



Professional Engineering Consultants, PA.

303 S. TOPEKA ■ WICHITA, KANSAS 67202 ■ 316-262-2691 ■ FAX 316-262-3003 ■ www.pec1.com ■ designers@pec1.com

LETTER OF TRANSMITTAL

TO: Ms. Vicky Huang P.E.
ENGINEERING DEPT.
CITY HALL

ATTENTION: _____
COPIES TO: FILE
RON PEAKE

PROJECT NO. 36-01371-001-
PROJECT: REMINGTON
PLACE OFFICE PARK
DATE: 11/15/10
FROM: CARY WILEY
REFERENCE: DRAINAGE PLAN

- 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
<u>2</u>			<u>DRAINAGE PLAN</u>

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 Return _____ corrected prints
- For review and comment _____
- FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS: _____

COPY TO: _____
SIGNED Cary Wiley
If enclosures are not as noted, kindly notify us at once.

STAFF REPORT
(One-step Final Plat)

CASE NUMBER: SUB 2001-111 -- REMINGTON PLACE OFFICE PARK ADDITION

OWNER/APPLICANT: Covenant Development Corporation, Attn: Stephen R. Dawson, President, 5101 N. Francisco, Chicago, IL 60625; (Contract purchaser) Ron Peake Design Build, Inc., Attn: Ronald E. Peake, President, 1700 Tamarisk, Wichita, KS 67230

SURVEYOR/ENGINEER: PEC, Inc., Attn: Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: South side of 21st St. North, East of Webb

SITE SIZE: 8.9 Acres

NUMBER OF LOTS

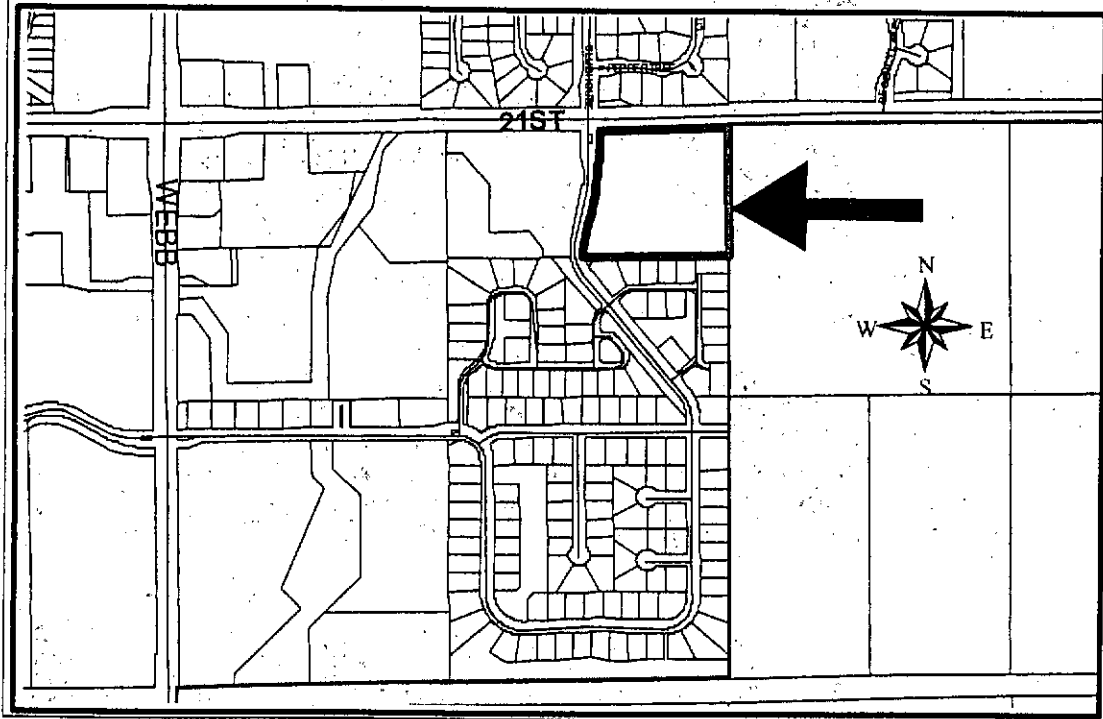
Residential:	
Office:	
Commercial:	21
Industrial:	
Total:	21

MINIMUM LOT AREA: 5,320 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: NO, Neighborhood Office

VICINITY MAP



NOTE: This is an unplatted site located within the City. The site has been approved for a zone change (ZON 2001-44) from SF-5, Single-Family Residential to NO, Neighborhood Office

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- 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 one access opening along 21st St. North. Traffic Engineering needs to comment on the access controls. The opening along 21st St. North shall be limited to right-turns only upon the construction of Cranbrook, and referenced on the plat.
- E. Traffic Engineering needs to comment on the need for any traffic improvements (southbound left turn on Cranbrook to the access opening, a decel lane on eastbound 21st St. North west of Cranbrook, or a guarantee for participation in signalization of the 21st St. North/Cranbrook intersection).
- F. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. This covenant shall also provide for the Lot owners' Association to maintain the "parking strip" located between this site's west property line and driving surface for Cranbrook.
- G. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- H. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- I. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Chair".
- J. 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.
- K. The applicant shall install or guarantee the installation of all utilities and facilities which 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.)

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