

CERTIFIED ENGINEERING DESIGN, P.A.

810 W. Douglas, Suite C
Wichita, KS 67203
(316) 262-8808 Office
(316) 262-1669 Fax

LETTER OF TRANSMITTAL

DATE: June 11, 2007

TO: Mr. Scott Lindebak
Engineering Division
City of Wichita
7th Floor, City Hall
455 North Main
Wichita, KS 67202

SUBJ: Nguyen Addition

FROM: Harlan D. Foraker, P.E. *HDF*

COMMENTS: Attached please find a drainage plan and the supporting calculations for the above referenced project. Please review and if you have any questions or comments, please contact me at (316) 262-8808.

Attachments

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LETTER OF TRANSMITTAL

DATE: June 13, 2007

TO: Ms. Vicki Huang, P.E.
Engineering Division
City of Wichita
7th Floor, City Hall
455 North Main
Wichita, KS 67202

SUBJ: Drainage Plan
Nguyen Addition
Wichita, KS

FROM: Harlan D. Foraker, P.E. *HDF*

COMMENTS: Attached please find the revised drainage plan for the above referenced project which is on the agenda for tomorrow's Subdivision Committee Meeting. Please disregard the previously submitted drainage plan information. If you have any questions or comments, please contact me at (316) 262-8808.

attachments

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2007-55 – NGUYEN ADDITION

OWNER/APPLICANT: Tam Nguyen, 5813 E. Central Ave., Wichita, KS 67208

SURVEYOR/AGENT: Certified Engineering Design, P.A., 810 W. Douglas, Suite C, Wichita, KS 67203

LOCATION: South side of Harry, East of Webb

SITE SIZE: 2.43 acres

NUMBER OF LOTS

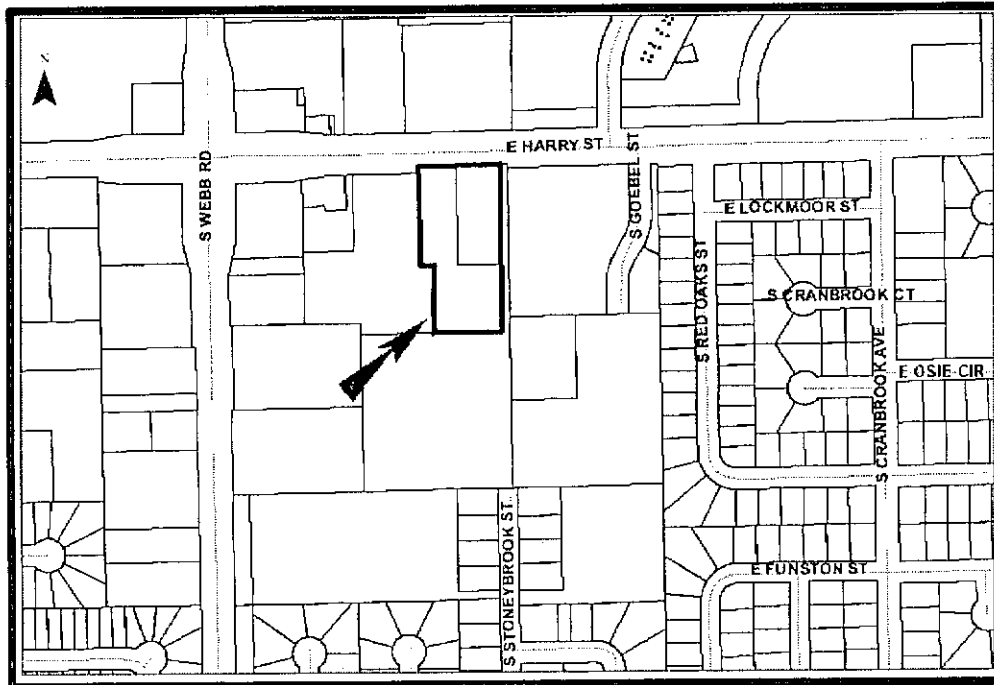
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 2.43 acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



NOTE: This is an unplatted site located within the City. The site has been approved for a zone change (ZON 2005-17) from SF-5, Single-Family Residential to LC, Limited Commercial.

STAFF COMMENTS:

- A. 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. The plat proposes two openings along Harry including one joint opening with the property to the east. **Traffic Engineering has approved one opening along Harry in a central location along the frontage. The existing opening at that location may be widened if so desired. The westernmost existing opening shall be closed. The final plat tracing shall reference the dedication of access controls in the plat's text.**
- E. 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.
- F. **County Surveying** advises that Dⁿ needs to be denoted in the legend.
- G. The plat's text shall note the dedication of the streets to and for the use of the public.
- H. 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.
- I. 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.
- J. 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.)
- K. 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.
- L. 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.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. 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.

SUB 2007-55 – One-Step Final Plat of NGUYEN ADDITION
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- Q. 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.

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LETTER OF TRANSMITTAL

DATE: September 12, 2007

TO: Ms. Vicki Huang, P.E.
Engineering Division
City of Wichita
7th Floor, City Hall
455 North Main
Wichita, KS 67202

SUBJ: Revised Drainage Plan
Nguyen Addition
Wichita, KS

FROM: Harlan D. Foraker, P.E. *HDF*

COMMENTS: Attached please find the revised drainage plan and supporting calculations for Nguyen Addition.

I have prepared a restrictive covenant for future cross lot drainage which states that the owner of Nguyen Addition will allow the unplatted property to the south to utilize the proposed storm sewer system for drainage of future development on the unplatted property. I plan to have the owner of Nguyen Addition sign this restrictive covenant today or as soon as he can come into my office.

If after review of the revised drainage plan you find the plan acceptable please notify Cheryl Holloway in the Planning Department as soon as possible and let her know that the drainage plan has been revised as required so that the plat can be placed on the City Council Agenda for consideration at the next possible City Council meeting. If you have questions please call me at (316) 262-8808.

attachments

RESTRICTIVE COVENANT |
FOR FUTURE CROSS LOT DRAINAGE

THIS RESTRICTIVE COVENANT made this _____ day of _____, 200___, by
_____, hereinafter called "Declarant",

WITNESSETH

WHEREAS, Tam Nguyen is the owner of the following described real property, to-wit:

NGUYEN ADDITION

and

WHEREAS, the aforesaid plat contains provisions for accommodating offsite drainage across Lot 1, Block 1, Nguyen Addition, as recommended by the City of Wichita Engineering Division,

and

WHEREAS, as a platting requirement of the Wichita/Sedgwick County Planning Commission, the Declarant hereby agrees to execute a future Cross Lot Drainage Agreement across Lot 1, Block 1, Nguyen Addition for the benefit of said Addition and the property immediately adjacent to the south line of Lot 1, Block 1, Nguyen Addition.

NOW, THEREFORE, Declarant hereby declares the following:

1. The Declarant acknowledges their willingness to grant a cross lot drainage agreement with the owner of the property immediately adjacent to the South Line of Lot 1, Block 1, Nguyen Addition at some future date if said adjacent owner desires to utilize an existing storm sewer system on Lot 1, Block 1, Nguyen Addition.
2. The Declarant hereby acknowledges their willingness to grant a cross lot drainage agreement in order to utilize the proposed storm sewer drainage system over and across Lot 1, Block 1, Nguyen Addition, to-wit:

Upon execution of a cross lot drainage agreement, the Declarant and the adjacent property owner shall define how initial costs for construction and/or required modifications to the proposed storm sewer system, and long term maintenance costs shall be allocated.

