

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2000-50 -- MID CONTINENT AIRPORT 7th ADDITION

OWNER/APPLICANT: Wichita Airport Authority, Attn: Bailis Bell, Director of Airports, P.O. Box 9130, Wichita, KS 67209-0139

SURVEYOR/ENGINEER: PEC, P.A., Attn: Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: South side of Kellogg, West of Mid-Continent Airport Road

SITE SIZE: 3.77 Acres

NUMBER OF LOTS

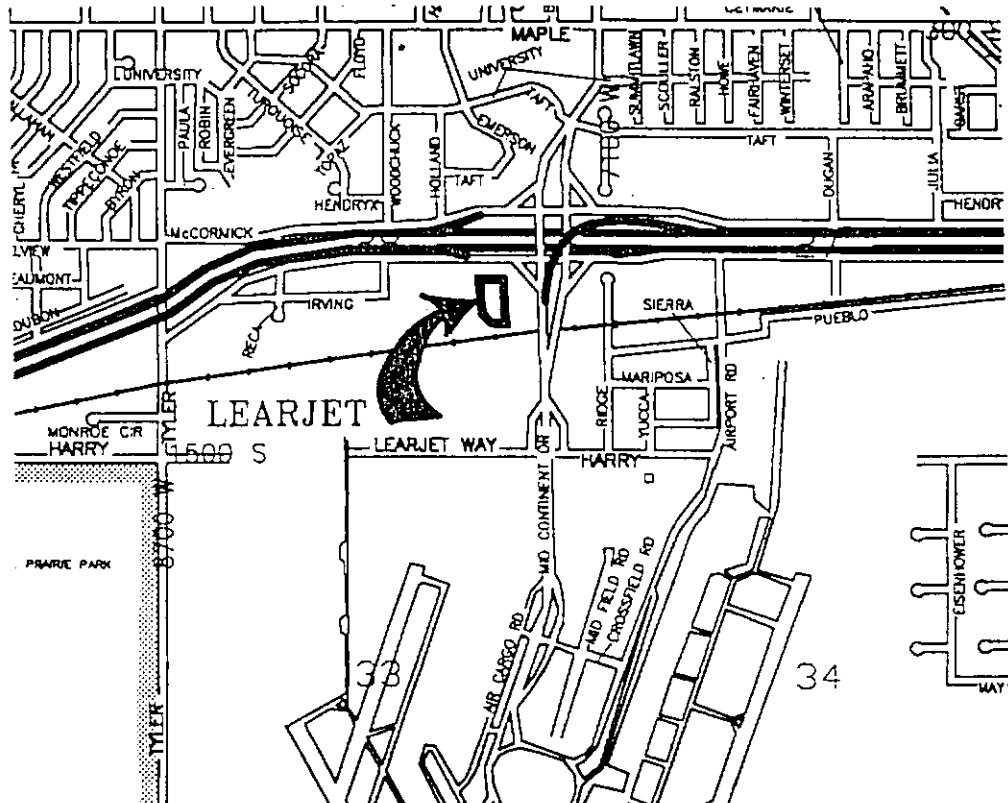
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 3.77 Acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



Note: This is an unplatted site located within the City. Access to the property from Ridge Road is obtained by an access easement through the properties to the east.

STAFF COMMENTS:

- A. Sanitary sewer services appear to be available to serve the site. The Applicant shall guarantee the extension of City water to serve the lot. City Engineering needs to comment on the need for any other guarantees or easements.
- 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. 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.
- E. The recording information in the plattor's text for the access easement needs to be corrected.
- F. 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.
- G. 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.)
- H. 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.
- I. 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.
- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing.

SUB 2000-50 -- One-Step Final Plat of MID CONTINENT AIRPORT 7th ADDITION
June 22, 2000 - Page 3

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

**MID-CONTINENT AIRPORT
7TH ADDITION PLAT BOUNDARY**

2126 North: 12291.4090 East : 8771.4930
Line Course: N 89-25-33 E Length: 229.92'

2123 North: 12293.7130 East : 9001.4030
Line Course: S 01-36-53 E Length: 259.07'

2122 North: 12034.7490 East : 9008.7030
Line Course: S 05-49-06 E Length: 438.73'

2117 North: 11598.2810 East : 9053.1790
Line Course: S 84-24-23 W Length: 22.72'

2118 North: 11596.0660 East : 9030.5630
Curve Length: 402.88' Radius: 240.00'
Delta: 96-10-33 Tangent: 267.40'
Chord: 357.22' Course: N 47-31-22 W
Course In: N 05-36-50 W Course Out: N 89-25-54 W
RP North: 11834.9149 East : 9007.0852

2131 End North: 11837.2960 East : 8767.0970
Line Course: N 00-33-17 E Length: 454.13'

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Perimeter: 1807.46' Area: 164,053 sq.ft. 3.77 acres

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