

**STAFF REPORT**  
(Final Plat, Overall Preliminary Plat Approved 4/7/05)

**CASE NUMBER:** SUB 2006-46 -- WATERWALK PHASE 2 ADDITION

**OWNER/APPLICANT:** City of Wichita, Property Management, 8th Floor, Attn: Ed Martin,  
455 N. Main, Wichita, KS 67202

**SURVEYOR/ENGINEER:** Johnson & Associates, Inc., Attn: Tim Johnson, 100 E. California,  
3rd Fl., Oklahoma City, OK 73104

**LOCATION:** North of Kellogg, West side of Main

**SITE SIZE:** 17.07 acres

**NUMBER OF LOTS**

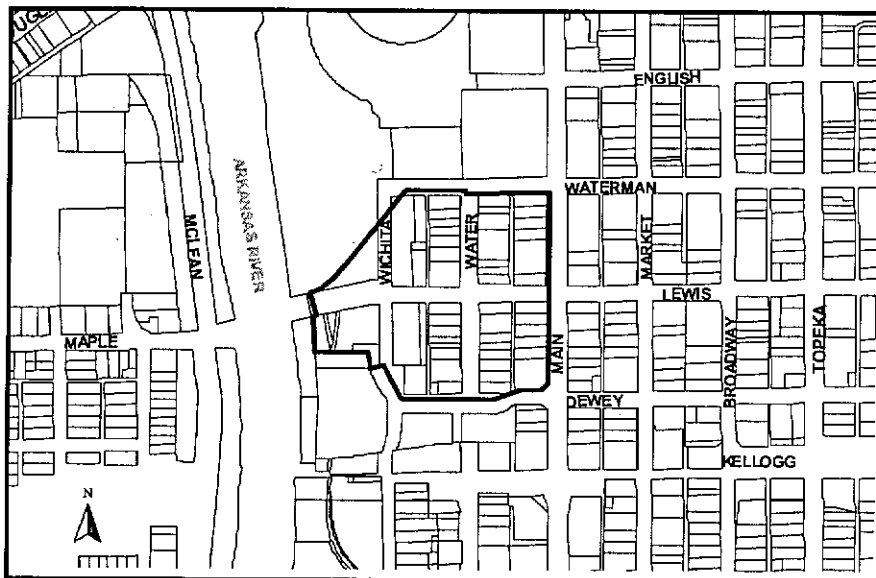
Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	<u>5</u>

**MINIMUM LOT AREA:** 40,197 square feet

**CURRENT ZONING:** LI, Limited Industrial; GC, General Commercial, CDB, Central Business District

**PROPOSED ZONING:** PUD, Planned Unit Development

**VICINITY MAP**



**SUB 2006-46 -- Final Plat of WATERWALK PHASE 2 ADDITION**  
**June 8, 2006 - Page 2**

**NOTE:** This final plat consists of a portion of the overall preliminary plat approved for the site and represents the second phase of development. The street layout is consistent with the preliminary plat with the addition of a new street – Waterwalk Commons. The property boundary was expanded to include Block 1.

The site has been approved for a zone change (PUD 2005-03) to PUD, Planned Unit Development subject to platting.

**STAFF COMMENTS:**

- A. The applicant shall extend and/or relocate water and sewer to serve the lots being platted.
- 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. Lot 3, Block 1 shall be relabeled as Lot 1, Block 1.
- E. The owner's certificate shall reference "lots, blocks and streets".
- F. Traffic Engineering has requested access controls be defined along the Main Street frontage which should be denoted on the face of the plat. The Dewey Street opening along Main is limited to rights-in/out movements. Distances should be shown for all segments of access control. The final plat tracing shall reference the dedication of access controls in the plat's text.
- G. The access control note regarding US 54 Highway needs to be deleted.
- H. The right-of-way width for Main Street needs to be denoted.
- I. Minimum pads need to be referenced in the owners certificate.
- J. The Subdivision name in the owners certificate needs "An Addition to Wichita" added.
- K. An onsite benchmark is needed.
- L. "Waterwalk Phase 1" needs labeled south of Dewey Street.
- M. The applicant needs to define the location of the drainage easement limits on Lot 1 Block 5.
- N. The road right of way needs to be shown for adjoining streets.
- O. City of Wichita resurvey monuments need to be shown.
- P. Block corner monuments need to be shown.
- Q. The 5' strip to the north of Lot 1 Block 5 needs to be defined.
- R. The plat's text shall include the language "Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b)."

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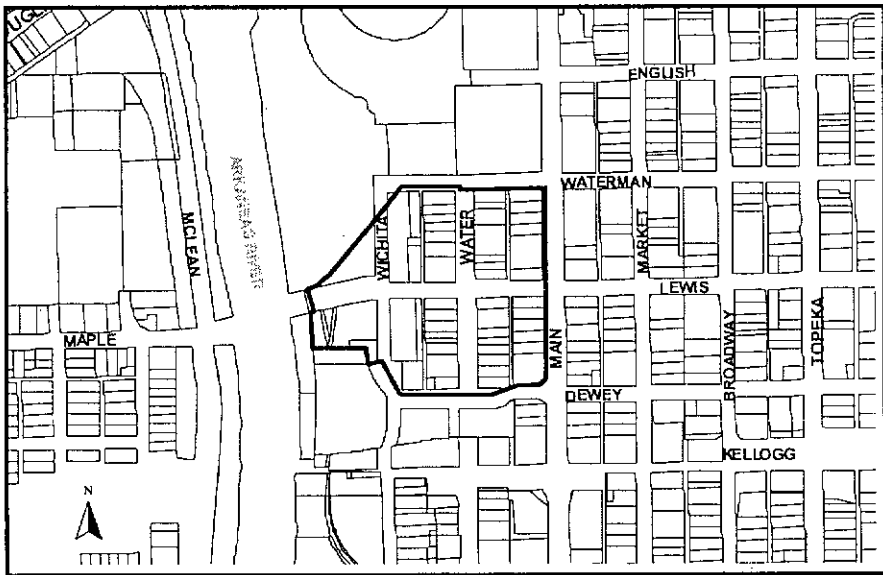
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60

**VICINITY MAP**



**NOTE:** This final plat consists of a portion of the overall preliminary plat approved for the site and represents the second phase of development. The street layout is consistent with the preliminary plat with the addition of a new street – Waterwalk Commons. The property boundary was expanded to include Block 1.

The site has been approved for a zone change (PUD 2005-03) to PUD, Planned Unit Development subject to platting.

**STAFF COMMENTS:**

- A. The applicant shall extend and/or relocate water and sewer to serve the lots being platted.
- 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. **A drainage plan is needed.**
- D. **Traffic Engineering** needs to comment on access controls. The plat denotes two openings along Main. **The access controls are approved. The plat's text shall state that, "All abutters rights of access to or from Main Street over and across the east line of the Waterwalk Phase 2 Addition are hereby granted to the City of Wichita."**
- E. Reference distance and direction to the monuments used to locate the land described in the certificate of survey.
- F. A separate symbol is needed for different types of monuments set.
- G. **GIS** needs to comment on street names. **The street names are approved.**
- H. The applicant is advised that prior to obtaining a building permit, a PUD adjustment is needed so that the perimeter of the proposed lots matches the perimeters of the PUD parcel boundaries.
- I. All building setback lines denoted on the PUD drawing need to be shown on the plat.
- 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. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD ([cholloway@wichita.gov](mailto:cholloway@wichita.gov)). This will be used by the City and County GIS Department.

## BLIND CLOSURE CALCULATIONS

PREPARED BY JOHNSON & ASSOCIATES  
 100 EAST CALIFORNIA, 3RD FLOOR  
 OKLAHOMA CITY OK 73104  
 CA #E-1128

North: 10702.6382 East : 17344.6051  
 Line Course: S 44-59-47 W Length: 35.36000000  
 North: 10677.6333 East : 17319.6034  
 Line Course: S 89-59-47 W Length: 90.00000000  
 North: 10677.6277 East : 17229.6034  
 Curve Length: 87.41569859 Radius: 130.00000000  
 Delta: -38-31-38 Tangent: 45.43279864  
 Chord: 85.77807008 Course: S 70-43-58 W  
 Course In: S 00-00-13 E Course Out: N 38-31-51 W  
 RP North: 10547.6277 East : 17229.6116  
 End North: 10649.3230 East : 17148.6298  
 Curve Length: 47.06999155 Radius: 70.00000000  
 Delta: 38-31-38 Tangent: 24.46381465  
 Chord: 46.18819158 Course: S 70-43-58 W  
 Course In: N 38-31-51 W Course Out: S 00-00-13 E  
 RP North: 10704.0821 East : 17105.0242  
 End North: 10634.0821 East : 17105.0286  
 Line Course: S 89-59-47 W Length: 391.60000000  
 North: 10634.0574 East : 16713.4286  
 Curve Length: 19.16930381 Radius: 15.00000000  
 Delta: 73-13-17 Tangent: 11.14431925  
 Chord: 17.89123259 Course: N 53-23-36 W  
 Course In: N 00-00-14 W Course Out: S 73-13-03 W  
 RP North: 10649.0574 East : 16713.4276  
 End North: 10644.7263 East : 16699.0665  
 Curve Length: 61.06114951 Radius: 130.00000000  
 Delta: -26-54-43 Tangent: 31.10454344  
 Chord: 60.50139290 Course: N 30-14-19 W  
 Course In: S 73-13-03 W Course Out: N 46-18-20 E  
 RP North: 10607.1899 East : 16574.6035  
 End North: 10696.9956 East : 16668.5979  
 Curve Length: 101.26519519 Radius: 195.00000000  
 Delta: 29-45-15 Tangent: 51.80203497  
 Chord: 100.13113523 Course: N 28-49-03 W  
 Course In: N 46-18-20 E Course Out: S 76-03-35 W  
 RP North: 10831.7042 East : 16809.5894  
 End North: 10784.7265 East : 16620.3327  
 Line Course: S 76-03-35 W Length: 60.00000000  
 North: 10770.2719 East : 16562.0998  
 Curve Length: 62.02652704 Radius: 255.00000000  
 Delta: 13-56-12 Tangent: 31.16708542  
 Chord: 61.87372836 Course: N 06-58-19 W  
 Course In: N 76-03-35 E Course Out: S 89-59-47 W  
 RP North: 10831.7042 East : 16809.5894  
 End North: 10831.6881 East : 16554.5894  
 Line Course: N 00-00-13 W Length: 10.71000000  
 North: 10842.3981 East : 16554.5887  
 Line Course: S 89-59-47 W Length: 235.90000000  
 North: 10842.3833 East : 16318.6887

Line Course: N 03-47-57 W Length: 144.16000000  
           North: 10986.2265                   East : 16309.1367  
 Line Course: N 78-07-58 E Length: 12.40000000  
           North: 10988.7764                   East : 16321.2717  
 Line Course: N 11-45-07 W Length: 99.14000000  
           North: 11085.8383                   East : 16301.0794  
 Line Course: N 78-14-53 E Length: 36.42000000  
           North: 11093.2562                   East : 16336.7360  
 Curve Length: 47.93664063                   Radius: 70.00000000  
           Delta: -39-14-12                   Tangent: 24.95112525  
           Chord: 47.00542714                Course: N 58-37-47 E  
           Course In: N 11-45-07 W           Course Out: S 50-59-19 E  
           RP North: 11161.7889               East : 16322.4788  
           End North: 11117.7256             East : 16376.8702  
 Line Course: N 39-00-41 E Length: 507.86000000  
           North: 11512.3434                   East : 16696.5553  
 Line Course: S 89-56-29 E Length: 280.81000000  
           North: 11512.0562                   East : 16977.3651  
 Line Course: S 00-00-54 W Length: 15.00000000  
           North: 11497.0562                   East : 16977.3612  
 Line Course: S 89-56-29 E Length: 342.16000000  
           North: 11496.7061                   East : 17319.5210  
 Line Course: S 44-58-21 E Length: 35.41000000  
           North: 11471.6555                   East : 17344.5477  
 Line Course: S 00-00-13 E Length: 769.02000000  
           North: 10702.6355                   East : 17344.5961  
 Line Course: N 73-04-27 E Length: 0.00936393  
           North: 10702.6382                   East : 17344.6051

Perimeter: 3491.90387023    Area: 736,272 sq. ft. 16.90 acres