

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. On the final plat tracing, as required by the the County Zoning resolution, a 35-foot building setback shall be indicated along this plat's property line adjacent to K-42. Except, however, in the area of the existing structure and proposed attached addition the setback may be adjusted to 30 feet.
- D. The applicant is advised that the bulk of the undeveloped ground for Lot 1 is zoned "R-1". The applicant shall file, and gain approval for, a County zone case requesting "LC" zoning for this property prior to submitting a final plat tracing.
- E. The final plat shall indicate the recording information for the existing half-street rights-of-way adjacent to the south line of this plat.
- F. The applicant is advised that KDOT approves points of access when a property is adjacent to K-42.
- G. The applicant is advised that gas has been found in groundwater in the vicinity of this plat.
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. 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.

March 1, 1990

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 90-6 - SCHULTE COUNTRY STORE ADDITION

OWNER/APPLICANT: Almeda E. Faker c/o James W. Peters, 11012 Southwest Blvd., Wichita, KS 67215

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Northwest corner of K-42 Highway and MacArthur Road

SITE SIZE: 1 Acre

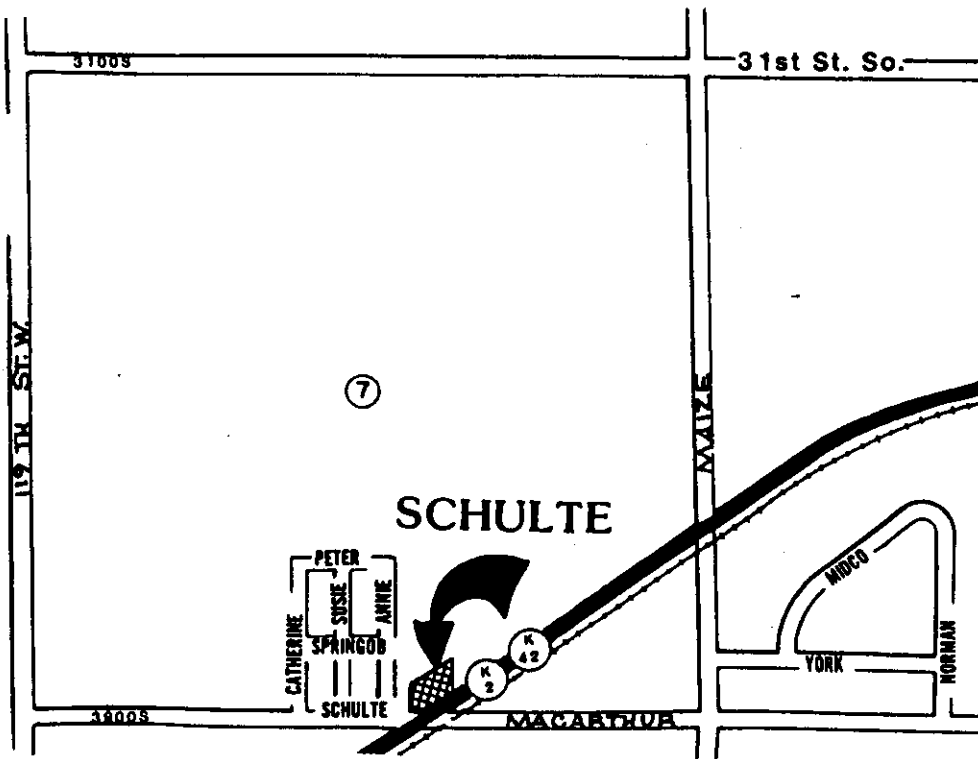
NUMBER OF LOTS

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

MINIMUM LOT AREA: 43,646 sq. ft.

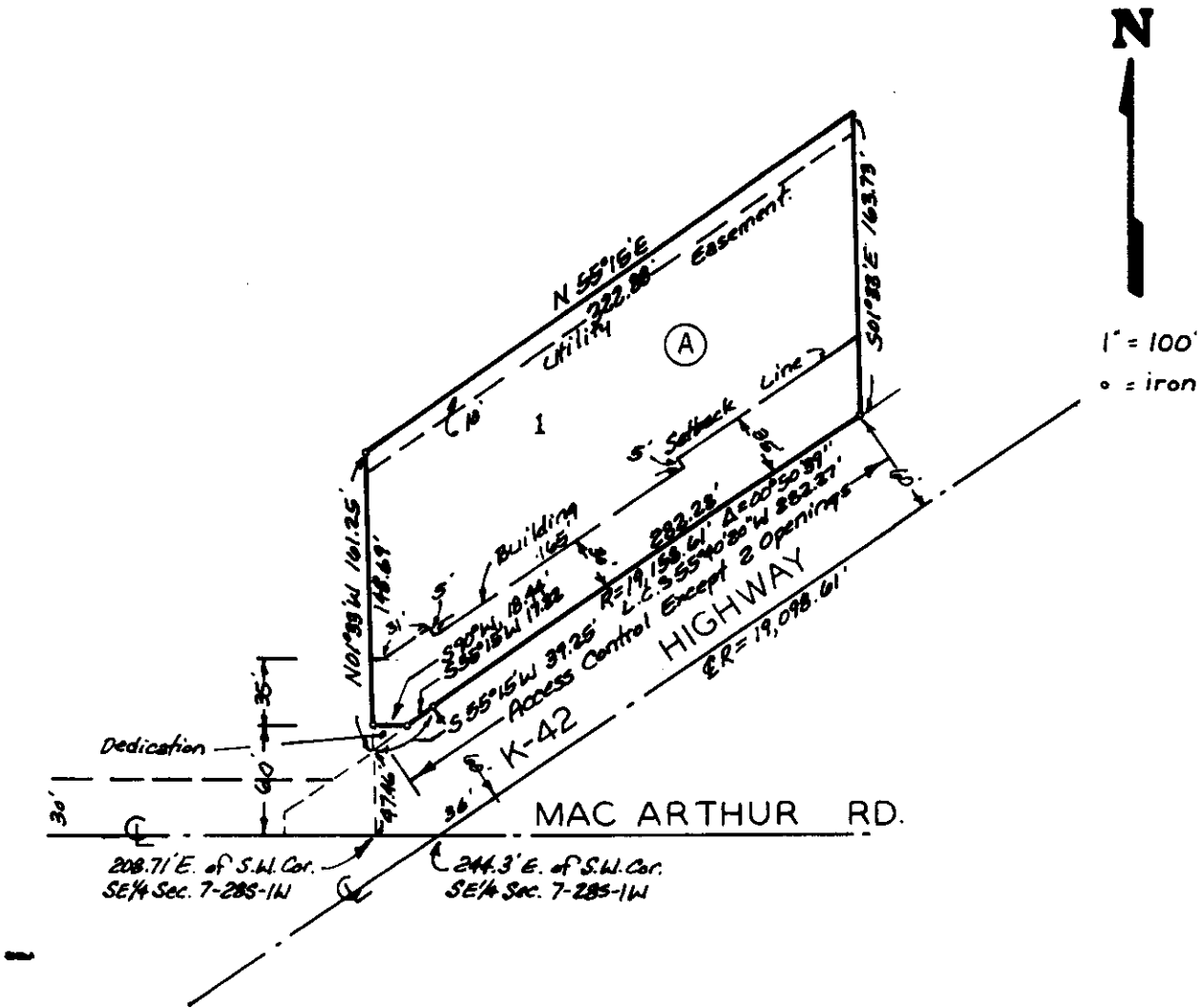
CURRENT ZONING: Mixed: "R-1" Suburban Residential and "LC" Light Commercial

VICINITY MAP:



SCHULTE COUNTRY STORE ADDITION

SEDGWICK COUNTY, KANSAS



This plat of "SCHULTE COUNTRY STORE ADDITION," Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this ____ day of ____, 1990.
Wichita-Sedgwick County Metropolitan Area Planning Commission

____ Chairman
Wayne L. Brinegar
____ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners, Sedgwick County, Kansas, this ____ day of ____, 1990.

____ Chairman
Mark F. Schroeder
____ Chairman Pro Tem
David Bayouth
____ Commissioner
Paul W. Hancock
____ Commissioner
Bernard A. Hentzen
____ Commissioner
Billy Q. McCray

Entered on transfer record this ____ day of ____, 1990.
____ County Clerk
Don Wright

State of Kansas } s.s. This is to certify that this plat has been
Sedgwick County } filed for record in the office of the Register of Deeds this ____ day of
____, 1990, ____ o'clock, ____ M., and is duly recorded.
____ Register of Deeds
Pat Kettler
____ Deputy
Ed Resa

State of Kansas } s.s. We, Baughman Company, P.A., Surveyors
Sedgwick County } in aforesaid county and state do hereby certify that we have surveyed
and platted "SCHULTE COUNTRY STORE ADDITION," Sedgwick
County, Kansas, and that the accompanying plat is a true and correct
exhibit of the property surveyed described as a tract in the S.E. 1/4
of Sec. 7, Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas
described as commencing at the S.W. Corner thereof; thence east,
along the south line of said S.E. 1/4, 208.71 feet; thence north, parallel
with the west line of said S.E. 1/4, 47.48 feet more or less to the north-
erly right-of-way line of K-42 Highway for a place of beginning;
thence continuing north, parallel with the west line of said S.E. 1/4,
161.23 feet more or less to a point 208.71 feet north of the south line
of said S.E. 1/4; thence northeasterly, with a deflection angle to the
right of 56°48', 322.88 feet; thence south, parallel with the west
line of said S.E. 1/4, 163.63 feet more or less to the northerly right-of-
way line of K-42 Highway; thence southwesterly along said right-of-
way line, 321.56 feet more or less to the place of beginning.

____ Date
____ Surveyor
Mark A. Savoy

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a lot, block, and street to be known as "SCHULTE COUNTRY STORE ADDITION," Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. All abutters rights of access to and from K-42 Highway and MacArthur Road over and across the south line of Lot 1, are hereby granted to the appropriate governing body, provided however that Lot 1 shall have access to K-42 Highway and MacArthur Road at 2 locations as shall be determined by the engineer of the appropriate governing body.

____ Equitable Interest Holders
James W. Peters Mary E. Peters

State of Kansas } s.s. The foregoing instrument was acknowledged before
Sedgwick County } me this ____ day of ____, 1990, by Almeda E. Faker.
____ Notary Public
My Appt Exp. ____

State of Kansas } s.s. The foregoing instrument was acknowledged before
Sedgwick County } me this ____ day of ____, 1990, by James W. Peters and Mary E.
Peters, husband and wife.
____ Notary Public
My Appt Exp. ____

We, the undersigned, holders of interest in the above described property do hereby consent to this plat of "SCHULTE COUNTRY STORE ADDITION," Sedgwick County, Kansas.
____ Title
Home State Bank of Clearwater

State of Kansas } s.s. The foregoing instrument was acknowledged before
Sedgwick County } me this ____ day of ____, 1990, by ____
____ of Home State Bank of Clearwater.
____ Notary Public
My Appt Exp. ____

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

March 2, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-6 - SCHULTE COUNTRY STORE ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 1, 1990, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 23, 1990. Except, condition "D" of our letter dated February 23, 1990 is amended to read as follows: The applicant is advised that the bulk of the undeveloped ground for Lot 1 is zoned "R-1." The applicant shall file a county zone case requesting "LC" zoning for this property prior to submitting a final plat tracing.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all due real estate taxes have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Almeda E. Faker c/o James W. Peters, 11012 Southwest Blvd.,
Wichita, KS 67215
Ron Worley, County Zoning Administrator
Jim Weber, P.E. Director

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