yr	14172.94	1306.23	1321.08	1315.38	1321.24	0.000529	4.97	6035.03	757.54	0.23
CC	1862.396	100 Yr	14172.94	1306.23	1320.97		1321.11	0.000270	3.55	5452.60	851.74	0.17
CC	1604.664	100 Yr	14172.94	1306.23	1320.93		1321.05	0.000180	3.40	5589.86	742.67	0.16
CC	1268.408	100 Yr	14172.94	1303.42	1320.79		1320.99	0.000453	4.55	4173.80	567.74	0.21
CC	1138.276	100 Yr	14172.94	1303.34	1320.75	1314.81	1320.94	0.001393	3.55	4241.15	850.68	0.15
CC	1103.276		Bridge									
CC	971.006	100 Yr	14172.94	1303.92	1318.65	1314.96	1319.44	0.001877	8.25	2879.08	846.82	0.42
CC	644.033	100 Yr	14172.94	1303.34	1317.75	1314.67	1318.74	0.002034	9.56	2743.52	857.88	0.45
CC	414.164	100 Yr	14172.94	1303.34	1314.77	1314.77	1317.73	0.008657	16.38	1753.50	835.81	0.88
CC	81.63	100 Yr	14220.09	1303.34	1313.95	1311.44	1314.37	0.001351	5.74	3610.43	814.93	0.34

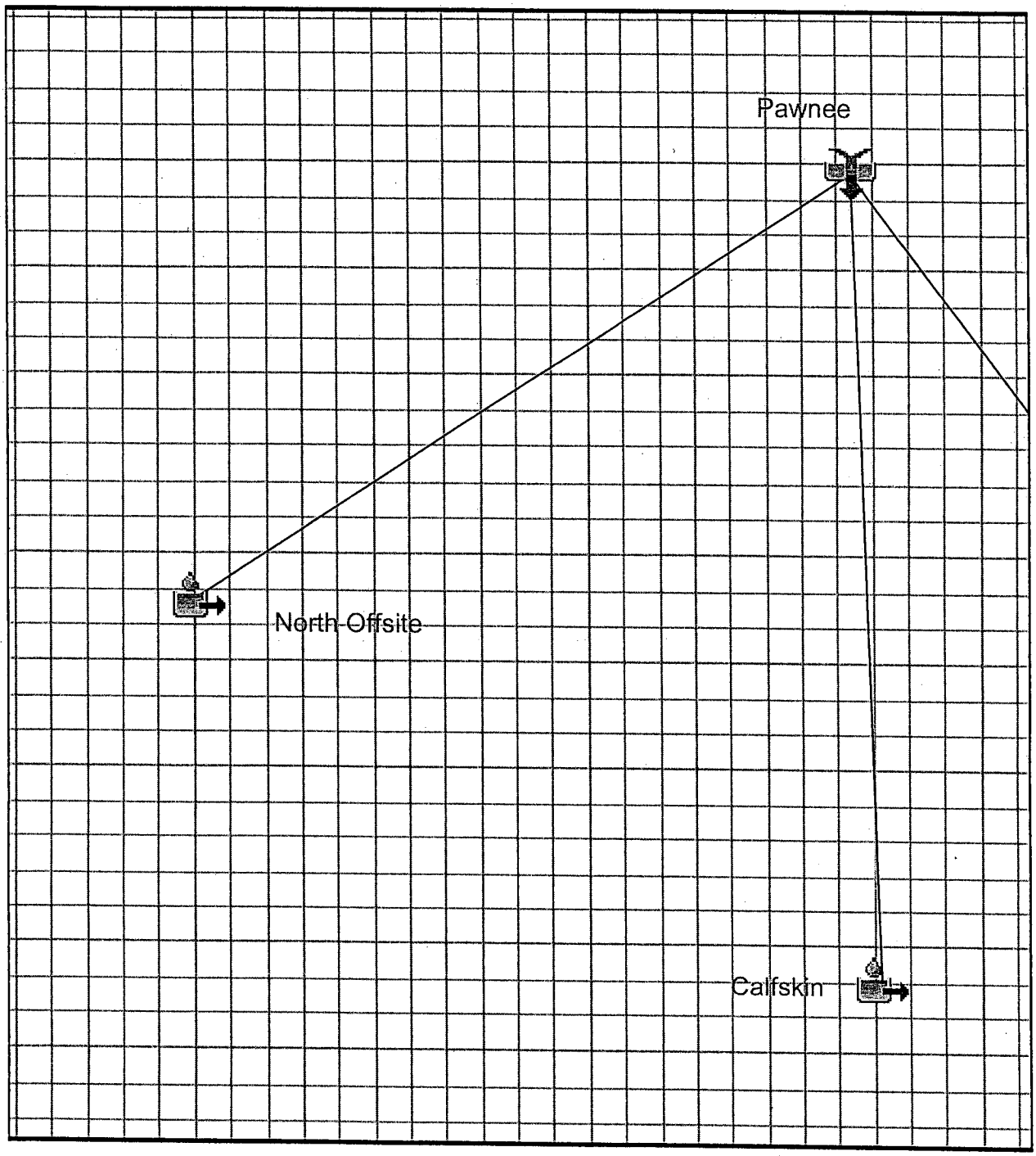
HEC-HMS DATA

HEC-HMS

Project : Girrens

Basin Model : Existing

Dec 09 11:13:23 CST 2008



Project: Girrens Simulation Run: Exist100

Start of Run: 31Oct2005, 00:00
End of Run: 01Nov2005, 00:15
Compute Time: 20Nov2008, 16:01:45

Basin Model: Existing
Meteorologic Model: Met100
Control Specifications: Control 1

Volume Units: IN

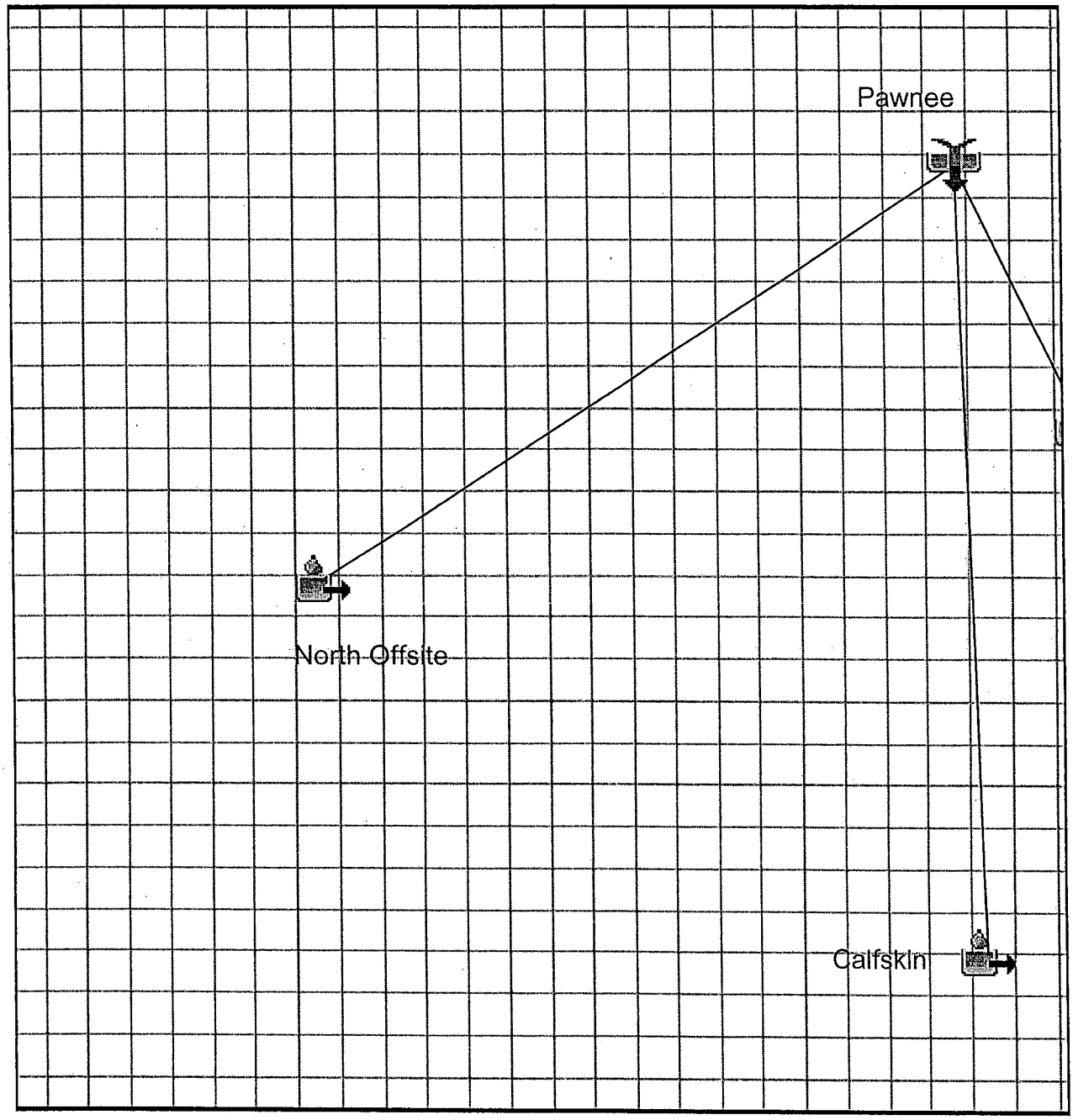
Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Calfskin	2.461	1559.6	31Oct2005, 14:45	5.15
Girrens	0.039	92.4	31Oct2005, 12:15	5.42
North Offsite	3.700	1971.6	31Oct2005, 15:45	5.48
Pawnee	6.200	3383.1	31Oct2005, 15:15	5.35

HEC-HMS

Project : Girrens

Basin Model : Proposed No Detention

Dec 09 11:13:48 CST 2008



Project: Girrens Simulation Run: PropNoDet100

Start of Run: 31Oct2005, 00:00
End of Run: 01Nov2005, 00:15
Compute Time: 20Nov2008, 11:08:00

Basin Model: Proposed No Detentio
Meteorologic Model: Met100
Control Specifications: Control 1

Volume Units: IN

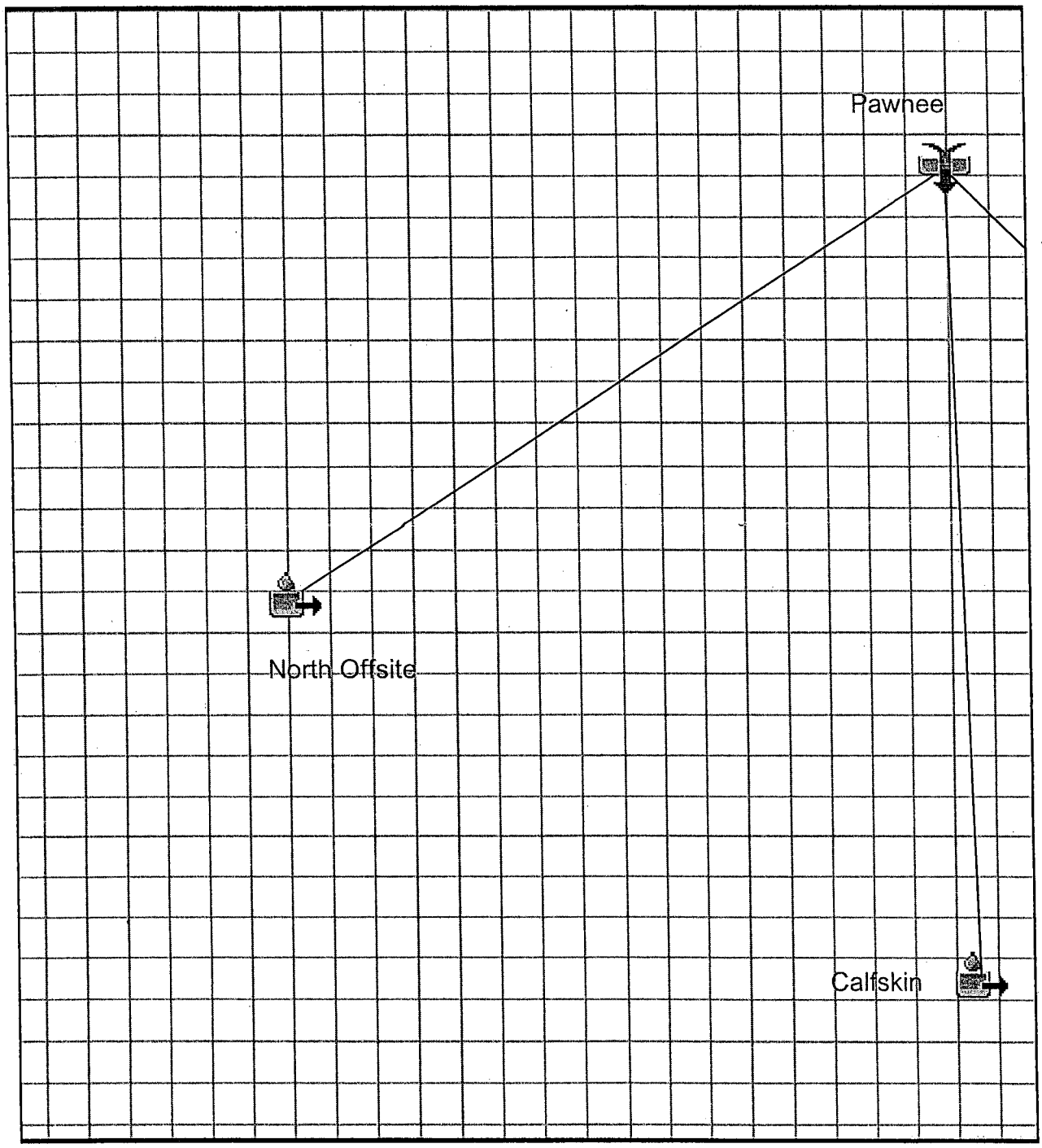
Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Calfskin	2.5000	1584.4	31Oct2005, 14:45	5.15
Girrens	0.0478	132.8	31Oct2005, 12:00	6.36
North Offsite	3.7000	1971.6	31Oct2005, 15:45	5.48
Pawnee	6.2478	3407.7	31Oct2005, 15:15	5.36

HEC-HMS

Project : Girrens

Basin Model : Proposed Detained

Dec 09 11:13:36 CST 2008



Project: Girrens Simulation Run: Prop 100

Start of Run: 31Oct2005, 00:00
End of Run: 01Nov2005, 00:15
Compute Time: 09Dec2008, 11:16:11

Basin Model: Proposed Detained
Meteorologic Model: Met100
Control Specifications: Control 1

Volume Units: IN

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Calfskin	2.5000	1584.4	31Oct2005, 14:45	5.15
Girrens	0.0478	132.8	31Oct2005, 12:00	6.36
North Offsite	3.7000	1971.6	31Oct2005, 15:45	5.48
Pawnee	6.2478	3410.0	31Oct2005, 15:15	5.35
Reservoir-1	0.0478	91.8	31Oct2005, 12:30	6.27

2-year Pond Run

Project : Girrens Simulation Run : Prop 2 Reservoir: Reservoir-1

Start of Run :	31Oct2005, 00:00	Basin Model :	Proposed Detained
End of Run :	01Nov2005, 00:15	Meteorologic Model :	Met2
Compute Time :	09Dec2008, 09:52:34	Control Specifications :	Control 1

Volume Units : IN

Computed Results

Peak Inflow :	48.6 (CFS)	Date/Time of Peak Inflow :	31Oct2005, 12:15
Peak Outflow :	27.1 (CFS)	Date/Time of Peak Outflow :	31Oct2005, 12:30
Total Inflow :	2.26 (IN)	Peak Storage :	1.8 (AC-FT)
Total Outflow :	2.22 (IN)	Peak Elevation :	97.9 (FT)

2-year Existing Conditions

Project: Girrens Simulation Run: Exist2

Start of Run: 31Oct2005, 00:00 Basin Model: Existing
End of Run: 01Nov2005, 00:15 Meteorologic Model: Met2
Compute Time: 09Dec2008, 09:52:30 Control Specifications: Control 1

Volume Units: IN

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Calfskin	2.461	456.9	31Oct2005, 14:45	1.53
Girrens	0.039	27.6	31Oct2005, 12:15	1.63
North Offsite	3.700	658.1	31Oct2005, 16:00	1.80
Pawnee	6.200	1064.8	31Oct2005, 15:15	1.69

2-year Proposed

Project: Girrens Simulation Run: Prop 2

Start of Run: 31Oct2005, 00:00
End of Run: 01Nov2005, 00:15
Compute Time: 09Dec2008, 09:52:34

Basin Model: Proposed Detained
Meteorologic Model: Met2
Control Specifications: Control 1

Volume Units: IN

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Calfskin	2.5000	464.2	31Oct2005, 14:45	1.53
Girrens	0.0478	48.6	31Oct2005, 12:15	2.26
North Offsite	3.7000	658.1	31Oct2005, 16:00	1.80
Pawnee	6.2478	1074.8	31Oct2005, 15:15	1.70
Reservoir-1	0.0478	27.1	31Oct2005, 12:30	2.22

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3
DECEMBER 11, 2008

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2008-85 -- GIRRENS ADDITION

OWNER/APPLICANT: Alan Girrens, 2659 S. 119th St. S., Wichita, KS 67215; William H. and Marilyn Becker, 2525 S. 119th St. S., Wichita, KS 67215

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

LOCATION: Southwest corner of Pawnee and 119th St. West (District IV)

SITE SIZE: 38.5 acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	8
Industrial:	
Total:	8

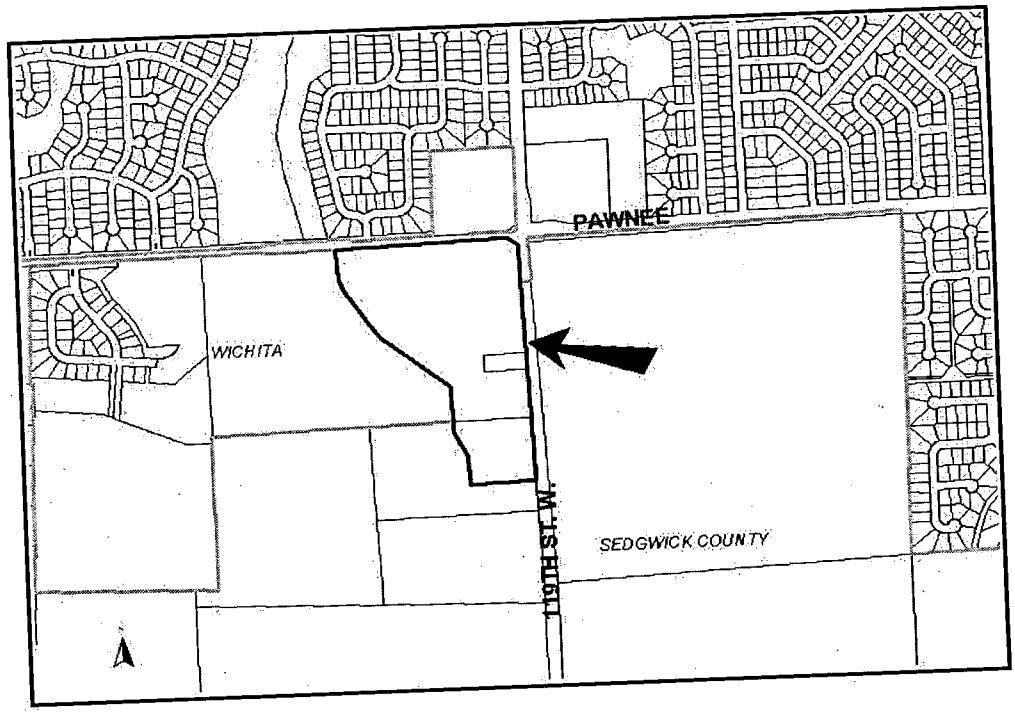
SCANNED

MINIMUM LOT AREA: 1.3 acres

CURRENT ZONING: SF-5 Single-family Residential; SF-20 Single-family Residential

PROPOSED ZONING: GO General Office; GC General Commercial; LC Limited Commercial

VICINITY MAP



NOTE: This is unplatted land located in the City and partially in the County (Lot 7 and south 350 feet of Lot 8). Since the County land is adjoining Wichita's city limits, annexation is required. The site has been approved for a zone change (ZON 2008-13 and ZON 2008-16) from SF-5 Single-family Residential and SF-20 Single-family Residential to GO General Office (Lots 1,2,3,6, and the south 350 feet of Lot 8), LC Limited Commercial (Lots 4, 5, and 8) and GC General Commercial (Lot 7). The Girrens Addition Commercial Community Unit Plan (CUP 2008-10 and CUP 2008-11, DP-312) 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 for the County property.

B. Wichita Water Utilities Department requires a guarantee for the extension of sewer (mains and laterals) to serve all lots being platted. A service area release is needed from Sedgwick County Rural Water District # 4 in order to serve with water since this addition is in this service area.

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. County Engineering advises that if the subdivision abuts or is within 100 feet of any FEMA-regulated floodplain or regulatory floodway, the dedicating certificate shall also recite that, "FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision."

E. In accordance with the CUP, the applicant shall provide a guarantee for left turn center lanes and right turn decel lanes to all full movement approaches.

F. Access controls have been platted in accordance with the CUP approval. The plat proposes four access openings along Pawnee including three joint openings and five access openings including one joint opening along 119th St. West.

G. 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.

H. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings. A Driveway Closure Certificate in lieu of a guarantee may be provided.

I. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of the Girrens Commercial Addition Community Unit Plan (CUP 2008-10 and 11, DP-312).

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. In accordance with the Kansas Wetland Mapping Conventions under the Memorandum of Understanding between the United States Department of Agriculture - Natural Resources Conservation Service; United States Environmental Protection Agency; United States Army Corps of Engineer (ASACE); and United States Fish and Wildlife Service, this site has been identified as one with potential wetland hydrology. The USACE should be contacted (316-322-8247) to have a wetland determination completed.

L. The wall easement shall be referenced in the plattor's text.

M. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.

N. GIS requests the streets be labeled as "23rd St S" and 119th St W".

O. **Effective January 14, 2009,** the signature line for the County Clerk needs to be revised to reference "Kelly Arnold".

P. The plattor'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.

Q. 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.)

R. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.

S. 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.

T. 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.

U. 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.

V. Perimeter closure computations shall be submitted with the final plat tracing.

W. 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.

X. 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.