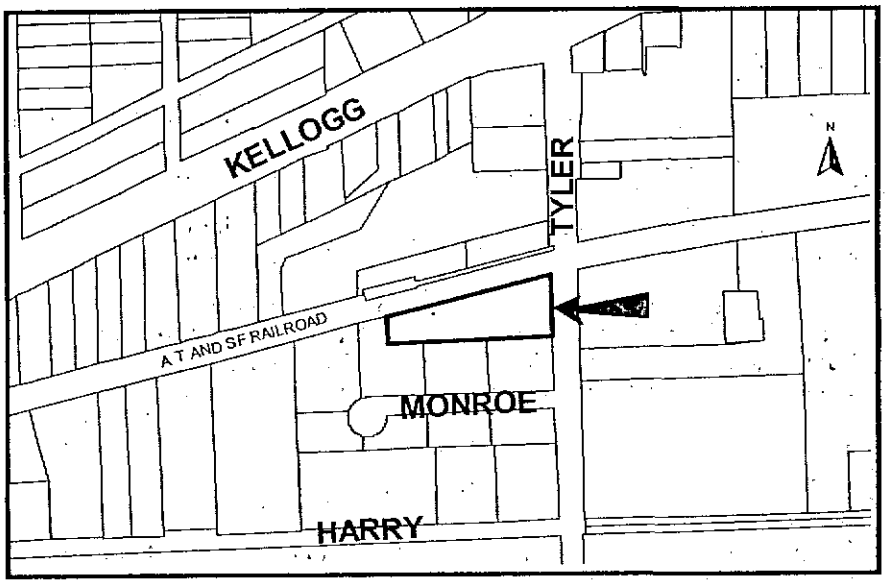
SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7
JANUARY 31, 2008

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER:	SUB 2008-02 -- KANSAS TRUCK EQUIPMENT ADDITION
OWNER/APPLICANT:	Kansas Truck Equipment Co., Attn: Maurice R. Linnens, 1521 S. Tyler Rd., Wichita, KS 67277
SURVEYOR/AGENT:	Baughman Company, P.A., Attn: Kris Rose, 315 Ellis, Wichita, KS 67211
LOCATION:	West side of Tyler, North of Harry (District IV)
SITE SIZE:	2.67 acres
NUMBER OF LOTS	
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1
MINIMUM LOT AREA:	2.67 acres
CURRENT ZONING:	LI, Limited Industrial
PROPOSED ZONING:	Same

VICINITY MAP



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

STAFF COMMENTS:

A. Municipal services are available to serve the site.

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. County Surveying requests a benchmark datum.

E. The plat proposes one opening along Tyler. Traffic Engineering requests the opening be defined.

F. Traffic Engineering has approved the street right-of-way. A 10-foot sidewalk easement has been platted in addition to 50-foot half street right-of-way for Tyler.

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 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.

J. 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.)

K. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.

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 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.

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

P. 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.

Q. 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.

CLOSURE - KANSAS TRUCK EQUIPMENT ADDITION

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PT 01   North: 9287.3107              East : 7203.3749
Line  Course: S 00-00-18 W  Length: 234.3600
PT 02   North: 9052.9507              East : 7203.3544
Line  Course: S 89-31-05 W  Length: 624.2300
PT 03   North: 9047.7000              East : 6579.1465
Line  Course: N 00-06-28 W  Length: 99.9200
PT 04   North: 9147.6198              East : 6578.9585
Line  Course: N 77-23-23 E  Length: 639.8500
PT 01   North: 9287.3108              East : 7203.3738


MISCLOSURE:
Line  Course: S 82-56-08 E  Length: 0.0010
        North: 9287.3107              East : 7203.3748
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