

March 22, 2004

Vicky Huang  
City of Wichita  
455 N. Main – 7<sup>th</sup> Floor  
Wichita, KS 67202

Reference: Waterfront 3<sup>rd</sup> Addition

Please find attached two copies of the drainage plan for The Waterfront Third Addition, revised drainage calculations, the drainage report for the Waterfront Addition, and copies of the CLOMR application. The Waterfront Third Addition is a re-plat of Lots 2 and 9, Block 1 and a portion of Reserve C of the Waterfront Addition at 13<sup>th</sup> Street North and Webb Road. The lot lines have been revised to include a portion of Reserve C. Proposed drainage patterns have not changed from those shown in the Waterfront Addition drainage plan. Use of the site will remain commercial. Runoff from the site will continue to drain into the lake in Reserve C. Areas E and G were revised to include a portion of reserve C for pipe sizing. Area E increased from 7.0 to 10.8 cfs and area G increased from 13.6 to 14.2 cfs in the 100-year design event. The peak flow rate through the ditch is 934 cfs. The increase of 4.4 cfs will have no effect on the function of the lake. The lake has been modeled in HEC-RAS and the CLOMR application is under review by FEMA. A storm sewer system will be designed to convey runoff into the lake. The storm sewer system will be designed once site plans have been developed.

Drainage concerns for this development were addressed by The Waterfront Addition drainage report.

Sincerely,

**MKEC ENGINEERING CONSULTANTS, INC.**

Kara L. Anderson, E.I.T.

KLA\kla

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

**CASE NUMBER:** SUB 2004-34 -- THE WATERFRONT THIRD ADDITION

**OWNER/APPLICANT:** Beech Lake Investments, 1223 Rock Road, Suite 200, Wichita, KS 67206

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

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

**SITE SIZE:** 6.36 Acres

**NUMBER OF LOTS**

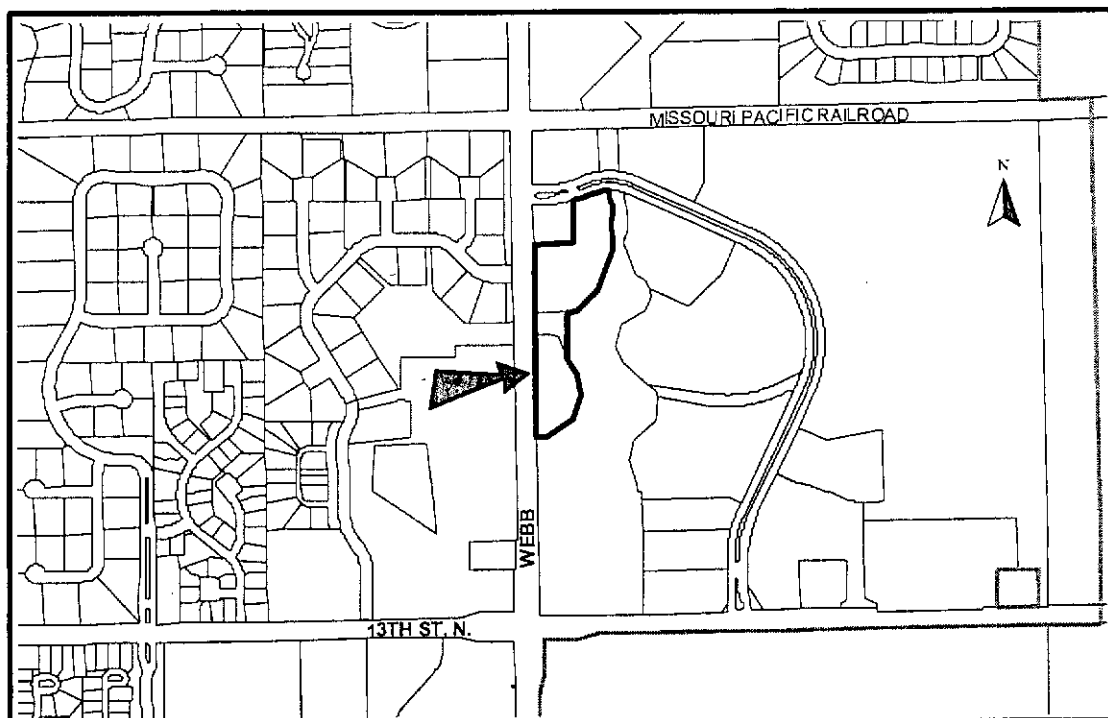
Residential:	
Office:	
Commercial:	
Industrial:	2
Total:	2

**MINIMUM LOT AREA:** 2.2 Acres

**CURRENT ZONING:** LI, Limited Industrial

**PROPOSED ZONING:** Same

**VICINITY MAP**



**SUB 2004-34 -- One-Step Final Plat of WATERFRONT THIRD ADDITION**  
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**NOTE:** This is a replat of a portion of the Waterfront Addition. The lot boundaries have been revised. Access controls correspond to the previous plat.

**STAFF COMMENTS:**

- A. Petitions have been provided with the Waterfront Addition for sewer, water, paving and drainage improvements. City Engineering needs to comment on the need for new guarantees.
- B. The applicant shall contact Debt Management regarding the submission of a respread agreement for special assessments due to the lot reconfiguration.
- 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. 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.
- F. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves for that Addition, but not being replatted by this Addition, covenants and/or other legal documents shall be provided which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.
- 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. 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.
- I. 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.)
- J. 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.
- K. 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.
- L. 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.

**SUB 2004-34 -- One-Step Final Plat of WATERFRONT THIRD ADDITION**  
**April 1, 2004 - Page 3**

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

## Parcel Closures

Project: 02014  
COGO Revisions: none  
Date: Friday, April 09, 2004  
COGO Project: None

### Parcel name: W3 Final Plat Boundary

Line Course: S 03-55-18.2 E Length: 128.858	North: 1696464.146 East : 1681419.397
Line Course: S 20-06-45.8 W Length: 232.966	North: 1696335.590 East : 1681428.210
Line Course: S 43-50-45.7 W Length: 151.246	North: 1696116.831 East : 1681348.101
Line Course: S 89-06-29.7 W Length: 40.436	North: 1696007.752 East : 1681243.329
Line Course: S 64-48-35.0 W Length: 17.037	North: 1696007.122 East : 1681202.898
Line Course: S 00-53-34.9 E Length: 236.805	North: 1695999.871 East : 1681187.481
Line Course: S 18-15-10.2 E Length: 1.808	North: 1695763.095 East : 1681191.172
Line Course: S 33-18-01.0 E Length: 95.000	North: 1695761.378 East : 1681191.738
Line Course: S 14-13-30.3 E Length: 105.000	North: 1695681.976 East : 1681243.896
Line Course: S 18-22-09.1 W Length: 130.000	North: 1695580.196 East : 1681269.698
Line Course: S 56-02-37.5 W Length: 160.835	North: 1695456.820 East : 1681228.730
Line Course: S 89-06-25.1 W Length: 52.681	North: 1695366.984 East : 1681095.323
Line Course: N 00-53-34.9 W Length: 990.000	North: 1695366.163 East : 1681042.648
Line Course: N 89-11-19.1 E Length: 200.000	North: 1696356.042 East : 1681027.218
Line Course: N 00-53-34.9 W Length: 220.386	North: 1696358.875 East : 1681227.198
Curve Length: 39.032 Radius: 550.000	North: 1696579.234 East : 1681223.763
Delta: 4-03-57.9 Tangent: 19.524	
Chord: 39.023 Course: N 71-53-56.3 E	
Course In: N 16-04-04.7 W Course Out: S 20-08-02.6 E	
RP North: 1697107.748 East : 1681071.536	
End North: 1696591.358 East : 1681260.855	
Line Course: N 69-51-57.4 E Length: 67.556	
Curve Length: 88.768 Radius: 250.000	North: 1696614.612 East : 1681324.283

Delta: 20-20-39.2      Tangent: 44.856  
Chord: 88.303      Course: N 80-02-17.0 E  
Course In: S 20-08-02.6 E    Course Out: N 00-12-36.6 E  
RP North: 1696379.890 East : 1681410.337  
End North: 1696629.888 East : 1681411.254

Line Course: S 00-03-10.7 W Length: 44.118  
North: 1696585.770 East : 1681411.214  
Line Course: S 24-56-21.6 E Length: 40.309  
North: 1696549.220 East : 1681428.210  
Line Course: S 05-54-51.6 W Length: 85.529  
North: 1696464.146 East : 1681419.397

Perimeter: 3128.370 Area: 276,929 sq.ft. 6.35 acres

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

Error Closure: 0.001      Course: S 08-56-35.5 E  
Error North: -0.0005 East : 0.0001  
Precision 1: 3,127,896.000

Parcel name: ~~RESERVE~~ ~~REVISED~~

Line Course: N 20-17-18.6 W Length: 37.626      North: 1695566.018 East : 1681658.873  
Line Course: N 47-36-35.9 W Length: 49.614      North: 1695601.310 East : 1681645.826  
Line Course: N 47-36-35.9 W Length: 166.749      North: 1695634.758 East : 1681609.183  
Line Course: N 26-35-28.4 W Length: 94.807      North: 1695747.176 East : 1681486.027  
Line Course: N 15-04-14.6 E Length: 109.930      North: 1695831.955 East : 1681443.589  
Line Course: N 57-51-44.8 E Length: 144.884      North: 1695938.104 East : 1681472.172  
Line Course: N 22-57-20.2 E Length: 76.941      North: 1696015.175 East : 1681594.856  
Line Course: N 18-39-07.6 W Length: 38.017      North: 1696086.023 East : 1681624.864  
Line Course: N 18-39-07.6 W Length: 43.962      North: 1696122.044 East : 1681612.706  
Line Course: N 53-19-01.8 W Length: 63.403      North: 1696163.697 East : 1681598.646  
Line Course: N 22-10-21.3 W Length: 171.478      North: 1696201.573 East : 1681547.799  
Line Course: N 14-23-49.8 E Length: 69.321      North: 1696360.370 East : 1681483.084  
Line Course: N 00-35-51.0 W Length: 82.643      North: 1696427.514 East : 1681500.320  
Line Course: N 09-01-02.0 W Length: 110.575      North: 1696510.152 East : 1681499.458

		North: 1696619.361 East : 1681482.128
Curve Length: 71.898	Radius: 250.000	
Delta: 16-28-40.3	Tangent: 36.199	
Chord: 71.651	Course: N 81-33-03.3 W	
Course In: S 16-41-16.9 W	Course Out: N 00-12-36.6 E	
RP North: 1696379.890 East : 1681410.337		
End North: 1696629.889 East : 1681411.254		
Line Course: S 00-03-10.7 W Length: 44.118		
		North: 1696585.771 East : 1681411.213
Line Course: S 24-56-21.6 E Length: 40.309		
		North: 1696549.220 East : 1681428.210
Line Course: S 05-54-51.6 W Length: 85.529		
		North: 1696464.147 East : 1681419.397
Line Course: S 03-55-18.2 E Length: 128.858		
		North: 1696335.590 East : 1681428.210
Line Course: S 20-06-45.8 W Length: 232.966		
		North: 1696116.831 East : 1681348.100
Line Course: S 43-50-45.7 W Length: 151.246		
		North: 1696007.752 East : 1681243.329
Line Course: S 89-06-29.7 W Length: 40.436		
		North: 1696007.122 East : 1681202.898
Line Course: S 64-48-35.0 W Length: 17.037		
		North: 1695999.871 East : 1681187.481
Line Course: S 00-53-34.9 E Length: 88.428		
		North: 1695911.454 East : 1681188.859
Line Course: S 00-53-34.9 E Length: 148.377		
		North: 1695763.095 East : 1681191.172
Line Course: S 18-15-10.2 E Length: 1.808		
		North: 1695761.378 East : 1681191.738
Line Course: S 33-18-01.0 E Length: 95.000		
		North: 1695681.976 East : 1681243.896
Line Course: S 14-13-30.3 E Length: 105.000		
		North: 1695580.196 East : 1681269.697
Line Course: S 18-22-09.1 W Length: 130.000		
		North: 1695456.820 East : 1681228.729
Line Course: S 56-02-37.5 W Length: 160.835		
		North: 1695366.984 East : 1681095.323
Line Course: S 89-06-25.1 W Length: 52.681		
		North: 1695366.163 East : 1681042.648
Line Course: S 00-53-34.9 E Length: 932.130		
		North: 1694434.146 East : 1681057.176
Line Course: S 46-04-58.3 E Length: 0.070		
		North: 1694434.098 East : 1681057.226
Line Course: N 89-00-48.8 E Length: 532.353		
		North: 1694443.263 East : 1681589.500
Line Course: N 00-59-11.2 W Length: 224.267		
		North: 1694667.496 East : 1681585.639
Line Course: N 00-59-11.2 W Length: 203.770		
		North: 1694871.236 East : 1681582.131

Line Course: N 00-59-11.2 W Length: 167.850

North: 1695039.061 East : 1681579.242

Line Course: N 00-59-11.2 W Length: 40.000

North: 1695079.055 East : 1681578.553

Line Course: S 89-00-48.8 W Length: 24.229

North: 1695078.638 East : 1681554.328

Line Course: N 00-08-36.3 W Length: 29.990

North: 1695108.628 East : 1681554.253

Line Course: N 18-51-47.7 W Length: 137.859

North: 1695239.083 East : 1681509.681

Line Course: N 16-10-52.0 E Length: 104.166

North: 1695339.123 East : 1681538.710

Line Course: N 44-13-05.3 E Length: 154.576

North: 1695449.906 East : 1681646.510

Line Course: N 06-04-39.5 E Length: 116.768

North: 1695566.017 East : 1681658.873

Perimeter: 5522.506 Area: 792,467. sq.ft. 18.19 acres

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

Error Closure: 0.001 Course: S 25-24-50.7 W

Error North: -0.0010 East : -0.0005

Precision 1: 5,522,257.000

Parcel name: W3, B1, L1

Line Course: S 89-06-25.1 W Length: 154.692

North: 1695911.454 East : 1681188.859

Line Course: N 00-53-34.9 W Length: 447.054

North: 1695909.043 East : 1681034.186

Line Course: N 89-11-19.1 E Length: 200.000

North: 1696356.043 East : 1681027.218

Line Course: N 00-53-34.9 W Length: 220.386

North: 1696358.875 East : 1681227.198

North: 1696579.234 East : 1681223.763

Curve Length: 39.032 Radius: 550.000

Delta: 4-03-57.9 Tangent: 19.524

Chord: 39.023 Course: N 71-53-56.3 E

Course In: N 16-04-04.7 W Course Out: S 20-08-02.6 E

RP North: 1697107.748 East : 1681071.536

End North: 1696591.358 East : 1681260.855

Line Course: N 69-51-57.4 E Length: 67.556

North: 1696614.612 East : 1681324.283

Curve Length: 88.768 Radius: 250.000

Delta: 20-20-39.2 Tangent: 44.856

Chord: 88.303 Course: N 80-02-17.0 E

Course In: S 20-08-02.6 E Course Out: N 00-12-36.6 E

RP North: 1696379.890 East : 1681410.337

End North: 1696629.888 East : 1681411.254

Line Course: S 00-03-10.7 W Length: 44.118

North: 1696585.770 East : 1681411.214

Line Course: S 24-56-21.6 E Length: 40.309

North: 1696549.220 East : 1681428.210

Line Course: S 05-54-51.6 W Length: 85.529

North: 1696464.146 East : 1681419.397

Line Course: S 03-55-18.2 E Length: 128.858

North: 1696335.590 East : 1681428.210

Line Course: S 20-06-45.8 W Length: 232.966

North: 1696116.831 East : 1681348.101

Line Course: S 43-50-45.7 W Length: 151.246

North: 1696007.751 East : 1681243.329

Line Course: S 89-06-29.7 W Length: 40.436

North: 1696007.122 East : 1681202.898

Line Course: S 64-48-35.0 W Length: 17.037

North: 1695999.871 East : 1681187.481

Line Course: S 00-53-34.9 E Length: 88.428

North: 1695911.454 East : 1681188.860

Perimeter: 2046.415 Area: 180,744. sq.ft. 4.14 acres

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

Error Closure: 0.001 Course: S 27-16-09.3 E

Error North: -0.0007 East : 0.0004

Precision 1: 2,045,941.000

Parcel name: W3 B1 L2

Line Course: S 89-06-25.1 W Length: 154.692

North: 1695911.454 East : 1681188.859

Line Course: S 00-53-34.9 E Length: 542.946

North: 1695909.043 East : 1681034.186

Line Course: N 89-06-25.1 E Length: 52.681

North: 1695366.163 East : 1681042.648

Line Course: N 56-02-37.5 E Length: 160.835

North: 1695366.984 East : 1681095.323

Line Course: N 18-22-09.1 E Length: 130.000

North: 1695456.820 East : 1681228.730

Line Course: N 14-13-30.3 W Length: 105.000

North: 1695580.196 East : 1681269.698

Line Course: N 33-18-01.0 W Length: 95.000

North: 1695681.977 East : 1681243.896

Line Course: N 18-15-10.2 W Length: 1.808

North: 1695761.378 East : 1681191.738

Line Course: N 00-53-34.9 W Length: 148.377

North: 1695763.095 East : 1681191.172

North: 1695911.454 East : 1681188.859

Perimeter: 1391.339 Area: 96,185. sq.ft. 2.20 acres

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

Error Closure: 0.000                      Course: S 60-02-53.3 E

Error North: -0.0002    East : 0.0003

Precision 1: 1,391,339,000.000

Closure

CLOSURE - WEST HIGH SCHOOL ADDITION

PT 01 North: 6995.6558 East : 14680.1928  
Line Course: N 89-59-24 E Length: 655.1200  
PT 02 North: 6995.7701 East : 15335.3128  
Line Course: N 89-56-56 E Length: 695.1200  
PT 03 North: 6996.3902 East : 16030.4325  
Curve Length: 89.5772 Radius: 1835.7300  
Delta: 2-47-45 Tangent: 44.7975  
Chord: 89.5683 Course: S 22-04-56 W  
Course In: N 69-18-57 W Course Out: S 66-31-12 E  
RP North: 7644.8000 East : 14313.0306  
PT 04 End North: 6913.3921 East : 15996.7607  
Line Course: S 23-28-48 W Length: 1236.9400  
PT 05 North: 5778.8717 East : 15503.9280  
Line Course: N 59-47-40 W Length: 953.1500  
PT 06 North: 6258.4050 East : 14680.1910  
Line Course: N 00-13-50 E Length: 57.0500  
PT 07 North: 6315.4546 East : 14680.4206  
Line Course: N 00-04-27 W Length: 340.1500  
PT 08 North: 6655.6043 East : 14679.9803  
Line Course: N 00-02-09 E Length: 340.0500  
PT 01 North: 6995.6542 East : 14680.1929