



LETTER OF TRANSMITTAL

Professional Engineering Consultants, P.A.
303 S. TOPEKA • WICHITA, KANSAS 67202 • 316-262-2691 • FAX 316-262-3003
www.pec1.com • designers@pec1.com

TO: Jim Armour, P.E.
City of Wichita
Engineering Department
454 N. Main - 7th Floor
Wichita, Kansas 67202

DATE: 04/09/2004
PROJECT NO.: 36-93244-003-2051
PROJECT: White Tail Addition Min. Pad Elevation

ATTENTION: Jim Armour, P.E.
FROM: Brent E. Remsberg, P.E.

REFERENCE: _____

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
1			Certificate of Correction to White Tail
1			Affidavit
1			Exhibit A
1			Lot Grading Plan for Lot 54, Block 1

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:

RECEIVED
APR 12 2004
CITY - ENGINEERING

*Correction
Lot 54
Block 1*

COPIES TO: File, Ritchie

By: Brent E. Remsberg, P.E.

CERTIFICATE OF CORRECTION TO WHITE TAIL

An Addition to Sedgwick County, Kansas

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

We, Professional Engineering Consultants, P.A., Engineers and Surveyors in aforesaid State and County have found that the minimum pad elevation (lowest opening) for that portion of Lot 54, Block 1, White Tail Addition, described as beginning at the Northwest corner of Lot 54, Block 1, White Tail Addition; thence bearing N89°33'54"E along the North line of said Lot 54, a distance of 208.62 feet to the Northeast corner of said Lot 54; thence bearing S00°48'43"E, a distance of 125.00 feet to the Southeast corner of said Lot 54; thence bearing N85°46'49"W a distance of 88.30 feet; thence bearing N53°10'20"W, a distance of 65.92 feet; thence bearing N41°57'07"W, a distance of 104.07 feet to the Northwest corner of said Lot 54 and the Point of Beginning, should be changed to elevation 1357.5 M.S.L.

Date 4-9-04

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

Brent E. Remsberg
Brent E. Remsberg, R.L.S. No. 988



AFFIDAVIT

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

The undersigned, being first duly sworn, states as follows:

1. That this affidavit is being made to effect a change in the recorded subdivision plat of WHITE TAIL, an addition to Sedgwick County, Kansas, with regard to the minimum pad elevation reflected on a portion of said subdivision plat.

2. The owner of record of Lot 54, Block 1, has requested the City Engineer to change the minimum pad elevation requirement reflected in said subdivision plat as it may pertain to a portion of said Lot 54.

3. The undersigned has examined said recorded subdivision plat of WHITE TAIL, an addition to Sedgwick County, Kansas, and found that the minimum pad elevation (lowest opening), requirement for said portion of Lot 54, Block 1, as described in Exhibit A, should be changed to 1357.5 M.S.L.

FURTHER AFFIANT SAITH NAUGHT.

James L. Armour

James L. Armour, P.E..

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

Subscribed and sworn to before me this 23 day of April, 2004, by
JAMES L. ARMOUR, P.E.

Jan Long

Notary Public

My Appointment Expires: 7/6/07

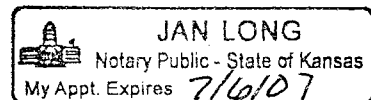


EXHIBIT A

LEGAL DESCRIPTION

A portion of Lot 54, Block 1, White Tail Addition to Wichita, Sedgwick County, Kansas described as follows:

Beginning at the Northwest corner of Lot 54, Block 1, White Tail Addition; thence bearing N89°33'54"E along the North line of said Lot 54, a distance of 208.62 feet to the Northeast corner of said Lot 54; thence bearing S00°48'43"E, a distance of 125.00 feet to the Southeast corner of said Lot 54; thence bearing N85°46'49"W a distance of 88.30 feet; thence bearing N53°10'20"W, a distance of 65.92 feet; thence bearing N41°57'07"W, a distance of 104.07 feet to the Northwest corner of said Lot 54 and the Point of Beginning.

Containing 18,456 square feet or 0.4237 acres more or less.

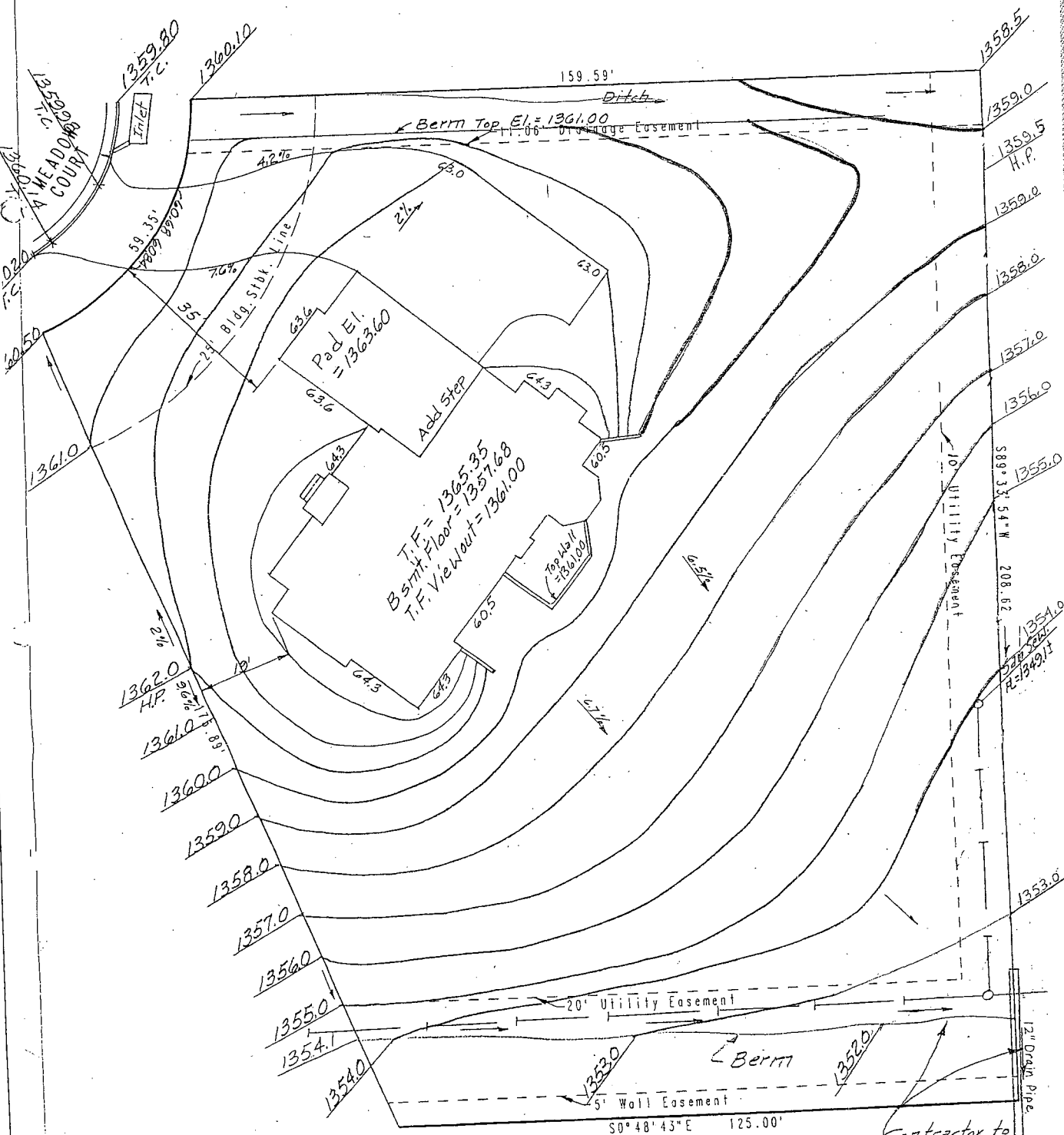
LOT 54, BLOCK 1
WHITE TOWN

LEGEND

- F.F. = TOP FOUNDATION
- PAD = ELEVATION AT GARAGE DOOR OPENING
- = STEP BRICK LEDGE
- S.S. = SANITARY SEWER
- WTR. = WATER LINE
- = FLOW ARROW
- X 0.0 = POINT ELEVATION
- 0.0 T.C. = TOP CURB
- 0.0 W = WALK ELEVATION
- 0.0 I = TOP IRON
- 0.0 F = "FINISH ELEVATION"

SCALE: 1" = 20' 30"
3-7-96
GMG
5-7-98

Minimum Pad Elev. (Lowest Opening) = 1360.0 m.s.l.



Contractor to
Verify drainage
thru berm

THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS

ENGINEERING DIVISION
CITY HALL - SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4501
FAX (316) 268-4114

January 20, 1994

Michael D. Kelsey, E.I.T.
Professional Engineering Consultants
303 S. Topeka
Wichita, Kansas 67202-4309

RE: White Tail Water Line Projects
P.E.C. Project No. 34-93445-2-2051

Dear Mr. Kelsey:

It is our understanding that the professional engineer who sealed the construction plans on referenced project is also certifying that these projects, which will be let by the City of Wichita, are in compliance with current permitting regulations and laws related to storm water permit application for construction activity for the development.

Sincerely,

Donald E. Schneider, P.E.
Design Engineer

cc: Vicky Huang, P.E., Subdivision Engineer
Rob Younkin, P.E., Civil Engineer II

:cls

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9

June 24, 1993

STAFF REPORT
(Final Plat, Preliminary Plat Approved 5/13/93)

CASE NUMBER: S/D 93-16 - WHITE TAIL ADDITION

OWNER/APPLICANT: Ritchie Development, Inc. 8100 E. 22nd -
Building 1000, Wichita, KS 67226

SURVEYOR/ENGINEER: Bill Yung Design, 4912 E. 29th Street
North, Wichita, KS 67220
and
P.E.C., 303 South Topeka, Wichita, KS
67202

LOCATION: Southwest corner of 13th Street North and
127th Street East

SITE SIZE: 151.5 acres

NUMBER OF LOTS

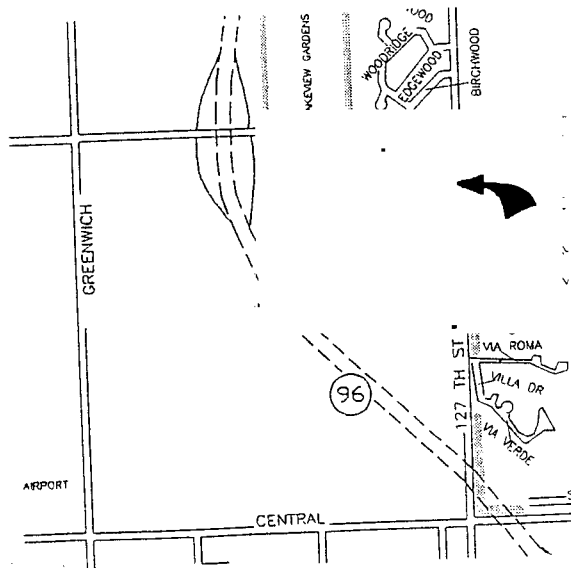
Residential:	265
Office:	
Commercial:	5
Industrial:	
Total:	270

MINIMUM LOT AREA: 7,200 sq. ft.

CURRENT ZONING: "R-1" and "LC"

PROPOSED ZONING: "LC" and "AA" (SCZ-0650)

VICINITY MAP:



NOTE: This site is in the County and is presently zoned "R-1" Suburban Residential, except for a portion in the northeast of the plat which is zoned "LC" Light Commercial. However, the residential lot sizes being platted require County "AA" zoning. Further, the applicant is indicating the platting of residential uses in the area presently zoned "LC" while requesting "LC" for a portion of the site nearer the K-96 freeway and 13th Street North interchange.

STAFF COMMENTS:

- A. In order to allow for the development being platted, the applicant shall obtain, before County review of this plat, the needed zone changes. That is, "LC" zoning needs to be obtained for what is now indicated as Lots 136 through 140, Block 4 with the remaining portion of the site being zoned to "AA" one-family zoning.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted, this shall include the extension of the water line in 13th Street North. Since this property will utilize a City of Wichita water supply line in 13th Street North and 127th Street East, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. Either as a separate guarantee or if acceptable by County Engineering with the paving guarantee, the applicant shall provide for sidewalks. As a collector, sidewalk should be provided along both sides of White Tail/Killenwood Drive. However, as approved by the Subdivision Committee, an extra wide, 8-foot sidewalk may instead be installed along one side of this collector street. As continuous streets with a large number of lots directly and indirectly accessing them, sidewalks shall also be provided along one side of Country Walk/Bracken/Killenwood Dr. and Woodridge/Preserve.
- G. County Engineering should be prepared to indicate needed traffic improvements for 13th Street North and 127th Street East. These improvements to include at a minimum those needed to serve the proposed "LC" development, the two

entrances to the residential development and any needed improvements for the 13th Street and 127th Street intersection. The applicant was to meet with County Engineering to discuss such improvements prior to submitting a final plat.

- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As appropriate, separate City and County Certificates of Petitions shall be submitted.
- I. County Engineering needs to indicate the access controls that should be established to 13th Street North from the proposed "LC" portion of this development (Lots 136, 138, and 139, Block 4). In particular this access needs to be considered in regard to nearness of the K-96 interchange and the driveways indicated immediately north of this "LC" area. The applicant was to meet with County Engineering to discuss the needed access controls, prior to submitting a final plat.
- J. Since Lots 137 and 140, Block 4, or within the "LC" area, do not have direct access to a public street, the applicant shall either create and show on the final plat access easements to these sites or a cross-lot access agreement shall be established. The Planning Department needs to review either form of access which can then be recorded by the applicant so that the recording information can be shown on the final plat tracing.
- 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 that the homeowners' association will maintain the "parking strip" or open space area between the Addition and the paved/drainage areas for 13th Street and 127th Street.
- 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 a method similar to special assessments.
- M. Since this plat proposes the platting of narrow street

right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any plantings within the easement shall be reviewed by the County prior to installation.

- N. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot or 32-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- O. In regard to the use of street names, the applicant was to meet with the County Fire Department representative to discuss the comments below and other concerns with this plat's use of street names. The final plat was to indicate all appropriate changes.
1. The main and only street entrance to this site from 13th Street North is being named White Tail while immediately north of this entrance, the existing street name is Davin Lane.
 2. The use of Bradford and Glenmoor as "Courts" originating off of White Tail. Bradford is an existing street which is approximately in the same position as on this plat, and the use of this street name as a Circle would be appropriate. While Glenmoor could be treated as a Circle, this would be a new street name but in a position that corresponds to at least three other existing streets (Wentworth, Estate, Polo).
 3. The use of Meadow and Preserve rather than such existing names as Edgewood or Birchwood and whether Meadow and Preserve should be two separate street names or shouldn't the same name be used for these two street segments.
 4. The use of the street name White Tail Court for the cul-de-sac north of Lots 71 through 75, Block 4.

The representative from the County Fire Department needs to indicate if the changes shown on this final are sufficient.

- P. The final plat was to indicate the utility easements requested by K.G. & E. which were indicated on an enclosed "marked" copy of the plat. Appropriate utility easements were also to be provided for the lots in the southwest

corner of this addition or in the area of the indicated berm. Several easements, however, have not been shown and the utilities need to indicate if additional easements are necessary.

- Q. The final plat tracing shall clearly label all building setbacks, not just the 15-foot sideyard setbacks. The dimension of the setbacks and labeling of the setbacks shall be clearly indicated throughout the plat and not just by a note on the final plat tracing.
- R. For Lots 36, 37, and 45 of Block 4, additional building setbacks to Killenwood should be shown. The design of these lots and multiple street frontages makes the interpretation of sideyard and backyard setbacks difficult. To assure, however, an acceptable setback from Killenwood, Lot 45 shall indicate a 15-foot building setback and Lots 36 and 37 a 25-foot building setback.
- S. It appears that a 5-foot wall easement is intended along the east line of the plat, adjacent to 127th Street East. However, the label of a wall easement on Lots 54 and 55, Block 1 seems to indicate an easement west of the 20-foot utility easement. The final plat tracing should clearly indicate the appropriate location of the wall easement.
- T. 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.
- U. 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.
- V. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- W. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- X. Recording of the plat within 30 days after approval by the City Council.
- Y. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5
May 13, 1993

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 93-16 - WHITE TAIL ADDITION

OWNER/APPLICANT: Ritchie Development, Inc. 8100 E. 22nd -
Building 1000, Wichita, KS 67226

SURVEYOR/ENGINEER: Bill Yung Design, 4912 E. 29th Street North,
Wichita, KS 67220
and
P.E.C., 303 South Topeka, Wichita, KS 67202

LOCATION: Southwest corner of 13th Street North and
127th Street East

SITE SIZE: 151.5 acres

NUMBER OF LOTS

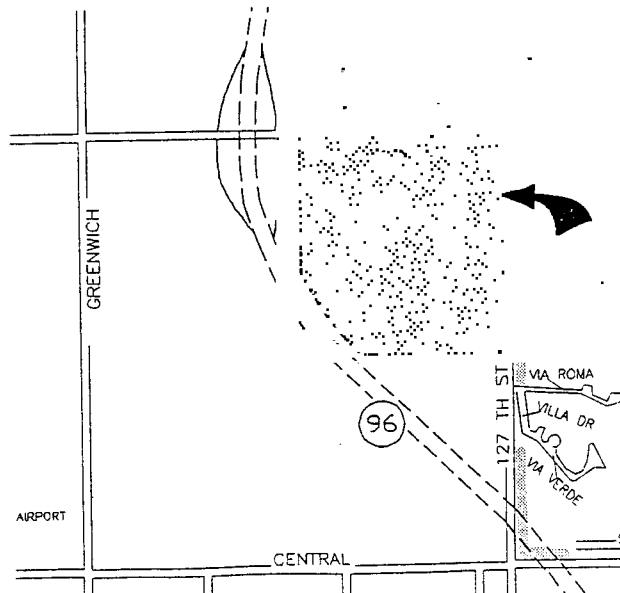
Residential:	265
Office:	
Commercial:	5
Industrial:	
Total:	270

MINIMUM LOT AREA: 7,200 sq. ft.

CURRENT ZONING: "R-1" and "LC"

PROPOSED ZONING: "LC" and "AA"

VICINITY MAP:



NOTE: This site is in the County and is presently zoned "R-1" Suburban Residential, except for a portion in the northeast of the plat which is zoned "LC" Light Commercial. However, the residential lot sizes being platted require County "AA" zoning. Further, the applicant is indicating the platting of residential uses in the area presently zoned "LC" while requesting "LC" for a portion of the site nearer the K-96 freeway and 13th Street North interchange.

STAFF COMMENTS:

- A. In order to allow for the development being platted, the applicant shall obtain, before County review of this plat, the needed zone changes. That is, "LC" zoning needs to be obtained for what is now indicated as Lots 136 through 140, Block 4 with the remaining portion of the site being zoned to "AA" one-family zoning.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. Since this property will utilize a City of Wichita water supply line in 13th Street North and 127th Street East, the applicant shall submit an outside-the-City water service application and associated restrictive covenant. City Engineering needs to indicate the extent to which, if any, this guarantee involves the extension of mains in 13th Street North and/or 127th Street East.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. Either as a separate guarantee or if acceptable by County Engineering with the paving guarantee, the applicant shall provide for sidewalks. As a collector, sidewalk shall be provided along both sides of White Tail/Killenwood Drive. As continuous streets with a large number of lots directly and indirectly accessing them, sidewalks shall also be provided along one side of Country Walk/Bracken/Killenwood Dr. and Woodridge/Preserve.
- G. County Engineering should be prepared to indicate needed traffic improvements for 13th Street North and 127th Street East. These improvements to include at a minimum those needed to serve the proposed "LC" development, the two entrances to the residential development and any needed improvements for the 13th Street and 127th Street intersection.
- H. If improvements are guaranteed by petition, a notarized

certificate listing the petitions shall be submitted to the Planning Department for recording. As appropriate, separate City and County Certificates of Petitions shall be submitted.

- I. On the final plat, major intersection right-of-way shall be dedicated for both 13th Street North and 127th Street East. That is, 75 feet of half street right-of-way, tapering to 50 feet, needs to also be provided for the 127th Street East leg of the intersection, not just for 13th Street North.
- J. County Engineering needs to indicate the access controls that should be established to 13th Street North from the proposed "LC" portion of this development (Lots 136, 138, and 139, Block 4). In particular this access needs to be considered in regard to nearness of the K-96 interchange and the driveways indicated immediately north of this "LC" area.
- K. Since Lots 137 and 140, Block 4, or within the "LC" area, do not have direct access to a public street, the applicant shall either create and show on the final plat access easements to these sites or a cross-lot access agreement shall be established. The Planning Department needs to review either form of access which can then be recorded by the applicant so that the recording information can be shown on the final plat tracing.
- L. Since Reserve "E" is indicated as being planned for buildings, a 25-foot building setback shall be indicated from the adjacent streets.
- M. County Engineering needs to indicate the acceptability of the indicated collector street (White Tail/Killenwood Dr.) being platted at a 58 foot right-of-way standard rather than the 66-foot standard noted in the Subdivision Regulations. While parking is typically allowed for a 58-foot street, this is for a street functioning as either a short, cul-de-sac or a low, traffic street with direct access to abutting lots. As indicated on this plat, this street will carry fairly high traffic volumes, with higher speeds, but with no lots necessarily having direct access to this street.
- N. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- O. 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 that the homeowners' association will maintain the "parking strip" or open space area between the Addition and the paved/drainage areas for 13th Street and 127th Street.

- P. 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 a method similar to special assessments.
- Q. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any plantings within the easement shall be reviewed by the County prior to installation.
- R. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot or 32-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- S. On the final plat, the platting of the 5-foot wall easements shall be noted in the plat's text, and it shall also be indicated that utilities may cross the wall easements.
- T. In order to prevent the wide separation of lot numbers in Block 4 for Lots 136 through 140 at the northwest corner of the plat, with Lots 135, 134, etc. being at the plat's southwest corner, the lots for Block 4 should begin with Lot 1 starting at the location of what is now indicated as Lot 135.
- U. In regard to the use of street names, the following shall be considered and complied with as determined appropriate. Both the County Fire Department and County Engineering should be prepared to comment on these items:
1. The main and only street entrance to this site from 13th Street North is being named White Tail while immediately north of this entrance, the existing street name is Davin Lane.
 2. The use of Bradford and Glenmoor as "Courts" originating off of White Tail. Bradford is an existing street which is approximately in the same position as on this plat, and the use of this street name as a Circle would be appropriate. While Glenmoor could be treated as a Circle, this would be a new street name but in a position that corresponds to at least three other existing streets (Wentworth, Estate, Polo).

3. The use of Meadow and Preserve rather than such existing names as Edgewood or Birchwood and whether Meadow and Preserve should be two separate street names or shouldn't the same name be used for these two street segments.
 4. The use of the street name White Tail Court for the cul-de-sac north of Lots 71 through 75, Block 4.
- V. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- W. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- X. 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.
- Y. 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.
- Z. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- AA. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- BB. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.