

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2006-106 -- THE WATERFRONT 6TH ADDITION

OWNER/APPLICANT: Beech Lake Investments/The Waterfront Holding/The Waterfront Commercial Property LLC, 1223 Rock Road, Suite 200, Wichita, KS 67206; Viega, LLC, The Epic Center, 301 N. Main, 9th Floor, Wichita, KS 67202

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

LOCATION: East of Webb, North side of 13th Street

SITE SIZE: 18.9 acres

NUMBER OF LOTS

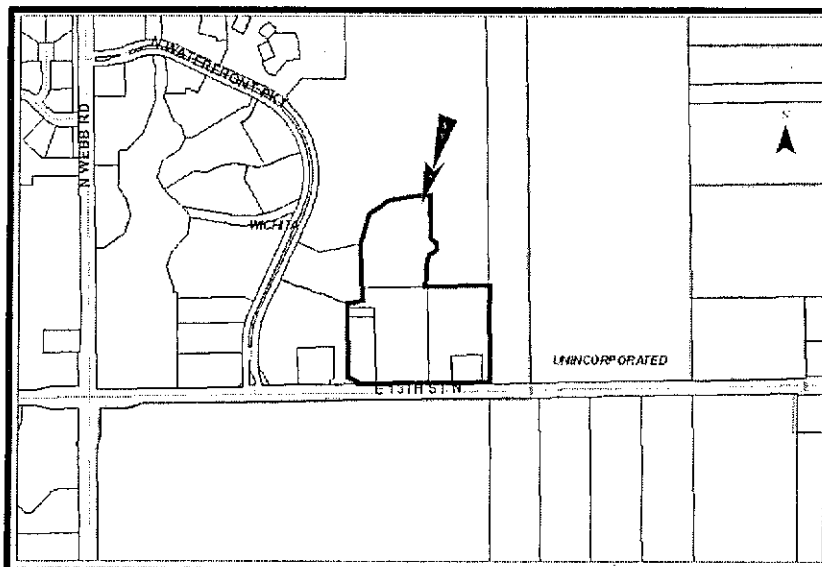
Residential:	
Office:	
Commercial:	
Industrial:	<u>3</u>
Total:	<u>3</u>

MINIMUM LOT AREA: 5.39 acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of a portion of Lot 1, Block 1, Waterfront 5th Addition in addition to unplatted property.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water 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 topographical plan has not been submitted.**
- D. Lindberg Cir and 14th St. have been platted as 32-ft narrow local residential streets. A 15-ft street drainage and utility easement is needed along the streets.
- E. Since this plat proposes the platting of narrow street rights-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.
- F. The sidewalk and utility easement shall be referenced in the plattor's text.
- G. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- H. The Applicant is advised that if platted, the building setbacks may be reduced to 20 feet.
- I. The Applicant shall guarantee the paving of the proposed streets.
- J. GIS needs to comment on the plat's street names. **The street names are approved.**
- K. 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.
- L. The plattor'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.
- M. 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.)
- N. 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.

SUB 2006-106 -- The Waterfront 6th Addition

December 14, 2006

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- O. 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.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. 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.
- U. 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) . This will be used by the City and County GIS Department.

STAFF REPORT
(Revised One-Step Final Plat, Deferred 12/14/06)

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

LOCATION: East of Webb, North side of 13th Street

SITE SIZE: 31.66 acres

NUMBER OF LOTS

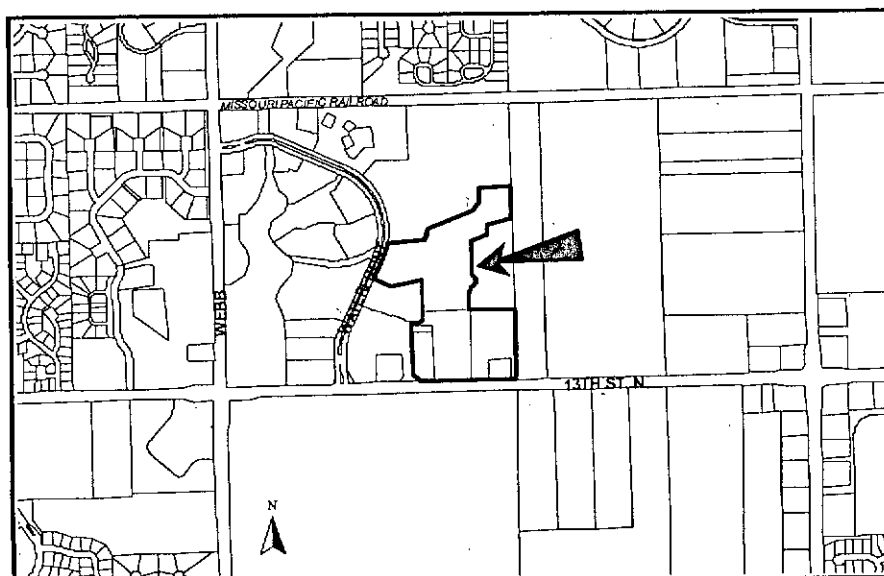
Residential:	
Office:	
Commercial:	
Industrial:	3
Total:	3

MINIMUM LOT AREA: 5.39 acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of a portion of Lot 1, Block 1, Waterfront 5th Addition in addition to unplatted property. This revised plat has expanded to the north to include Reserve E.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water 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. **Additional drainage easements are needed. An off-site drainage easement is needed for the detention pond.**
- D. A minimum of 15-ft street drainage and utility easement is needed along Reserve D.
- E. **City Engineering** has required that 14th Street be platted as a private street. In accordance with the Subdivision Regulations, the private street shall be platted as a Reserve for private street purposes and referenced in the plat's text.

A Reserve has been platted as requested. It needs to be labeled as a private street.
- F. A covenant shall be submitted regarding the private street, which sets forth ownership and maintenance responsibilities.
- G. **Traffic/City Engineering** has approved the 32-foot width of Lindberg Cir and 14th St. if restricted to No Parking on both sides of the street and constructed to commercial street thickness standards. A restrictive covenant shall be provided specifying the No Parking requirement.
- H. The Applicant shall guarantee the paving of the proposed streets to commercial street thickness standards. For the Reserves being platted for private streets, improvements shall be guaranteed for construction to a public street standard (commercial street thickness); however as private improvements, guarantees cannot be provided through the use of petitions.
- I. Since this plat proposes the platting of narrow street rights-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.
- J. The sidewalk and utility easement shall be referenced in the plat's text.
- K. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- L. The Applicant is advised that if platted, the building setbacks may be reduced to 20 feet.
- M. **GIS** needs to comment on the plat's street names. **The private street needs to be named Edgewood or "Sport of Kings".**
- N. 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.

- O. The platlor'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.
- P. 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.)
- Q. 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.
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