

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

**CASE NUMBER:** SUB 2004-86 -- THE WATERFRONT FIFTH ADDITION

**OWNER/APPLICANT:** Beech Lake Investments, 1223 Rock Road, Suite 200, Wichita, KS 67206; Waterfront Holding Co., LLC, 1223 Rock Road, Suite 200, Wichita, KS 67206

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

**LOCATION:** North side of 13th St. North, East of Webb Road

**SITE SIZE:** 13.28 Acres

**NUMBER OF LOTS**

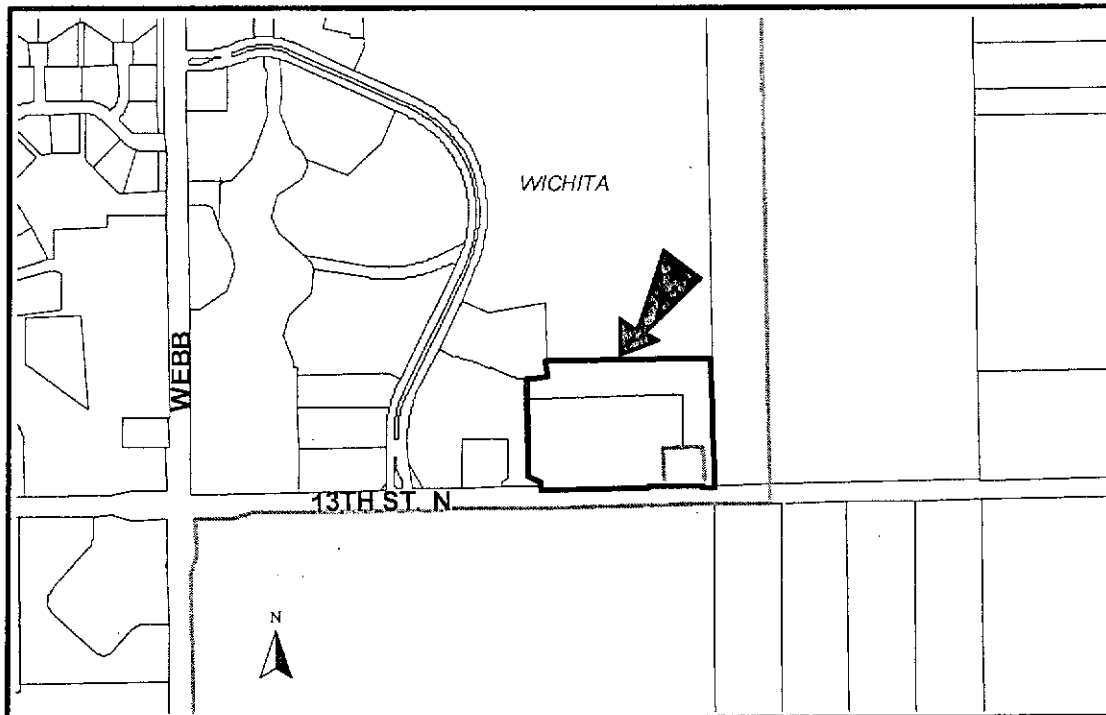
Residential:  
Office:  
Commercial:  
Industrial: 3  
Total: 3

**MINIMUM LOT AREA:** 41,000 Sq. Ft.

**CURRENT ZONING:** LI, Limited Industrial

**PROPOSED ZONING:** Same

**VICINITY MAP**



NOTE: This is an unplatted site located within the City with the exception of a portion of Lot 2.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the appropriate portion of Lot 2 will need to be completed.
- B. 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.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan.
- E. Traffic Engineering needs to comment on the access controls. The plat proposes three access openings along 13th Street North. The plat's text references access controls as being in accordance with minimum spacing standards of the access management regulations. *A joint access easement(s) should be provided. Cross-lot access with the unplatted property to the north is requested.*
- F. Traffic Engineering needs to comment on the need for any improvements to 13th St. North. *Traffic Engineering requests left and right turn lanes.*
- G. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed."
- H. The sidewalk and utility easement shall be referenced in the plat's text.
- I. 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.
- J. The Applicant is advised that if platted, the building setbacks may be reduced to 20 feet.
- K. The legal description does not match the plat boundary.
- L. The dimension on the east line of Lot 2 needs to be corrected.
- M. 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.
- N. 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.

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

# The Waterfront Fifth Addition

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## Parcel Closures

Project: 02014

COGO Revisions: none

Date: Friday, August 13, 2004

COGO Project: None

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Parcel name: The Waterfront 5<sup>th</sup> Final Plat Boundary

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Line Course: S 89-00-48.8 W Length: 250.003	North: 1694468.721 East: 1683648.955
Line Course: N 01-00-39.0 W Length: 10.000	North: 1694464.417 East : 1683398.989
Line Course: S 89-00-48.8 W Length: 76.846	North: 1694474.415 East : 1683398.812
Line Course: S 01-00-39.0 E Length: 10.000	North: 1694473.092 East : 1683321.978
Line Course: S 89-00-48.8 W Length: 541.970	North: 1694463.094 East : 1683322.154
Line Course: N 00-59-11.2 W Length: 20.000	North: 1694453.763 East : 1682780.265
Line Course: N 00-59-11.2 W Length: 15.359	North: 1694473.760 East : 1682779.920
Line Course: N 60-59-11.2 W Length: 69.282	North: 1694489.117 East : 1682779.656
Line Course: N 00-59-11.2 W Length: 488.434	North: 1694522.720 East : 1682719.068
Curve Length: 60.947 Radius: 200.500	North: 1695011.082 East : 1682710.660
Delta: 17-24-58.9 Tangent: 30.710	
Chord: 60.712 Course: N 84-24-34.7 E	
Course In: N 03-07-04.2 E Course Out: S 14-17-54.7 E	
RP North: 1695211.285 East : 1682721.565	
End North: 1695016.996 East : 1682771.083	
Line Course: N 75-42-05.3 E Length: 37.545	North: 1695026.269 East : 1682807.465
Line Course: N 00-59-11.2 W Length: 83.048	North: 1695109.304 East : 1682806.035
Line Course: N 89-00-48.8 E Length: 831.487	North: 1695123.619 East : 1683637.399
Line Course: S 01-00-39.2 E Length: 655.000	North: 1694468.721 East : 1683648.955

Perimeter: 3149.920 Area: 595,373. sq.ft. 13.66 acres

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

Error Closure: 0.000 Course: N 57-58-50.9 W

Error North: 0.0002 East : -0.0002  
Precision 1: 3,149,686,000.000

**Parcel name: Lot 1, Block 1**

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Line Course: S 89-00-48.8 W Length: 427.948	North: 1695116.672 East: 1683233.920
Line Course: S 00-59-11.2 E Length: 83.048	North: 1695109.304 East : 1682806.035
Line Course: S 75-42-05.3 W Length: 37.545	North: 1695026.268 East : 1682807.465
Curve Length: 60.947 Radius: 200.500	North: 1695016.996 East : 1682771.083
Delta: 17-24-58.9 Tangent: 30.710	
Chord: 60.712 Course: S 84-24-34.7 W	
Course In: N 14-17-54.7 W Course Out: S 03-07-04.2 W	
RP North: 1695211.285 East : 1682721.565	
End North: 1695011.082 East : 1682710.660	
Line Course: S 00-59-11.2 E Length: 488.434	North: 1694522.720 East : 1682719.068
Line Course: S 60-59-11.2 E Length: 69.282	North: 1694489.117 East : 1682779.656
Line Course: S 00-59-11.2 E Length: 15.359	North: 1694473.760 East : 1682779.920
Line Course: N 89-00-48.8 E Length: 465.000	North: 1694481.766 East : 1683244.851
Line Course: N 00-59-11.2 W Length: 635.000	North: 1695116.672 East : 1683233.919

Perimeter: 2282.562 Area: 322,432. sq.ft. 7.40 acres

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

Error Closure: 0.000 Course: S 71-49-19.3 W  
Error North: -0.0001 East : -0.0003  
Precision 1: 2,282,328,000.000

**Parcel name: Lot 2, Block 1**

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Line Course: N 89-00-48.8 E Length: 403.810	North: 1694481.766 East: 1683244.852
Line Course: N 01-00-39.2 W Length: 635.000	North: 1694488.718 East : 1683648.602
Line Course: S 89-00-48.8 W Length: 403.539	North: 1695123.619 East : 1683637.399
Line Course: S 00-59-11.2 E Length: 635.000	North: 1695116.672 East : 1683233.920
	North: 1694481.766 East : 1683244.852

Perimeter: 2077.349 Area: 256,333. sq.ft. 5.88 acres

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

Error Closure: 0.000 Course: S 57-07-26.0 E

Error North: -0.0001 East : 0.0001

Precision 1: 2,077,349,000.000