

**CERTIFIED ENGINEERING DESIGN, P.A.**

810 W. Douglas, Suite C  
Wichita, KS 67203  
(316) 262-8808 Office  
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**LETTER OF TRANSMITTAL**

DATE: February 25, 2003

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

SUBJ: Drainage Plan  
National By-Products Second Addition  
Wichita, KS

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

COMMENTS: Attached please find the drainage plan the above referenced project. If you have any questions, please contact me at (316) 262-8808.

attachments

cc: Tom Manousek, National By-Products, 2155 N. Mosley, Wichita, KS 67214

STAFF REPORT  
(One-Step Final Plat)

**CASE NUMBER:** SUB 2003-10 -- NATIONAL BY-PRODUCTS SECOND ADDITION

**OWNER/APPLICANT:** National By-Products, Inc., 2155 N. Mosley, Wichita, KS 67214

**AGENT:** Harlan D. Foraker, P.E., CED, 810 W. Douglas, Suite C, Wichita, KS 67203

**SURVEYOR/ENGINEER:** Mark A. Savoy, L.S., Savoy Company, 535 S. Emporia, Suite 104, Wichita, KS 67202

**LOCATION:** South of 21st Street North, East of Broadway

**SITE SIZE:** 2.4 acres

**NUMBER OF LOTS**

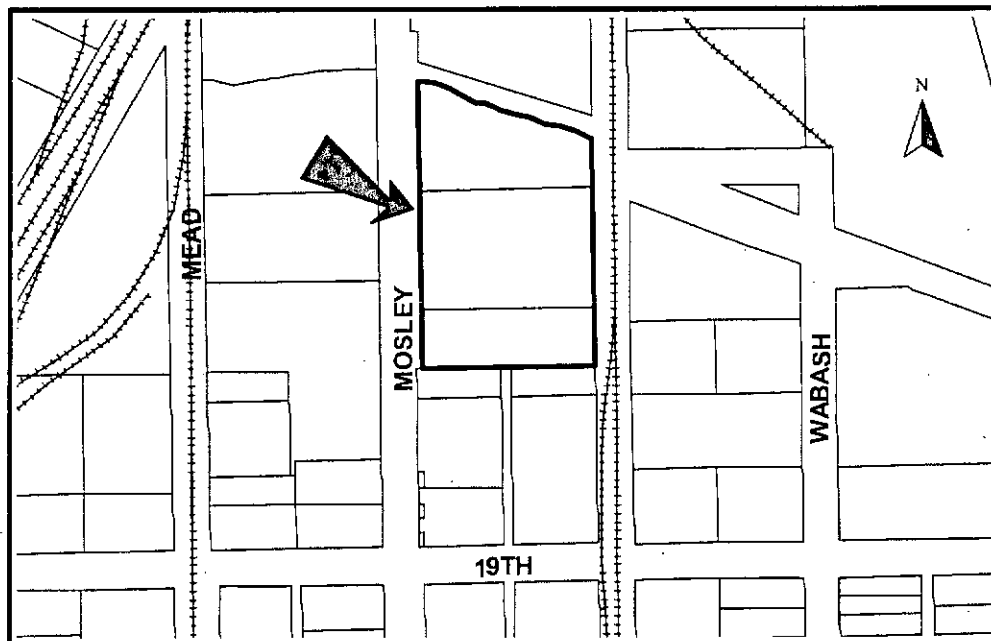
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

**MINIMUM LOT AREA:** 2.4 acres

**CURRENT ZONING:** GI, General Industrial

**PROPOSED ZONING:** Same

VICINITY MAP



**NOTE:** This is an unplatted site located within the City.

**Planning Staff recommends approval of the plat.**

**STAFF COMMENTS:**

- A. Municipal services appear to be available to serve the site. **City Engineering** needs to comment on the need for guarantees or easements.
- 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. **Traffic Engineering** needs to comment on the access controls. The plat proposes two (2) access openings along Mosley.
- 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.
- F. The applicant has platted a contingent dedication of right-of-way along a portion of Mosley Avenue. The plat's text shall state that the dedication shall become effective upon removal of the existing buildings or in the event that the City determines a need for the ROW for any street-related purposes.
- G. The signature line for the City Clerk needs to be revised to reference "Pat Graves".
- H. The Applicant is advised that if platted, the building setback may be reduced to 20 feet.
- I. The applicant is advised, in regard to the portion of the buildings within the building setback, that while such areas of the existing structures may be maintained, no enlargement of the buildings in such area will be allowed and if removed, all subsequent rebuilding shall observe building setbacks.
- J. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- K. 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.
- L. 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.)
- M. 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.

**SUB 2003-10 -- One-Step Final Plat of National By-Products Second Addition**  
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- N. 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.
- O. 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.
- P. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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.
- T. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.