



Wichita-Sedgwick County Metropolitan Area Planning Department

October 10, 2002

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2002-74 -- Final Plat of The Waterfront Addition

At the regular meeting of the Metropolitan Area Planning Commission on October 10, 2002, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated October 4, 2002, in addition to the following;

- 1) Additional language to Item F: "A traffic signal is required at the Fells Point entrance" and
- 2) Revised Item Q: "The internal street shall be named Waterfront Parkway."

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

A handwritten signature in cursive script that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

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Wichita-Sedgwick County Metropolitan Area Planning Department

October 4, 2002

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2002-74 -- Final Plat of The Waterford Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 3, 2002, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

- A. Prior to this plat being forwarded to the City Council, the applicant shall apply for annexation to Wichita. If the annexation is completed prior to the plat's submittal for City Council review, only City Council approval and not County approval will be necessary.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- C. An easement needs to be platted within Reserve C for a proposed sewer line.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- F. A petition is needed for turn lanes at the entrances along with decel lanes; although no decel lane is needed for the south opening for Lot 9, Block 1, or for Lot 8, Block 1.
- G. Traffic Engineering has approved three openings along Webb Road. Two openings 400 feet apart are permitted for Lot 9, Block 1 conditioned upon a petition for a left turn lane extending to Feels Pointe. One opening is permitted for Lot 2, Block 1 to be located in alignment with Greenleaf. One opening (right turns only) is permitted along 13th St. North for the western portion of Lot 8, Block 1.

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Access controls have been revised as requested; however the exact location of the opening for Lot 2, Block 1 needs to be denoted. "Right turns only" needs to be denoted for the opening for Lot 8, Block 1. For Lot 9, Block 1, the south opening needs to be "right-turns only" if the opening is less than 400 feet from the opening to the north.

- H. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- I. The Applicant shall guarantee the paving of the proposed street to the business/industrial street standard.
- J. The use of Reserves for utilities located within platted easements should be referenced in the plat's text.
- K. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. This covenant shall also provide for the lot owners' association to maintain the "parking strip" located between this site's west and south property lines and driving surface for the arterial streets.
- L. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- M. The applicant shall meet with Traffic Engineering prior to the MAPC meeting, regarding his proposal to increase the width of the median in Reserve F
- N. Details for the reserves are missing several dimensions.
- O. 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.
- P. The Applicant is advised that if platted, the building setback along 13th St. North must be 35 feet to conform with the Zoning setback standard for County section line roads.
- Q. GIS needs to comment on the plat's street names. Waterfront Parkway needs changed to Waterfront. Fells Pointe needs changed to Fells Pt.
- R. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.

- S. 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.
- T. 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.)
- U. 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.
- V. 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.
- 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 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.
- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- AA. 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.
- BB. 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.

If this plat requires the guaranteeing of improvements, a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, October 10, 2002, at 1:30 p.m.

REVISED (ITEMS F AND Q)

STAFF REPORT

(FINAL PLAT APPROVED 10/03/02; PRELIMINARY PLAT APPROVED 8/1/02)

CASE NUMBER: SUB 2002-74 -- THE WATERFRONT ADDITION

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

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

LOCATION: Northeast corner of 13th and Webb

SITE SIZE: 67.61 acres

NUMBER OF LOTS

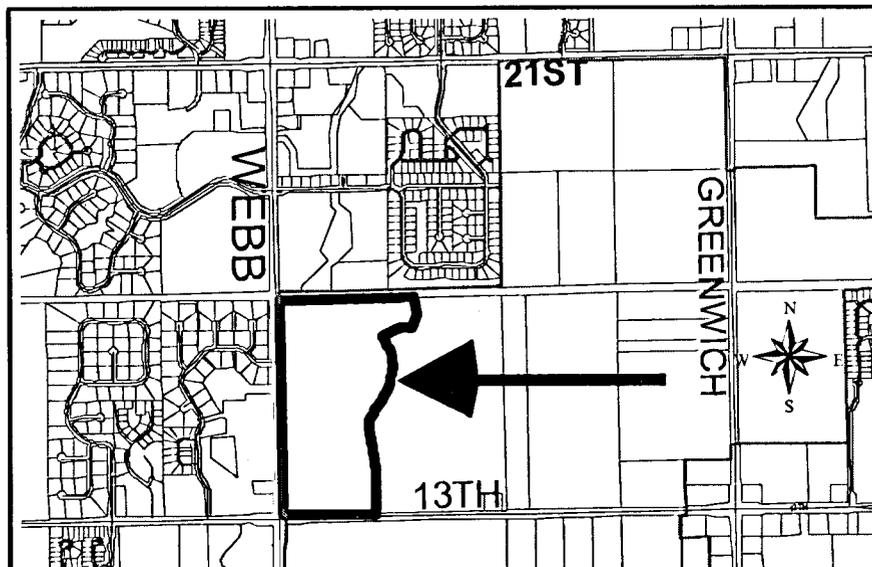
Residential:	
Office:	
Commercial:	
Industrial:	11
Total:	11

MINIMUM LOT AREA: 29, 156 sq. ft.

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the County adjoining Wichita's city limits and a request for annexation shall be submitted. The site is located within the 100-year floodplain.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

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- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- C. An easement needs to be platted within Reserve C for a proposed sewer line.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. **City Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved.**
- F. **A petition is needed for turn lanes at the entrances along with decel lanes; although no decel lane is needed for the south opening for Lot 9, Block 1, or for Lot 8, Block 1. A traffic signal is required at the Fells Point entrance.**
- G. **Traffic Engineering has approved three openings along Webb Road. Two openings 400 feet apart are permitted for Lot 9, Block 1 conditioned upon a petition for a left turn lane extending to Fells Pointe. One opening is permitted for Lot 2, Block 1 to be located in alignment with Greenleaf. One opening (right turns only) is permitted along 13th St. North for the western portion of Lot 8, Block 1.**

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- I. The Applicant shall guarantee the paving of the proposed street to the business/industrial street standard.
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SUB 2002-74 -- Final Plat of THE WATERFRONT ADDITION

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