

**STAFF REPORT**  
(Revised One-Step Final Plat, Deferred 7/14/11)

**CASE NUMBER:** SUB 2011-00032 – WATERWALK PHASE 3 ADDITION

**OWNER/APPLICANT:** City of Wichita, Attn: Ed Martin, 455 N. Main, Wichita, KS 67202

**SURVEYOR/AGENT:** Johnson and Associates, Inc., 100 East California Avenue, Oklahoma City, OK 73104

**LOCATION:** North of Kellogg, West side of Main (District I)

**SITE SIZE:** 16.9 acres

**NUMBER OF LOTS**

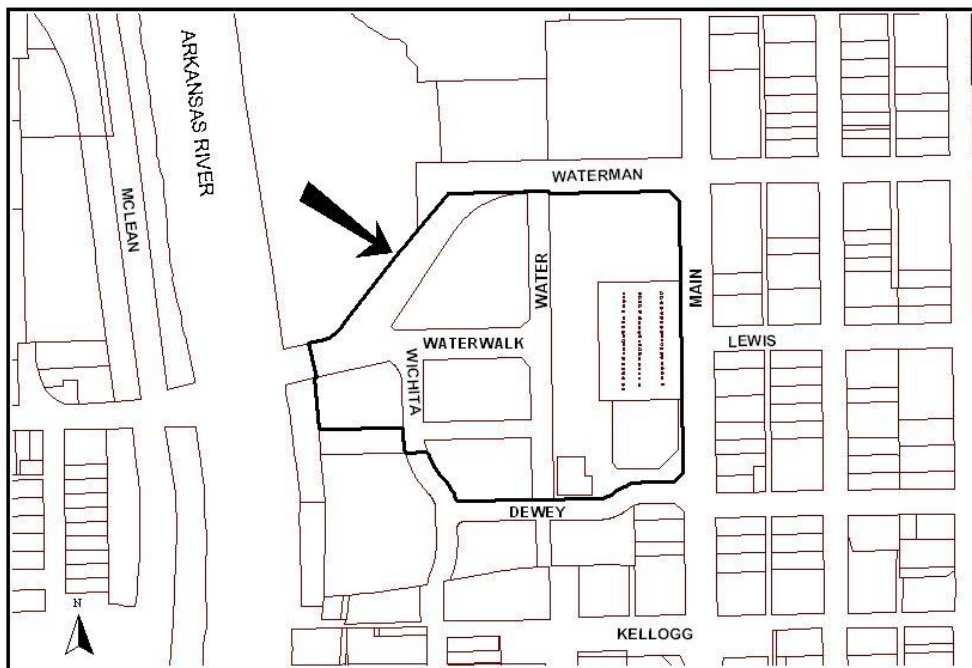
Residential:	
Office:	
Commercial:	8
Industrial:	—
Total:	<b>8</b>

**MINIMUM LOT AREA:** 9,514 square feet

**CURRENT ZONING:** PUD Planned Unit Development

**PROPOSED ZONING:** Same

**VICINITY MAP**



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**NOTE:** This is a replat of the WaterWalk Phase 2 Addition which includes the vacation of portions of street rights-of-way. An adjustment to the PUD 2011-01 (PUD#19) has been approved adjusting the perimeter of the PUD parcel boundaries.

This revised plat increases the number of lots from four to eight reflecting the various ownership interests. Additional signature blocks have also been included for all of the owners. A preliminary plat with topographic information has been submitted as requested by the Subdivision Committee.

**STAFF COMMENTS:**

- A. City of Wichita Public Works and Utilities Department advises that water and sewer services are available to serve the site.
- B. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- C. City Stormwater Management has approved the drainage plan.
- D. The Mayor's name, Carl Brewer, needs to be corrected in the owner's certificate and the City Council certificate.
- E. County Surveying requests the contours be labeled to show elevations.
- F. On the preliminary plat, the legal description should be corrected to reference "Sedgwick County".
- G. County Surveying advises that Bench Mark #2 needs a new description location (description is prior to construction of Waterman Street and removal of Wichita Street). The description needs to include what the "X" cut is on.
- H. County Surveying advises that Bench Mark #3 needs a new description location (description is prior to construction of Wichita Street and Waterwalk Place). Lewis needs changed to Waterwalk Place. The description needs to include what the "X" cut is on.
- I. County Surveying requests that the detail of the 0.31' jog needs to show which corner the monument is on.
- J. County Surveying advises that the south line of Lot 1, Block 1 needs located with bearings and distances.
- K. County Surveying requests a correction for the dimension on the south line of Lot 4, Block 4.
- L. County Surveying requests Lots 2, 3 and 4, Block 4 need located and dimensioned including bearings.
- M. County Surveying advises that the legal description may be shortened to only describe the Lots, Blocks and Streets being replatted.
- N. Subsequent to MAPC approval, County Surveying requests review of the final tracing prior to signatures by the owners.
- O. A minimum pad elevation should also be noted on sheet 1 of 3.
- P. In the owner's certificate, "Blocks 1, 2, 4, and 5" need to be changed to "Blocks 1, 2, 3, and 4".
- Q. Traffic Engineering has approved the access controls. The plan proposes two openings along Main as previously platted.
- R. 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.
- S. 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.
- T. 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.)
- U. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.

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- V. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the United States 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.
- W. 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.
- X. 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 National Pollutant Discharge Elimination System Stormwater 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.
- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. A compact disc (CD) should be provided, which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send the information via e-mail to Cheryl Holloway (E-Mail address: [cholloway@wichita.gov](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.