

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

**CASE NUMBER:** SUB 2008-82 – FLIGHTSAFETY 2<sup>ND</sup> ADDITION

**OWNER/APPLICANT:** Hawker Beechcraft Corporation, Attn: Randy Blad, 101 S. Webb Rd., Wichita, KS 67207

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

**LOCATION:** West side of Greenwich, South of 13<sup>th</sup> St. North (District I)

**SITE SIZE:** 5.00 acres

**NUMBER OF LOTS**

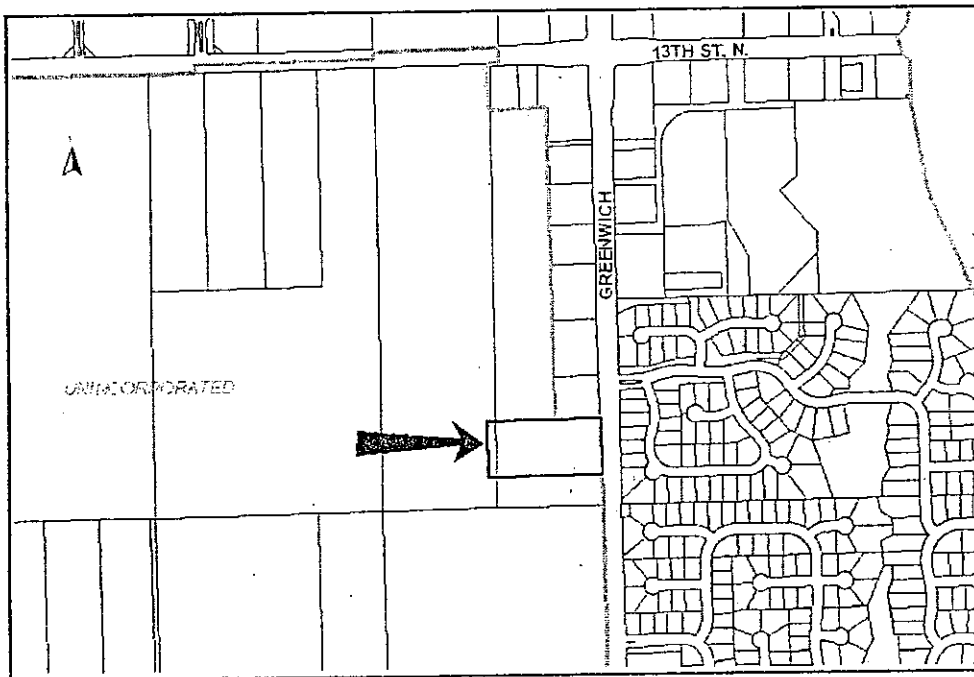
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

**MINIMUM LOT AREA:** 4.56 acres

**CURRENT ZONING:** LI Limited Industrial

**PROPOSED ZONING:** Same

**VICINITY MAP**



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NOTE: This site is located in the County adjoining Wichita's city limits. The property will not be annexed due to an agreement between the owner and City of Wichita.

STAFF COMMENTS:

- A. Water Utilities Department has required the applicant to guarantee the extension of water for fire protection. The main extension will eliminate fees in lieu of assessment for the water main. A guarantee is needed for sewer. Fees in lieu of assessment are needed for sewer main.
- B. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. County Engineering requests a drainage plan and requests the pond be included in Reserve A.
- D. County Surveying notes that the dimension on the east line of Lot 1 needs to be corrected.
- E. County Surveying notes that the dimension on the south line of Reserve A needs to be corrected.
- F. Traffic Engineering has approved the access controls. The plat proposes two openings along Greenwich.
- G. The plat includes a 10-foot right-of-way dedication. The plat's text shall note the dedication of the streets to and for the use of the public.
- H. In accordance with the Kansas Wetland Mapping Conventions under the Memorandum of Understanding between the United States Department of Agriculture - Natural Resources Conservation Service; United States Environmental Protection Agency; United States Army Corps of Engineer (ASACE); and United States Fish and Wildlife Service, this site has been identified as one with potential wetland hydrology. The USACE should be contacted (316-322-8247) to have a wetland determination completed.
- I. 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.
- J. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body 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.
- K. Since this is a City plat, approval will not be needed by the County Commission, and the County Commission signature block may be deleted.
- L. In the title block "An Addition to Wichita, Sedgwick County" needs to be added.
- M. GIS has requested "Greenwich Rd" denoted on the plat.
- N. The plat'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 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.)
- P. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- Q. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the United States 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.

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- 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 note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State National Pollutant Discharge Elimination System 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. 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.
- V. 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.

