

STAFF REPORT  
(ONE-STEP FINAL PLAT)

**CASE NUMBER:** SUB 2002-70 -- THE EXECUTIVE AT WHITE TAIL ADDITION

**OWNER/APPLICANT:** Ritchie Development, 8100 E. 22nd St. N., Bldg 1000, Wichita, KS 67226

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

**LOCATION:** Southeast corner of K-96 and 13th St. North

**SITE SIZE:** 4.33 Acres

**NUMBER OF LOTS**

Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	6

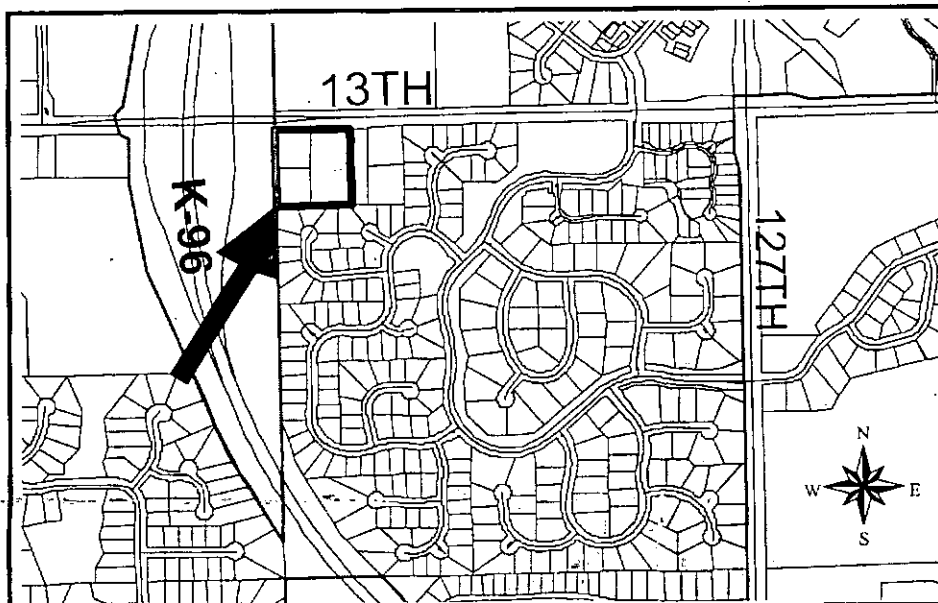
**MINIMUM LOT AREA:** 11,900 Sq. Ft.

**CURRENT ZONING:** LC, Limited Commercial

**PROPOSED ZONING:** Same

*WSL along 13<sup>th</sup>  
KDOT approval on drainage  
Drainage guarantee is  
needed.*

**VICINITY MAP**



NOTE: This is a replat of a portion of the White Tail Addition.

PLANNING STAFF RECOMMENDS APPROVAL OF THE PLAT.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. City Engineering needs to comment on the need for other 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. If any drainage will be directed onto K-96, a letter shall be provided from KDOT indicating their agreement to accept such drainage.
- D. Traffic Engineering needs to comment on the access controls, particularly the need for a specific location for the access opening. The plat proposes one access opening along 13th St. North. Complete access control is required along K-96. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the plat's text. Traffic Engineering has approved one opening along 13<sup>th</sup> Street to be in alignment with one of the existing openings across 13<sup>th</sup> Street.
- 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 shall guarantee the installation of the private street to a public street standard. As a private improvements, such guarantee shall not be provided through the use of a petition.
- G. Reserve A being platted as private streets shall be labeled as private streets and shown appropriate street names.
- H. A covenant shall be submitted regarding the private street, which sets forth ownership and maintenance responsibilities. The plat's text shall reference the platting of the reserve for private street purposes and shall state which specific lots are to be accessed by the reserve.
- I. Traffic Engineering has requested a guarantee for decel lanes.
- J. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves for that Addition, but not being replatted by this Addition, the above covenants and/or other legal documents shall be provided which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.
- K. 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 Homeowners' Association to maintain the "parking strip" located between this site's north property line and driving surface for 13th St. North.

- L. 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.
- M. The wall easement shall be referenced in the plat's text.
- N. Since this is a City plat, approval will not be needed by the County Commission, and the County Commission signature block may be deleted.
- O. The Applicant has platted 0-ft building setbacks which represents an adjustment of the Zoning Code standard of 20 feet for the LC, Limited Commercial District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- P. The owners noted in the platting binder need to be signatories to the plat, or a revision to the binder showing that the site's ownership is only in the party now shown on the final plat.
- Q. 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.
- R. 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.
- S. 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.)
- T. 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.
- U. 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.
- V. 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.
- W. 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.

- X. Perimeter closure computations shall be submitted with the final plat tracing.
- Y. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Z. 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.
- AA. 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.

## The Executive at White Tail Addition

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### Parcel Closures

Project: 02155

COGO Revisions:

Date: Tuesday, September 17, 2002

COGO Project: None

Client:

*Parcel name: Final Plat Boundary*

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North: 1694461.3230 East : 1688947.8522

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Line Course: N 89-06-10.9 E Length: 428.928

North: 1694468.0376 East : 1689376.7277

Line Course: S 00-53-06.3 E Length: 440.090

North: 1694028.0001 East : 1689383.5257

Line Course: S 89-05-07.3 W Length: 427.520

North: 1694021.1757 East : 1688956.0602

Line Course: N 01-04-05.6 W Length: 440.224

North: 1694461.3232 East : 1688947.8531

Perimeter: 1736.763 Area: 188,485. sq.ft. 4.32 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.0010 Course: N 75-42-53.0 E

Error North: 0.00024 East : 0.00092

Precision 1: 1,736,762.000

**Parcel name: RESERVE A**

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Line Course: N 89-06-10.9 E Length: 428.928

North: 1694461.3230 East : 1688947.8522

Line Course: S 00-53-06.3 E Length: 440.090

North: 1694468.0376 East : 1689376.7277

Line Course: S 89-05-07.3 W Length: 95.000

North: 1694028.0001 East : 1689383.5257

Line Course: N 00-53-06.3 W Length: 365.120

North: 1694026.4837 East : 1689288.5378

Line Course: S 89-06-10.9 W Length: 238.687

North: 1694391.5601 East : 1689282.8978

Line Course: S 01-04-05.6 E Length: 365.195

North: 1694387.8236 East : 1689044.2401

Line Course: S 89-05-07.3 W Length: 95.000

North: 1694022.6921 East : 1689051.0484

Line Course: N 01-04-05.6 W Length: 440.224

North: 1694021.1756 East : 1688956.0605

North: 1694461.3231 East : 1688947.8534

Perimeter: 2468.245 Area: 101,540. sq.ft. 2.33 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.0012 Course: N 85-12-54.5 E

Error North: 0.00010                      East : 0.00120  
 Precision 1: 2,056,870.000

**Parcel name: BLOCK 1, LOT 1**

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Line Course: N 89-06-10.9 E Length: 119.463	North: 1694387.8229 East : 1689044.2392
Line Course: S 01-04-05.6 E Length: 100.000	North: 1694389.6930 East : 1689163.6876
Line Course: S 89-06-10.9 W Length: 119.463	North: 1694289.7104 East : 1689165.5519
Line Course: N 01-04-05.6 W Length: 100.000	North: 1694287.8402 East : 1689046.1035
	North: 1694387.8229 East : 1689044.2392

Perimeter: 438.928 Area: 11,946. sq.ft. 0.27 acres

*Mapcheck Closure - (Uses listed courses and chords)*  
 Error Closure: 0.0000                      Course: S 90-00-00.0 E  
 Error North: 0.00000                      East : 0.00000  
 Precision 1: 438,926,000.000

**Parcel name: BLOCK 1, LOT 2**

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Line Course: N 89-06-10.9 E Length: 119.224	North: 1694389.6930 East : 1689163.6879
Line Course: S 00-53-06.3 E Length: 100.000	North: 1694391.5594 East : 1689282.8973
Line Course: S 89-06-10.9 W Length: 118.904	North: 1694291.5713 East : 1689284.4420
Line Course: N 01-04-05.6 W Length: 100.000	North: 1694289.7099 East : 1689165.5526
	North: 1694389.6926 East : 1689163.6883

Perimeter: 438.129 Area: 11,906. sq.ft. 0.27 acres

*Mapcheck Closure - (Uses listed courses and chords)*  
 Error Closure: 0.0006                      Course: S 40-06-57.9 E  
 Error North: -0.00044                      East : 0.00037  
 Precision 1: 730,213.333

**Parcel name: BLOCK 1, LOT 3**

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Line Course: N 89-06-10.9 E Length: 119.463	North: 1694287.8398 East : 1689046.1035
Line Course: S 01-04-05.6 E Length: 145.001	North: 1694289.7099 East : 1689165.5519
Line Course: S 89-06-10.9 W Length: 119.463	North: 1694144.7341 East : 1689168.2551
Line Course: N 01-04-05.6 W Length: 145.001	North: 1694142.8640 East : 1689048.8068
	North: 1694287.8398 East : 1689046.1035

Perimeter: 528.928 Area: 17,322. sq.ft. 0.39 acres

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

Error Closure: 0.0000 Course: S 90-00-00.0 E  
 Error North: 0.0000 East : 0.00000  
 Precision 1: 528,928,000.000

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Parcel name: BLOCK 1, LOT 4

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North: 1694289.7099 East : 1689165.5522

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Line Course: N 89-06-10.9 E Length: 118.904

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North: 1694291.5713 East : 1689284.4417

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Line Course: S 00-53-06.3 E Length: 145.000

North: 1694146.5886 East : 1689286.6815

Line Course: S 89-06-10.9 W Length: 118.441

North: 1694144.7345 East : 1689168.2550

Line Course: N 01-04-05.6 W Length: 145.001

North: 1694289.7103 East : 1689165.5518

Perimeter: 527.346 Area: 17,207. sq.ft. 0.39 acres

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

Error Closure: 0.0006 Course: N 54-12-05.9 W  
 Error North: 0.00035 East : -0.00048  
 Precision 1: 878,910.000

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Parcel name: BLOCK 1, LOT 5

Line Course: N 89-06-10.9 E Length: 119.463

North: 1694142.8644 East : 1689048.8068

North: 1694144.7345 East : 1689168.2551

Line Course: S 01-04-05.6 E Length: 120.157

North: 1694024.5984 East : 1689170.4952

Line Course: S 89-05-07.3 W Length: 119.463

North: 1694022.6914 East : 1689051.0474

Line Course: N 01-04-05.6 W Length: 120.194

North: 1694142.8645 East : 1689048.8067

Perimeter: 479.277 Area: 14,356. sq.ft. 0.32 acres

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

Error Closure: 0.0002 Course: N 33-26-05.5 W  
 Error North: 0.00016 East : -0.00011  
 Precision 1: 2,396,385.000



Parcel name: BLOCK 1, LOT 6

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Line Course: N 89-06-10.9 E Length: 118.441	North: 1694144.7345 East : 1689168.2555
Line Course: S 00-53-06.3 E Length: 120.120	North: 1694146.5886 East : 1689286.6820
Line Course: S 89-05-07.3 W Length: 118.057	North: 1694026.4829 East : 1689288.5375
Line Course: N 01-04-05.6 W Length: 120.157	North: 1694024.5984 East : 1689170.4955
	North: 1694144.7345 East : 1689168.2554

Perimeter: 476.774 Area: 14,206. sq.ft. 0.32 acres

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

Error Closure: 0.0001	Course: N 40-37-36.2 W
Error North: 0.00006	East : -0.00005
Precision 1: 4,767,750.000	