



LETTER OF TRANSMITTAL

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OCT 10 2005
CITY - ENGINEERING

TO: James L. Armour, P.E., City Engineer
7th Floor Engineering
455 N. Main Street
Wichita, KS 67202

PROJECT NO.: 36-05439-001-5975
PROJECT: Ratzlaff Addition

ATTENTION: Scott Lindebak

DATE: October 10, 2005

WE ARE SENDING YOU: Attached Under separate cover via _____ the following items:
 Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
2	10-10-05		Drainage Plan for Ratzlaff Addition

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
- For your use Approved as noted Submit _____ copies for distribution
- As requested Returned for corrections _____ corrected prints
- For review and comment _____
- FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

COPY TO: File SIGNED Josh Sullard

If enclosures are not as noted, kindly notify us at once.

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2005-117 -- RATZLAFF ADDITION

OWNER/APPLICANT: Craig Ratzlaff, 2553 Lake Ridge Circle, Wichita, KS 67205

SURVEYOR/ENGINEER: PEC, Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202

LOCATION: North of 21st St. North, East of Tyler

SITE SIZE: .08 acres

NUMBER OF LOTS

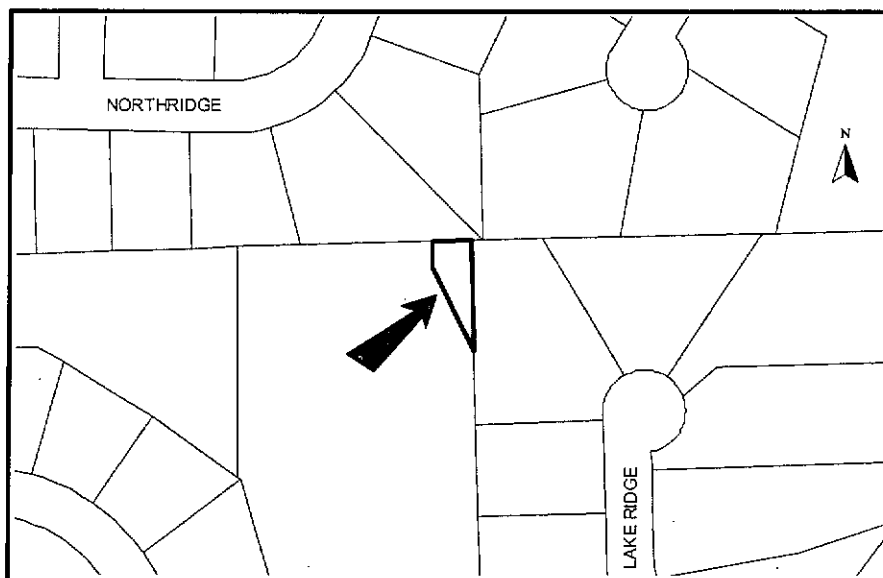
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 3,485 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City. The Reflection Ridge CUP (CUP 2000-28, DP-170) was also approved for this site. The Applicant proposes to submit a restrictive covenant to tie the lot together with the adjoining lot to the east.

STAFF COMMENTS:

- A. The Applicant proposes to submit a restrictive covenant to tie the lot together with the adjoining lot to the east. Municipal services are available to serve the site.
- 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. 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.
- E. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.
- F. The platting 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.
- G. 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.)
- H. 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.
- I. 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.
- J. 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.
- K. 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.

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

FINAL BOUNDARY CLOSURE FOR RATZLAFF ADDITION

PNT.#

385	North: 3599.6469	East : 5324.0000
	Line Course: S89°36'01"W Length: 46.00'	
9000	North: 3599.3260	East : 5278.0011
	Line Course: S00°48'59"E Length: 30.50'	
9001	North: 3568.8291	East : 5278.4357
	Line Course: S25°01'43"E Length: 112.16'	
9002	North: 3467.2006	East : 5325.8876
	Line Course: N00°48'59"W Length: 132.46'	
385	North: 3599.6470	East : 5324.0003

Perimeter: 321.12' Area: 3,747.98 sq.ft. 0.086041 acres