

**STAFF REPORT**  
**(ONE-STEP FINAL PLAT)**

**CASE NUMBER:** SUB 2002-128 -- THE WATERFRONT SECOND ADDITION

**OWNER/APPLICANT:** Johnny Stevens, 1223 N. Rock Road, Bldg H200, Wichita, KS 67226

**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:** 15.19 acres

**NUMBER OF LOTS**

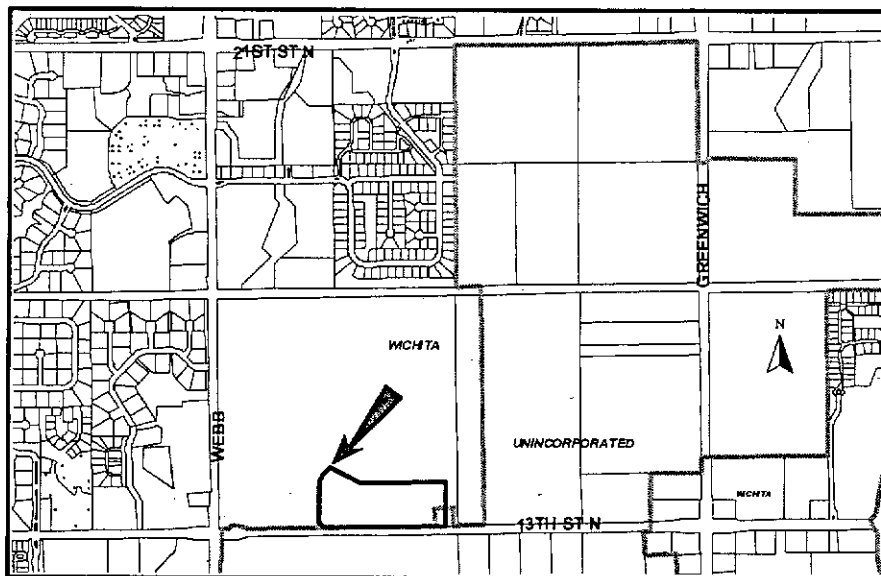
Residential:	
Office:	
Commercial:	
Industrial:	3
Total:	3

**MINIMUM LOT AREA:** 3.66 acres

**CURRENT ZONING:** LI, Limited Industrial

**PROPOSED ZONING:** Same

**VICINITY MAP**



NOTE: This is an unplatted site located within the City.

**Planning Staff recommends approval of the plat.**

**STAFF COMMENTS:**

- A. 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.
- B. Prior to this plat being forwarded to the City Council, the applicant shall apply for annexation to Wichita for the southeastern corner of the plat (100' x 180'). Prior to this plat being scheduled for City Council review, annexation of this portion of the property will need to be completed.
- 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. **Access controls are approved.**
- F. The plattors text shall be corrected to delete reference to "Lot 4".
- 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 setback may be reduced to 20 feet and should be extended to the west property line of Lot 1.
- I. **GIS** has requested that "Parkway" be denoted as "Pky".
- J. 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.
- K. 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.
- L. 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.)
- M. 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 2002-128 -- One-Step Final Plat of THE WATERFRONT SECOND ADDITION**  
**December 12, 2002 - Page 3**

- N. 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.
- O. 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.
- P. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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.
- T. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

STAFF REPORT  
(Revised One-Step Final Plat)

CASE NUMBER: SUB 2002-128 -- THE WATERFRONT SECOND ADDITION

OWNER/APPLICANT: Johnny Stevens, 1223 N. Rock Road, Bldg H200, Wichita, KS 67226

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: 11.54 Acres

NUMBER OF LOTS

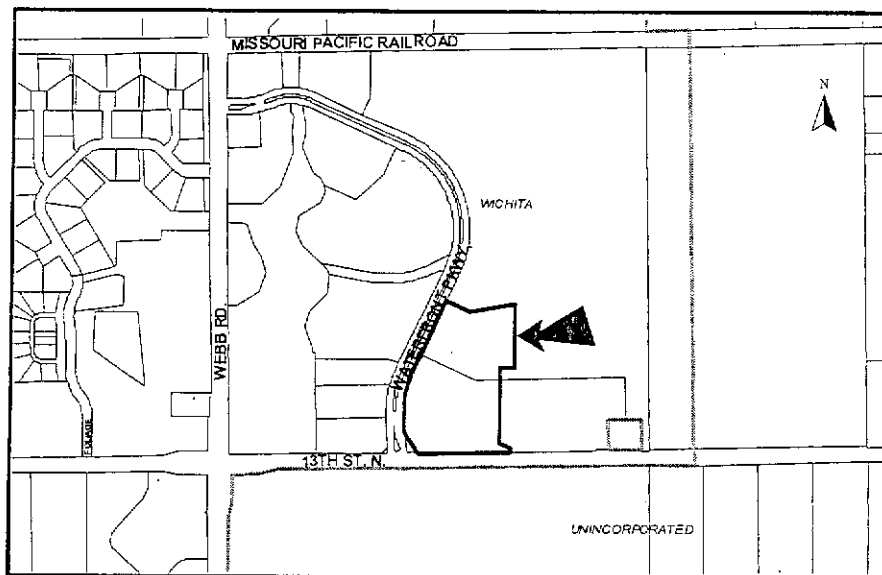
Residential:	
Office:	
Commercial:	
Industrial:	<u>3</u>
Total:	<u>3</u>

MINIMUM LOT AREA: 1.35 Acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



**SUB 2002-128 -- Revised One-Step Final Plat of THE WATERFRONT SECOND ADDITION**  
**September 11, 2003 - Page 2**

**NOTE:** This is an unplatted site located within the City. This revised final plat has reconfigured the plat boundaries to include less frontage along 13<sup>th</sup> Street and additional frontage along Waterfront Parkway.

**Planning Staff recommends approval of the plat.**

**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.
- D. **Traffic Engineering** needs to comment on the access controls. The plat proposes two access openings along 13th Street in accordance with minimum spacing standards of the access management regulations.
- E. "13<sup>th</sup> St N" shall be correctly denoted on the plat.
- F. **County Surveying** advises that the 30-ft utility easement needs located.
- 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 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.
- I. The platator'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.
- J. 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.)
- 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 be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (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 disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

**AFFIDAVIT REGARDING SATISFIED CONDITIONS**

STATE OF KANSAS            )  
  )  
COUNTY OF SEDGWICK    )        SS:

I, JAMES L. ARMOUR, CITY ENGINEER of the City of  
Wichita, Sedgwick County, Kansas, being of lawful age and first duly sworn upon oath,  
depose and state:

1. That the conditions set forth in the Drive Approach Closure Certificate recorded January 31, 2003 at Film 2622, Page 537, have been satisfied.
2. The following described real estate is released from the restrictions contained in the Drive Approach Closure Certificate referenced above, to-wit:

All of:

The Waterfront Addition to the City of Wichita;  
The Waterfront Second Addition to the City of Wichita;  
The Waterfront Third Addition to the City of Wichita;  
The Waterfront Fourth Addition to the City of Wichita; and  
The Waterfront Fifth Addition to the City of Wichita,

all located in the City of Wichita, Sedgwick County, Kansas.

FURTHER AFFIANT SAITH NOT.

CITY OF WICHITA, KANSAS

James L. Armour  
By: \_\_\_\_\_  
Name: JAMES L. ARMOUR  
Title: ACTING CITY ENGINEER

SUBSCRIBED AND SWORN TO before me, the undersigned authority, on this  
16th day of February, 2005.

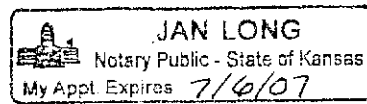
Jan Long  
Notary Public

My Commission Expires:

July 6, 2007

Notary Printed Name:

Jan Long



TRANSACTION REPORT

FEB-16-2005 WED 02:37 PM

FOR: CITY OF WICHITA PW ENG 316 268 4114

DATE	START	RECEIVER	TX TIME	PAGES	TYPE	NOTE	M#	DP
FEB-16	02:37 PM	62678115	28"	3	SEND	OK	955	

TOTAL : 28S PAGES: 3

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PUBLIC WORKS - ENGINEERING

FAX TRANSMITTAL

DATE: 2-16-05

FROM: Tim Cain

TO: Jewell Hidalgo, Security

Phone:

Fax: 267-8115

SUBJ:

See the City's web site at [www.wichita.gov](http://www.wichita.gov)

Number of pages including cover 3

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PUBLIC WORKS - ENGINEERING

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Number of pages including cover 3

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City Engineer's Office  
City of Wichita  
455 N. Main, 7<sup>th</sup> Floor  
Wichita, Kansas 67202  
Office-316-268-4501  
Fax-316-268-4114

**Cain, Timothy**

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**From:** Armour, James  
**Sent:** Wednesday, February 16, 2005 3:05 PM  
**To:** 'Gene Rath'; Armour, James  
**Cc:** Cain, Timothy  
**Subject:** RE: Affidavit of Drive Approach Closures  
 Its signed, ready to fax.

-----Original Message-----

**From:** Gene Rath [mailto:grath@Mkec.com]  
**Sent:** Wednesday, February 16, 2005 2:51 PM  
**To:** Armour, James  
**Subject:** RE: Affidavit of Drive Approach Closures

I can't without re-typing because it's a pdf.

Andy Nolan is working on it right now and will send to you shortly. Will you have someone fax a copy right away to Jewell Hidalgo at Security. The fax number is 267-8115. Thanks.

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**From:** Armour, James [mailto:JArmour@wichita.gov]  
**Sent:** Wednesday, February 16, 2005 2:38 PM  
**To:** Gene Rath  
**Subject:** RE: Affidavit of Drive Approach Closures

Can you reformat this so my signature line is on the 1st page.

-----Original Message-----

**From:** Gene Rath [mailto:grath@Mkec.com]  
**Sent:** Tuesday, February 15, 2005 2:21 PM  
**To:** Jim Armour  
**Subject:** Affidavit of Drive Approach Closures

Jim:

As a part of the platting of The Waterfront Addition, the owners agreed to close several drive approaches to both 13th Street and Webb Rd. These closures were guaranteed through the filing of a Drive Approach Closure Certificate. This document is now causing some concern for the sale of several tracts of land in the Waterfront area. In order to clear the title of this encumbrance, we ask that you sign the attached document that indicates the drive approaches have been closed.

The drive approaches were in fact closed by the turn lane projects constructed on both 13th Street and Webb Rd.

I ask that you print the document, sign it, have your signature notarized and let me know as soon as possible so someone can pick it up and get it back to the attorney that needs it tomorrow for a closing.

If you have any questions, please feel free to call.

As you may already know by the time you read this, Doug Moshier has reviewed and approved this

document.

Thanks in advance.

Gene Rath, P.E.  
**MKEC Engineering Consultants, Inc.**  
411 N. Webb Rd.  
Wichita, Kansas 67206  
Ph. 316-684-9600  
Fax. 316-684-5100  
[grath@mkec.com](mailto:grath@mkec.com)