

**STAFF REPORT**  
(One-Step Final Plat)

**CASE NUMBER:** SUB 2005-90 -- THE EXECUTIVE AT WHITE TAIL 2nd ADDITION

**OWNER/APPLICANT:** Dinning-Beard Investment Group, LLC, 8415 E. 32nd St. N., Wichita, KS 67226

**SURVEYOR/ENGINEER:** MKEC Engineering Consultants, Inc., 411 N. Webb Road, Wichita, KS 67206

**LOCATION:** South of 13th St. North, West of 127th St. East

**SITE SIZE:** 4.33 acres

**NUMBER OF LOTS**

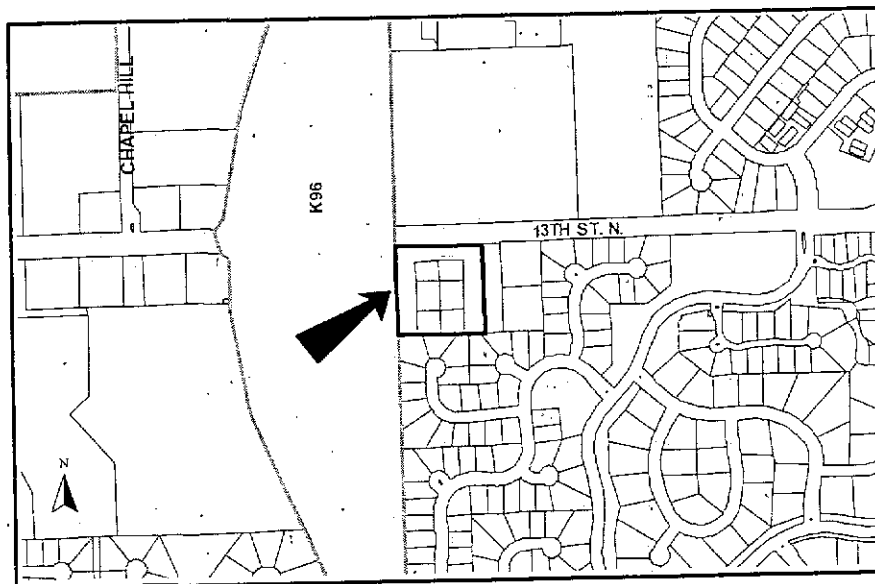
Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	5

**MINIMUM LOT AREA:** 23,676 sq. ft.

**CURRENT ZONING:** LC, Limited Commercial

**PROPOSED ZONING:** Same

**VICINITY MAP**



NOTE: This is a replat of Executive at White Tail Addition.

- A. Petitions have been provided with Executive at White Tail Addition for sewer, water, drainage and decel lane improvements. City water services are available. Drainage improvements have been constructed. *New petitions are needed for sewer extension and abandonment, and decel lane improvements.*
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. *Traffic Engineering* needs to comment on the access controls. The plat proposes one access opening along 13th St. North. Complete access control is required along K-96. *Access controls are approved.*
- D. *City Engineering* needs to comment on the status of the applicant's drainage concept. *City Engineering has approved the drainage plan. County Engineering has requested a drainage plan.*
- 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. The Applicant has denoted on the preliminary plat 0-ft building setbacks which represents an adjustment of the Zoning Code standard of 20 feet for the LC, Limited Commercial District. A note shall also be included on the final plat referencing the setbacks. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- G. A cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- H. 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.
- I. 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.
- J. 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.
- 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 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.)

- 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.
- 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. 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](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.

RECORDED  
INDEXED  
2005 SEP 1 10:00 AM  
CITY OF WICHITA

## Executive at White Tail 2nd Addition

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Parcel Closure  
Project: H:\CIVIL\02155\  
COGO Revisions: None  
Date: Tuesday, October 18, 2005  
COGO PC Project: None

### Parcel name: Block 1, Lot 1

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Line Course: N 01-04-05.6 W Length: 155.000	North: 1694309.246	East: 1689135.719
Line Course: S 89-06-10.9 W Length: 185.000	North: 1694464.219	East: 1689132.830
Line Course: S 01-04-05.6 E Length: 155.000	North: 1694461.323	East: 1688947.852
Line Course: N 89-06-10.9 E Length: 185.000	North: 1694306.350	East: 1688950.742
	North: 1694309.246	East: 1689135.719

Perimeter: 680.000 Area: 28,674 sq.ft. 0.65 acres

**Mapcheck Closure - (Uses listed courses and chords)**  
Error Closure: 0.000 Course: S 90-00-00.0 E  
Error North: 0.0000 East: 0.0000  
Precision 1: 680,000,000.000

### Parcel name: Block 1, Lot 2

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Line Course: S 01-04-05.6 E Length: 150.000	North: 1694309.246	East: 1689135.719
Line Course: S 89-06-10.9 W Length: 185.000	North: 1694159.272	East: 1689138.516
Line Course: N 01-04-05.6 W Length: 150.000	North: 1694156.376	East: 1688953.538
Line Course: N 89-06-10.9 E Length: 185.000	North: 1694306.350	East: 1688950.742
	North: 1694309.246	East: 1689135.719

Perimeter: 670.000 Area: 27,749 sq.ft. 0.63 acres

**Mapcheck Closure - (Uses listed courses and chords)**  
Error Closure: 0.000 Course: S 90-00-00.0 E  
Error North: 0.0000 East: 0.0000  
Precision 1: 670,000,000.000

### Parcel name: Block 1, Lot 3

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Line Course: S 01-04-05.6 E Length: 44.999	North: 1694205.202	East: 1689197.670
Line Course: S 89-06-10.9 W Length: 60.000	North: 1694160.211	East: 1689198.509
Line Course: S 89-06-10.9 W Length: 185.000	North: 1694159.272	East: 1689138.516
Line Course: S 01-04-05.6 E Length: 135.224	North: 1694156.376	East: 1688953.539
Line Course: N 89-05-07.3 E Length: 427.520	North: 1694021.175	East: 1688956.060
	North: 1694028.000	East: 1689383.525

Line Course: N 00-53-06.3 W Length: 180.090

North: 1694208.068 East: 1689380.743

Line Course: S 89-06-10.9 W Length: 183.096

North: 1694205.202 East: 1689197.670

Perimeter: 1215.930 Area: 66,047 sq.ft. 1.51 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.000 Course: S 02-41-59.0 E

Error North: -0.0004 East: 0.0000

Precision 1: 1,215,929,000.000

**Parcel name: Block 1, Lot 4**

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Line Course: N 01-04-05.6 W Length: 130.001

North: 1694205.202 East: 1689197.670

Line Course: N 89-06-10.9 E Length: 183.512

North: 1694335.181 East: 1689195.246

Line Course: S 00-53-06.3 E Length: 130.000

North: 1694338.054 East: 1689378.736

Line Course: S 89-06-10.9 W Length: 183.096

North: 1694208.069 East: 1689380.744

North: 1694205.203 East: 1689197.670

Perimeter: 626.608 Area: 23,829 sq.ft. 0.54 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.001 Course: N 47-05-30.4 E

Error North: 0.0004 East: 0.0005

Precision 1: 626,609.000

**Parcel name: rp-B115**

Line Course: N 89-06-10.9 E Length: 183.512

North: 1694335.180 East: 1689195.246

Line Course: N 00-53-06.3 W Length: 130.000

North: 1694338.053 East: 1689378.736

Line Course: S 89-06-10.9 W Length: 178.498

North: 1694468.038 East: 1689376.727

Line Course: S 00-53-49.1 E Length: 29.754

North: 1694465.243 East: 1689198.251

Line Course: S 15-46-15.2 W Length: 18.433

North: 1694435.493 East: 1689198.717

Line Course: S 01-04-05.6 E Length: 82.587

North: 1694417.754 East: 1689193.707

North: 1694335.181 East: 1689195.247

Perimeter: 622.785 Area: 23,676 sq.ft. 0.54 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.001 Course: N 42-21-09.2 E

Error North: 0.0009 East: 0.0008

Precision 1: 622,784.000

**Parcel name: Reserve A**

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Line Course: N 01-04-05.6 W Length: 150.000

North: 1694159.272 East: 1689138.516

North: 1694309.246 East: 1689135.719

Line Course: N 01-04-05.6 W Length: 155.000

North: 1694464.219 East: 1689132.830

Line Course: N 89-06-10.9 E Length: 65.429

North: 1694465.243 East: 1689198.251

Line Course: S 00-53-49.1 E Length: 29.754

North: 1694435.493 East: 1689198.716

Line Course: S 15-46-15.2 W Length: 18.433

North: 1694417.754 East: 1689193.706

Line Course: S 01-04-05.6 E Length: 82.587

North: 1694335.181 East: 1689195.246

Line Course: S 01-04-05.6 E Length: 130.001

North: 1694205.203 East: 1689197.670

Line Course: S 01-04-05.6 E Length: 44.999

North: 1694160.212 East: 1689198.509

Line Course: S 89-06-10.9 W Length: 60.000

North: 1694159.272 East: 1689138.516

Perimeter: 736.204 Area: 18,507 sq.ft. 0.42 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.000 Course: N 43-58-24.0 E

Error North: 0.0003 East: 0.0003

Precision 1: 736,203,000.000

## **Lindebak, Scott**

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**From:** Lindebak, Scott  
**Sent:** Friday, August 26, 2005 1:17 PM  
**To:** Greg Allison (E-mail)  
**Cc:** Huang, Vicky  
**Subject:** The Executive at White Tail 2nd Addition - Drainage Plan

**Sensitivity:** Private

Greg:

We have the following comments regarding The Executive at White Tail 2nd Addition's Drainage Plan:

1. The site does not provide detention other than mentioning possible parking lot detention. The plan should be revised demonstrating effective detention for all ranges of storm events for each basin. This is especially important, since the existing drainage in the southeast corner is draining thru a residential neighborhood. In addition, the City has residents in the Fourmile Creek Watershed that have experienced flood losses in recent years.
2. The drainage plan's topography does not match the inlet top elevations shown on the existing south storm sewer. Please revise as necessary and clarify if some the inlets are proposed.
3. The post development site grading plan shows proposed flow arrows that drain to the property to the east. The flow arrows should be revised to indicate the site will drain internally and discharge only to the public ROW and/or drainage easements.
4. The 24-inch stormsewer capacity calculations in 13th Street ROW may have capacity for the more frequent storm events. However, it does not conform to the City's detention policy and could impact downstream residents.
5. The plat should provide cross lot drainage agreements between each platted lot.

**Scott C. Lindebak, P.E. & CFM**  
Civil Engineer (Stormwater)  
Public Works - Engineering Division  
*[slindebak@wichita.gov](mailto:slindebak@wichita.gov)*

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