

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB2012-00016 – INDUSTRIAL PARK COMPLEX 2ND ADDITION

OWNER/APPLICANT: Spirit Aerosystems, Inc., P.O. Box 780008, Wichita, KS 67278

SURVEYOR/AGENT: MKEC Engineering Consultants, 411 North Webb Road, Wichita, KS 67206

LOCATION: 1/4 mile south of MacArthur Road, on the east side of K-15 Highway at 4218 South Southeast Boulevard (County District V)

SITE SIZE: 24 acres

NUMBER OF LOTS

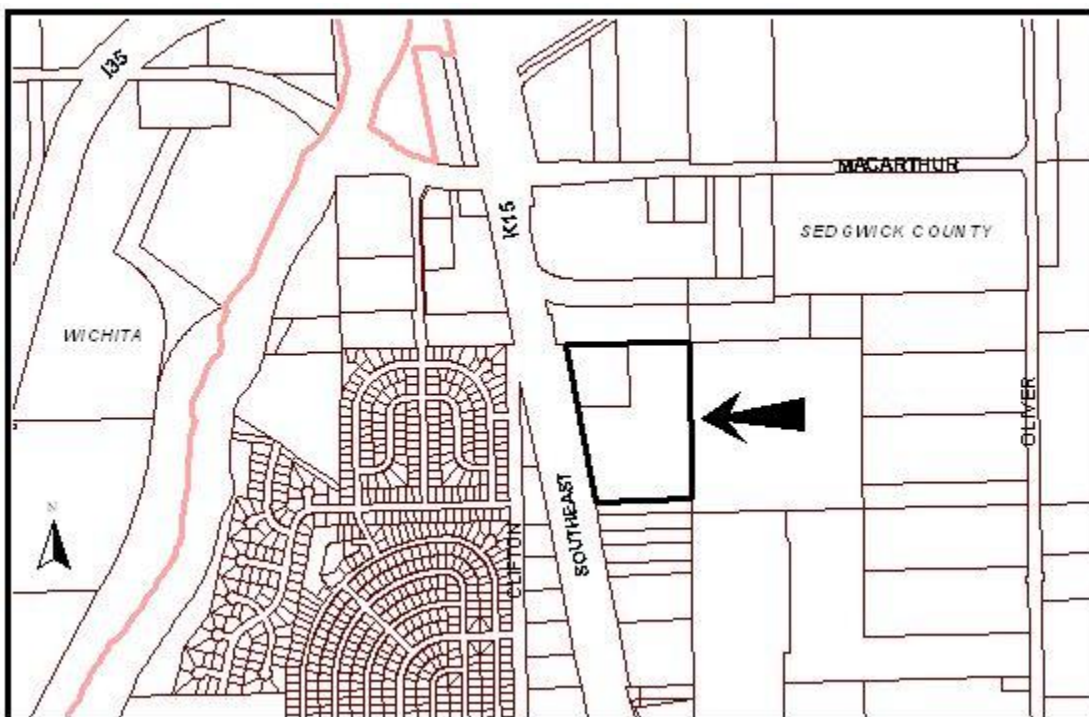
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 19.89 acres

CURRENT ZONING: LI Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



**SUB2012-00016 -- One-Step Final Plat of INDUSTRIAL PARK COMPLEX 2ND ADDITION
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NOTE: This is unplatted property located in the County within three miles of the City of Wichita. It is in an area designated as "Employment/Industry Center" by the Wichita-Sedgwick County Comprehensive Plan.

The Subdivision Committee may recommend a modification of the design criteria in Article 7 of the Subdivision Regulations only if it finds that the strict application of the design criteria will create an unwarranted hardship, the proposed modification is in harmony with the intended purpose of the Subdivision Regulations and the public safety and welfare will be protected.

STAFF COMMENTS:

- A. City of Wichita Public Works and Utilities Department advises that water and sewer services are available to serve the site.
- 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. County Engineering has approved the applicant's drainage plan. City Stormwater Management requests a drainage plan.
- D. County Surveying advises that the dimension of 91.2 feet for Southeast Drive needs to be shown along the section line, not perpendicular to the right-of-way line.
- E. County Surveying advises that on the final plat, along the top under the words "Sedgwick County, Kansas" the bearing is inconsistent with the bearing listed in other places. It appears that 32" should be 31" E.
- F. The "Plant Easement" should reference "KG&E/Westar" to clarify that it is an electric utility easement. Both companies are listed in the easement document.
- G. The railroad name should be BNSF.
- H. Item 9 under "Notes" on the preliminary plat states there are no access controls which is incorrect. The plat denotes one opening along Southeast Drive. The final plat tracing shall reference the dedication of access controls in the plat's text.
- I. The right-of-way width needs denoted for K-15 Highway.
- J. Provisions shall be made for ownership and maintenance of the proposed reserves. A covenant shall be submitted regarding ownership and maintenance responsibilities.
- K. 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.
- L. 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.
- M. The applicant is reminded that this site is located within three miles of the municipal boundaries of Wichita and will be heard by City Council. Therefore, the City Council signature block needs to be included on the final plat.

- N. The signature block for the Board of County Commissioners should be revised to read underneath the signature line, "Tim R. Norton, Chairman, Second District."
- O. The owner's Certificate needs to correct the spellings of the following: "Reserve A", "an Owner's Association", "rights-of-way" and "stormwater".
- P. 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.
- Q. The platting 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.
- R. 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.)
- S. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- T. Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: 316-946-4556) in order to receive mail delivery without delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.
- U. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Route 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.
- V. 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 Stormwater 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. 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. Any removal or relocation of existing equipment of utility companies will be at the applicant's expense.
- Y. A compact disc (CD) should be provided, which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. Please include the name of the plat on the disc. If a disc is not provided, please send the information via e-mail to Kathy Wilson (e-mail address: kwilson@wichita.gov).