SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 11
APRIL 12, 2001

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2001-37 -- GLOBAL ENGINEERING ADDITION

OWNER/APPLICANT: Global Engineering & Technology, Inc., Attn: John Larson, 1720 S. 151st St. West, Goddard, KS 67052

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: East side of 151st St. West, South of Kellogg

SITE SIZE: 2.95 Acres

NUMBER OF LOTS

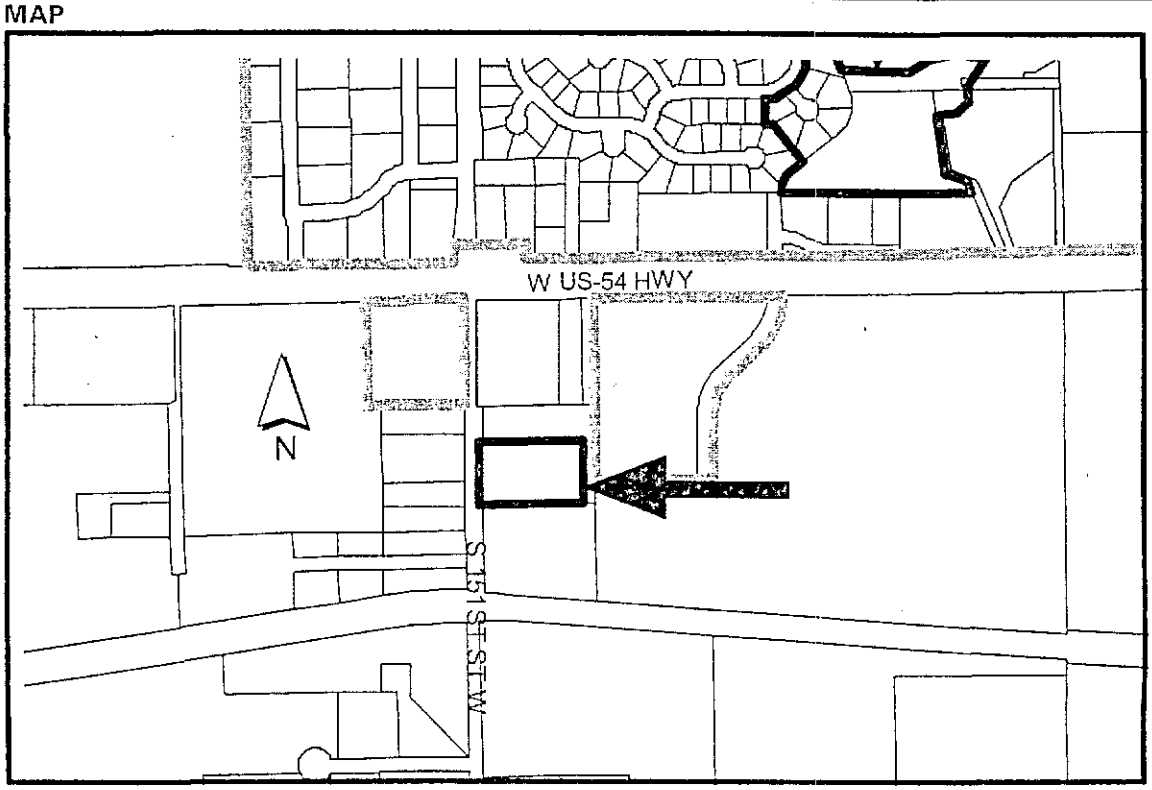
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 2.82 Acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



Note: This unplatted site is located in the County adjoining Wichita's city limits and a request for annexation shall be submitted.

STAFF COMMENTS:

A. As this site is adjacent to Wichita's City limits, the applicant shall submit a request for annexation.

B. Municipal services are available to serve the site, which include public water services from Goddard. **City Engineering** needs to comment on the need for guarantees or easements. A utility easement should be platted to cover the existing sanitary sewer line.

C. The applicant shall submit a letter from Goddard indicating if any requirements need to be satisfied for the use of Goddard water.

D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

E. **City/County Engineering** needs to comment on the status of the applicant's drainage concept.

F. **County Engineering** needs to comment on the access controls. The plat proposes three access openings along 151st St. West. The final plat shall reference the access controls in the plattor's text. ***County Engineering has approved one access opening.***

G. A lot number needs to be added.

H. The limits of the easements need to be defined.

I. The sign and concrete pad shall be removed from the right-of-way.

J. **County Engineering** has required a paving petition to guarantee improvements for 151st Street West from US-54 Highway to the south line of the plat.

K. The adjoining 50-ft wide property to the east should be included in the plat.

L. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Acting Chair".

M. 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.

N. 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.

O. 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.)

P. 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.

Q. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

R. 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.

S. 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.

T. Perimeter closure computations shall be submitted with the final plat tracing.

U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

V. 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.

W. 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.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3
MAY 31, 2001

STAFF REPORT
(Final Plat, Preliminary Plat Approved 4/12/01)

CASE NUMBER: SUB 2001-37 -- GLOBAL ENGINEERING ADDITION

OWNER/APPLICANT: Global Engineering & Technology, Inc., Attn: John Larson, 1720 S. 151st St. West, Goddard, KS 67052

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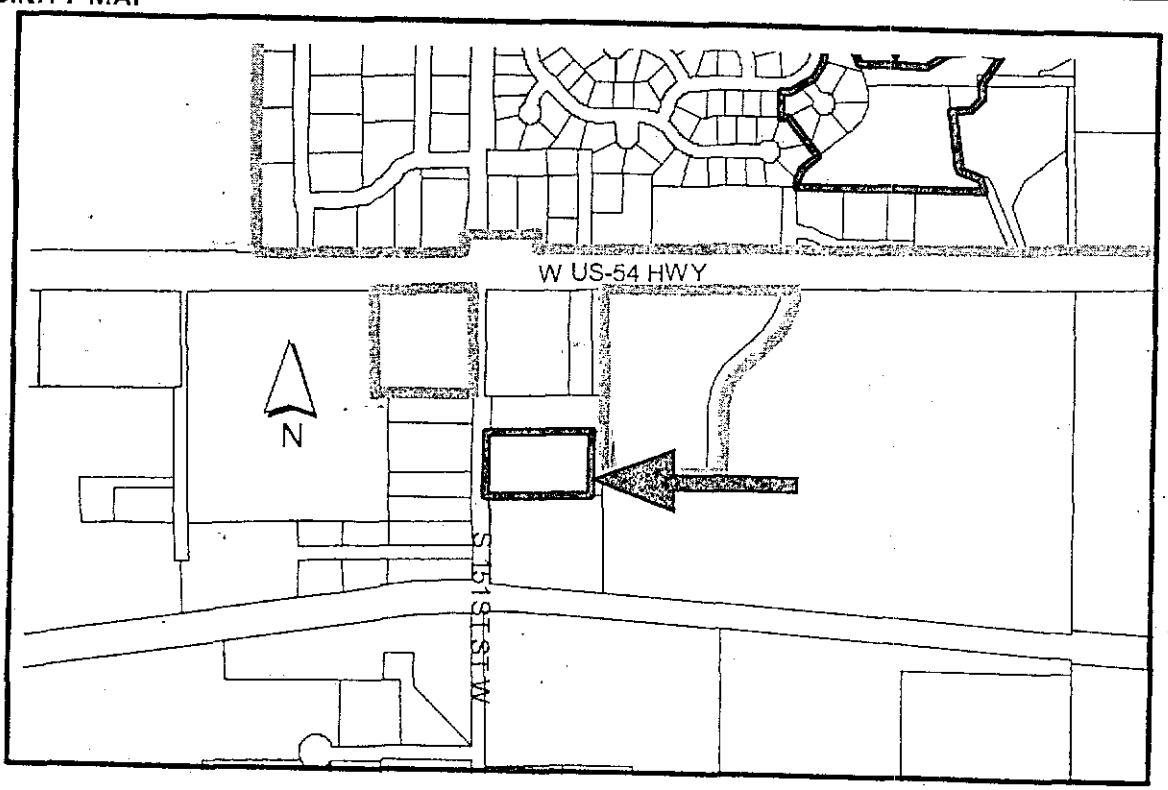

NOTE: This unplatted site is located in the County within three miles of Wichita's city limits.

STAFF COMMENTS:

A. Municipal services are available to serve the site, which include public water services from Goddard. City Engineering needs to comment on the need for guarantees or easements.

B. The applicant shall submit a letter from Goddard indicating if any requirements need to be satisfied for the use of Goddard water.

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. ***An off-site drainage easement may be required.***

E. County Engineering needs to comment on the access controls. The plat proposes three access openings along 151st St. West. The final plat shall reference the access controls in the plattor's text. ***County Engineering has approved one access opening, subject to further review after meeting with applicant.***

F. The sign and concrete pad shall be removed from the right-of-way.

G. The KGE easement needs to be located.

H. County Engineering has required a paving petition to guarantee improvements for 151st Street West from US-54 Highway to the south line of the plat.

I. 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.

J. 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.

K. 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.)

L. 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.

M. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

N. 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.

O. 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.

P. Perimeter closure computations shall be submitted with the final plat tracing.

Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

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. 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.