

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

**CASE NUMBER:** SUB 2007-13 -- WICHITA COUNTRY CLUB 2ND ADDITION

**OWNER/APPLICANT:** Wichita Country Club Association, 8501 E. 13<sup>th</sup> St., Wichita, KS 67206

**SURVEYOR/AGENT:** MKEC Engineering Consultants, Inc., Attn: Greg Allison, 411 N. Webb, Wichita, KS 67206

**LOCATION:** South side of 13<sup>th</sup> St. North, East of Rock Road

**SITE SIZE:** 41.61 acres

**NUMBER OF LOTS**

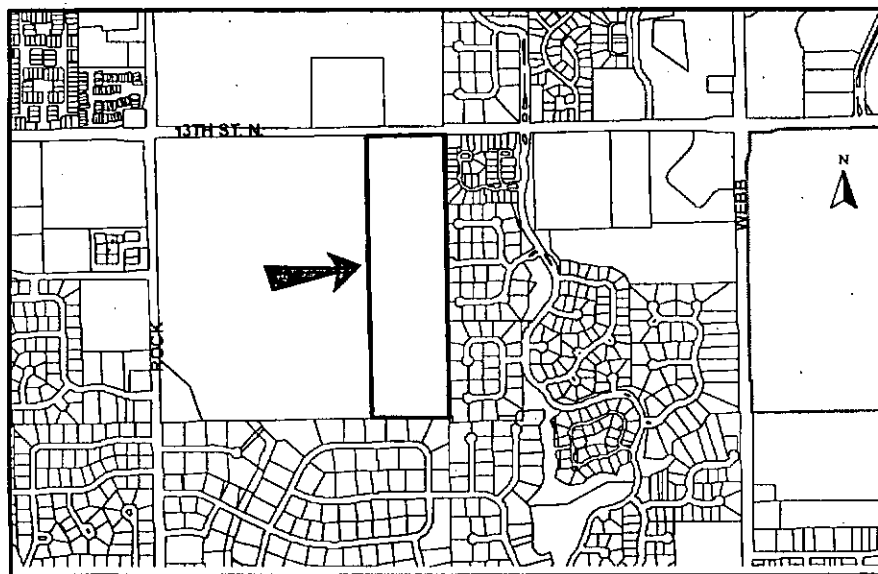
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

**MINIMUM LOT AREA:** 41.61 acres

**CURRENT ZONING:** SF-5, Single-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



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

**STAFF COMMENTS:**

- A. Municipal services are available to serve the site. A 20' utility easement has been platted for a public main to facilitate an existing private water line. City of Wichita Water and Sewer Department requires that the main be "looped" by being tied in to the water main on Clubside Ct to the south. The easement will need to be extended or moved east.
- 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 opening along 13th St. North for an existing driveway. The remainder of the frontage will be in accordance with access management standards. Traffic Engineering has approved the access controls.
- E. Traffic Engineering needs to comment on the need for additional right-of-way along 13<sup>th</sup> Street North. The Access Management Regulations requires a 60-foot half-street right-of-way width along urban arterials.
- F. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- G. 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.
- H. GIS has requested that "13<sup>th</sup> St. N" be labeled correctly.
- I. 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.
- J. 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.)
- K. 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.
- L. 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.
- M. 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.

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

## Wichita Country Club Second Addition

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Parcel Closure

Project: J:\Civil\07038\

COGO Revisions:

Date: Tuesday, May 22, 2007

Client Contact: WCC

**Parcel name: NW ¼ Sec. 17, T27S, R2E, 6<sup>th</sup> P.M.**

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Line Course: S 01-04-13.1 E Length: 2648.440	North: 1694340.340 East: 1678336.443
Line Course: S 89-09-37.8 W Length: 2660.430	North: 1691692.362 East: 1678385.914
Line Course: N 01-17-37.3 W Length: 2656.667	North: 1691653.383 East: 1675725.769
Line Course: N 89-20-08.4 E Length: 2670.833	North: 1694309.373 East: 1675665.789
	North: 1694340.340 East: 1678336.443

Perimeter: 10636.369 Area: 7,070,508 sq.ft. 162.31 acres

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

Error Closure: 0.001 Course: S 51-29-12.9 W

North: -0.0003 East: -0.0004

Precision 1: 10,636,370.000

**Parcel name: Final Plat Boundary**

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Line Course: S 01-04-13.1 E Length: 2608.440	North: 1694300.346 East: 1678337.190
Line Course: S 89-09-37.8 W Length: 700.006	North: 1691692.361 East: 1678385.914
Line Course: N 01-04-13.1 W Length: 2610.579	North: 1691682.105 East: 1677685.983
Line Course: N 89-20-08.4 E Length: 700.018	North: 1694292.228 East: 1677637.219
	North: 1694300.345 East: 1678337.190

Perimeter: 6619.041 Area: 1,826,656 sq.ft. 41.93 acres

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

Error Closure: 0.001 Course: S 06-29-01.0 E

North: -0.0011 East: 0.0001

Precision 1: 6,619,043.000