

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

**CASE NUMBER:** SUB 2008-05 -- FLIGHTSAFETY ADDITION

**OWNER/APPLICANT:** Hawker Beechcraft Corporation, Attn: Gail Lehman, 10511 E. Central, Wichita, KS 67206

**SURVEYOR/AGENT:** Ruggles & Bohm, P.A., Attn: Tom Ruggles, 924 N. Main, Wichita, KS 67203

**LOCATION:** South side of Central, East of Webb (District II)

**SITE SIZE:** 4.79 acres

**NUMBER OF LOTS**

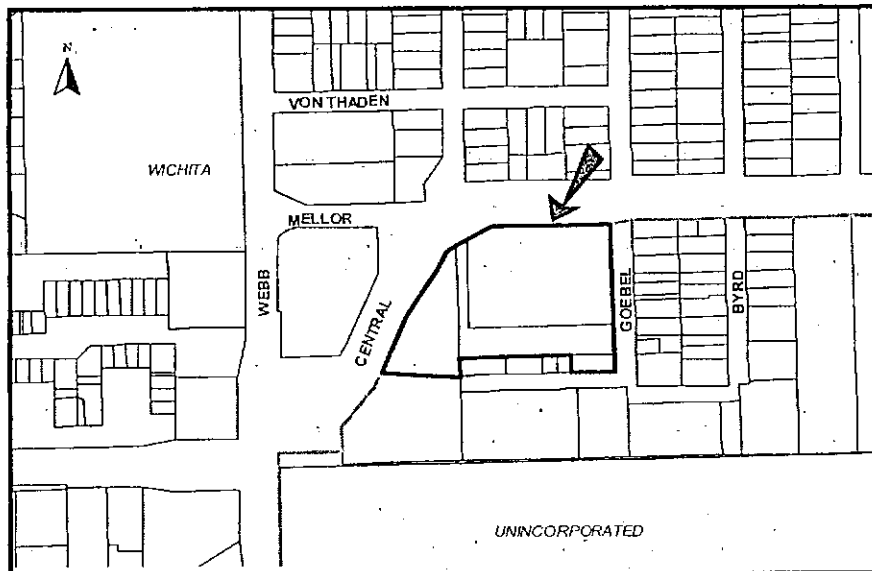
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

**MINIMUM LOT AREA:** 4.79 acres

**CURRENT ZONING:** LI, Limited Industrial

**PROPOSED ZONING:** Same

**VICINITY MAP**



NOTE: This site is located in the County adjoining Wichita's city limits and annexation is required. This is a replat of Lot 1, Flight Training Center Addition and Lots 3 and 4 in Travel Air City Addition. The plat includes the vacation of a portion of Central.

STAFF COMMENTS:

- A. ~~Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed.~~
- B. ~~City Water Utilities Department~~ advises that the property is connected to water & sewer.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City/County Engineering needs to comment on the status of the applicant's drainage plan. County Engineering has approved the drainage plan.
- E. The plat proposes two openings along Central. Traffic Engineering has requested the openings be defined. Rights-in/out movements only need to be denoted on the plat.
- F. Traffic Engineering needs to comment on the proposed vacation of right-of-way for Central. OK
- G. The right-of-way width for adjoining streets needs to be denoted.
- X H. Since this is a City plat, approval will not be needed by the County Commission, and the County Commission signature block may be deleted.
- X I. In the title block "An Addition to Wichita, Sedgwick County" needs to be added.
- 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 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.
- L. 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.)
- M. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- 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 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.

**SUB 2008-05 -- One-Step Final Plat of FLIGHTSAFETY ADDITION**

**February 14, 2008**

**Page 3**

- R. 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.
  
- S. A compact disc (CD), 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 via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.