



LETTER OF TRANSMITTAL RECEIVED

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JAN 09 2006

CITY - ENGINEERING

TO: City Of Wichita - Public Works
7th Floor City Hall
455 N. Main
Wichita, KS 67202

DATE: January 9, 2006
PROJECT NO.: 36-05717-6009
PROJECT: Willowbend Ninth Addition

ATTENTION: Scott Lindebak
FROM: Rob Hartman

REFERENCE: Drainage Plan and Supporting Calculations

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			Drainage Report

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:

COPIES TO: file

By: Isaac Krumme

STAFF REPORT
(One- Step Final Plat)

CASE NUMBER: SUB 2006-03 -- WILLOWBEND 9TH ADDITION

OWNER/APPLICANT: Nuckolls Golf, Inc., 8001 E. Mulberry, Wichita, KS 67226

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

LOCATION: East of Rock, North of 37th St. North

SITE SIZE: .52 acres

NUMBER OF LOTS

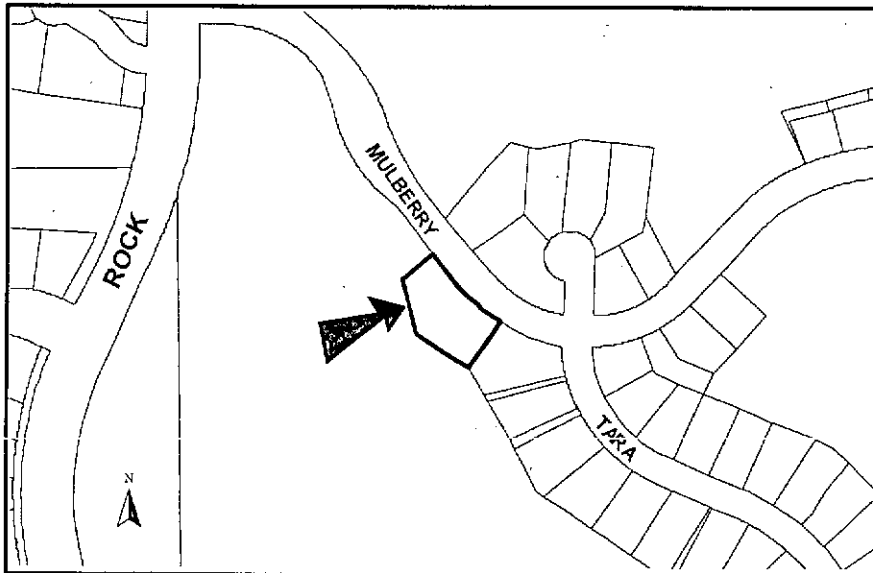
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 10,000 square feet

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of a portion of Reserve A in the Willowbend First Addition. Although zoned LC, Limited Commercial, the lots are proposed for residential uses. Since a portion of the Reserve area is proposed to be vacated, the homeowners association was notified.

STAFF COMMENTS:

- A. Water services are available to serve the site. The applicant shall guarantee the extension of sanitary sewer lateral. An off-site sewer easement is needed.
- 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 reference is needed to section, township, and range.
- E. 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.
- F. 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.
- G. 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.
- H. 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.)
- I. 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.
- J. 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.
- K. 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.
- L. 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.

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

PNT.#

102	North: 4929.3351	East : 5077.0694
	Line Course: S32°50'52"W Length: 112.52'	
103	North: 4834.8054	East : 5016.0375
	Line Course: N54°33'37"W Length: 124.52'	
104	North: 4907.0081	East : 4914.5873
	Line Course: N15°03'08"W Length: 114.99'	
105	North: 5018.0570	East : 4884.7232
	Line Course: N52°11'13"E Length: 80.00'	
106	North: 5067.1039	East : 4947.9244
	Line Course: S37°48'47"E Length: 84.94'	
100	North: 5000.0000	East : 5000.0000
	Curve Length: 105.06'	Radius: 311.27'
	Delta: 19°20'19"	Tangent: 53.03'
	Chord: 104.56'	Course: S47°28'56"E
	Course In: N52°11'13"E	Course Out: S32°50'54"W
	RP North: 5190.8356	East : 5245.9081
102	North: 4929.3351	East : 5077.0694

Perimeter: 622.04' Area: 22,820 Sq Ft 0.52 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0000	Course: N36°24'42"E
Error North: 0.00002	East : 0.00001
Precision 1: 622,035,000.0000	

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