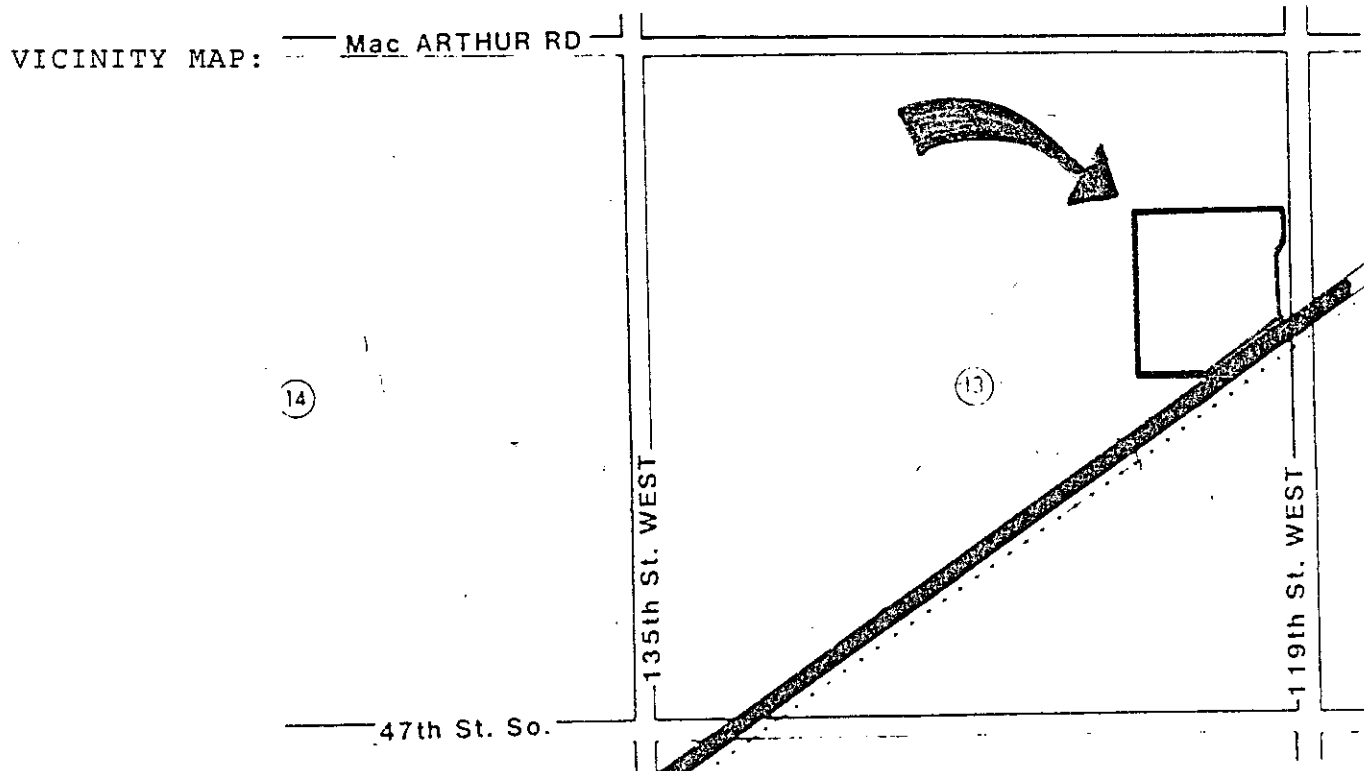


SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8  
July 13, 1989

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 89-45 - SCHULTE INDUSTRIAL PARK ADDITION  
OWNER/APPLICANT: Eugene Francis & Roy Holder, 11028 MacArthur, Wichita, KS  
SURVEYOR/ENGINEER: Hi-Tech Surveyors  
LOCATION: N.W. corner K-42 and 119th St. West  
SITE SIZE: 35.46 Acres  
NUMBER OF LOTS  
Residential:  
Office:  
Commercial:  
Industrial: 5  
Total: 5  
MINIMUM LOT AREA: 218,620 sq. ft.  
CURRENT ZONING: R-1  
PROPOSED ZONING: "E" Light Industrial (SCZ-0610)



STAFF COMMENTS:

NOTE: A zone change, to industrial zoning (SCZ-0610), will be heard by the County Commission July 19, 1989.

A. Approval of this plat will be subject to any requirements of the associated zone change case (SCZ-0610).

B. 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.

C. The applicant shall guarantee any drainage improvements required by the platting of this property.

D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

E. The applicant is advised that the Kansas Department of Transportation is being contacted relative to the need for additional right-of-way for K-42 and regarding the acceptability of the access points to the State road.

F. The applicant shall submit a copy of the instrument which establishes the Cities Service Oil Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.

G. The final plat shall indicate the recording information for the 50-foot oil pipeline easement on this property.

H. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.

I. The final plat shall reference, in the plat's text, the dedication of access controls to 119th West and K-42 across the east and south line of the plat.

J. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.

K. 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.

- L. Requirements for a final plat (see Article 8 of the MAPC Subdivision Regulations).
- M. 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.
- N. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept and the appropriateness and need for the platting of a frontage road along K-42.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

July 14, 1989

Hi-Tech Surveyors  
1542 S. St. Francis  
Wichita, KS 67211

Re: S/D 89-45 - SCHULTE INDUSTRIAL PARK

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 13, 1989, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. Approval of this plat will be subject to any requirements of the associated zone change case (SCZ-0610).
- B. 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.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat shall indicate from Lots 1 and 2 the platting of an additional 30-foot of right-of-way for K-42 highway.
- F. On the final plat, the east 280-feet of Lot 2 shall indicate the platting of complete access control to and from K-42 Highway. The remaining area of Lot 2 adjacent to K-42 Highway shall show access control except for one opening. The platters text shall be amended to indicate the appropriate language.

- G. The applicant is advised a municipal water supply may be required depending on the size of the buildings and the type of materials stored on this property.
- H. The final plat shall indicate the utility easements requested by Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- I. The applicant shall submit a copy of the instrument which establishes the Cities Service Oil Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- J. The final plat shall indicate the recording information for the 50-foot oil pipeline easement on this property.
- K. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.
- L. The final plat shall reference, in the plat's text, the dedication of access controls to 119th West and K-42 across the east and south line of the plat.
- M. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- N. 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.
- O. Requirements for a final plat (see Article 8 of the MAPC Subdivision Regulations).
- P. 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.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



R. Timothy Bickhaus  
Associate Planner

S/D 89-45 Schulte Industrial Park  
Page 3

Enclosure

cc: C. Eugene Francis and J. Roy Holder, 11028 W. MacArthur,  
Wichita, KS 67215  
Mr. Joseph Krahn, Chief of Bureau of Right-of-Way, K.D.O.T.,  
State Office Bldg., Topeka, KS 66612  
Jim Weber, County Engineer  
Ron Worley, County Public Works  
Mike Lindebak, City Engineer

July 27, 1989

STAFF REPORT

(Final Plat; Preliminary Plat Approved 7/13/89)

CASE NUMBER: S/D 89-45 - SCHULTE INDUSTRIAL PARK ADDITION

OWNER/APPLICANT: Eugene Francis & Roy Holder, 11028 MacArthur,  
Wichita, KS 67215

SURVEYOR/ENGINEER: Hi-Tech Surveyors

LOCATION: N.W. corner K-42 and 119th St. West

SITE SIZE: 35.46 Acres

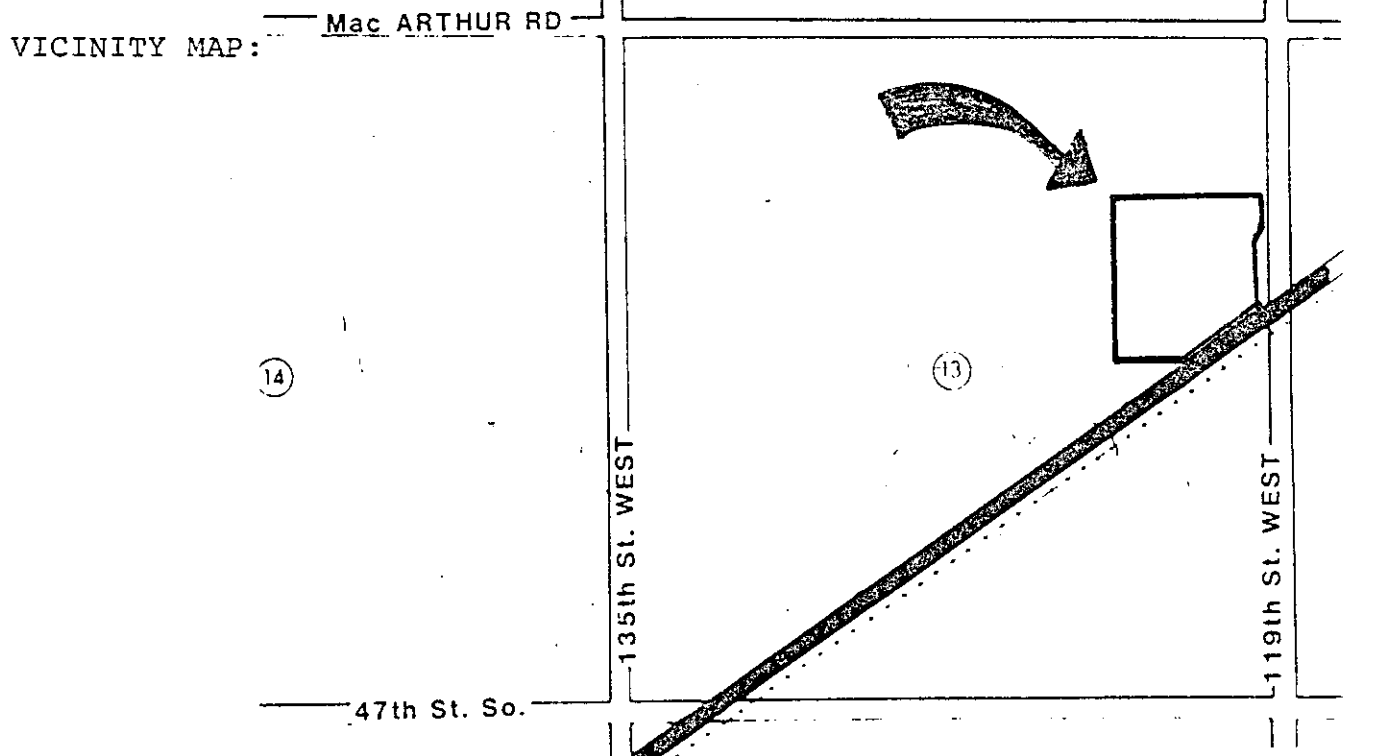
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	
Industrial:	5
Total:	5

MINIMUM LOT AREA: 218,620 sq. ft.

CURRENT ZONING: R-1

PROPOSED ZONING: "E" Light Industrial (SCZ-0610)



STAFF COMMENTS:

- A. Approval of this plat will be subject to any requirements of the associated zone change case (SCZ-0610).
- B. 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.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat tracing shall indicate the platting of 10-foot center-lined east/west utility easements on the common lot line, shared between lots 2 and 3, 3 and 4, and 4 and 5, as requested by Southwestern Bell. The granting of these easements shall also be noted in the platator's text.
- F. The applicant is advised a municipal water supply may be required depending on the size of the buildings and the type of materials stored on this property for fire protection. The applicant should contact the County Fire Department for more detailed information.
- G. The final plat tracing shall identify K-42 Highway as it was labeled on the preliminary.
- H. On the final plat tracing the platator's text shall state that access control is "determined by the appropriate engineer," and not "designated by the appropriate governing body."
- I. The applicant shall submit a copy of the instrument which establishes the Cities Service Oil Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- J. The final plat shall indicate the recording information for the 50-foot oil pipeline easement on this property.
- K. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.

- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan.

# SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

July 28, 1989

Hi-Tech Surveyors  
1542 S. St. Francis  
Wichita, KS 67211

Re: S/D 89-45 - SCHULTE INDUSTRIAL PARK

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 27, 1989, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Approval of this plat will be subject to any requirements of the associated zone change case (SCZ-0610).
- B. 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.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat tracing shall indicate the platting of 10-foot center-lined east/west utility easements on the common lot line, shared between lots 2 and 3, 3 and 4, and 4 and 5, as requested by Southwestern Bell. The granting of these easements shall also be noted in the plat's text.

- F. The applicant is advised a municipal water supply may be required depending on the size of the buildings and the type of materials stored on this property for fire protection. The applicant should contact the County Fire Department for more detailed information.
- G. The final plat tracing shall identify K-42 Highway as it was labeled on the preliminary.
- H. On the final plat tracing the platator's text shall state that access control is "determined by the appropriate engineer," and not "designated by the appropriate governing body."
- I. The applicant shall submit a copy of the instrument which establishes the Cities Service Oil Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- J. The final plat tracing shall indicate the recording information for the 50-foot oil pipeline easement on this property.
- K. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.
- L. Prior to this plat being scheduled for City Council review, sufficient information shall be provided to County Engineering for approval of the drainage plan.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

S/D 89-45 Schulte Industrial Park  
Page 3

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 3, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

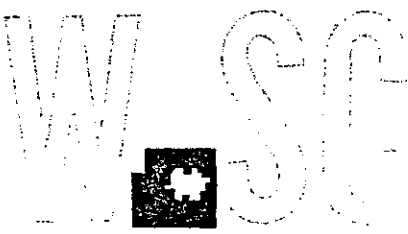


R. Timothy Bickhaus  
Associate Planner

RTB:svm  
Enclosure

cc: C. Eugene Francis and J. Roy Holder, 11028 W. MacArthur,  
Wichita, KS 67215  
Mr. Joseph Krahn, Chief of Bureau of Right-of-Way, K.D.O.T.,  
State Office Bldg., Topeka, KS 66612  
Jim Weber, County Engineer  
Ron Worley, County Public Works  
Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

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

August 4, 1989

Hi-Tech Surveyors  
1542 S. St. Francis  
Wichita, KS 67211

Re: S/D 89-45 - SCHULTE INDUSTRIAL PARK

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 3, 1989, 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 July 28, 1989.

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 real estate taxes for 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus  
Associate Planner

RTB:svm

- cc: C. Eugene Francis and J. Roy Holder, 11028 W. MacArthur,  
Wichita, KS 67215  
Mr. Joseph Krahn, Chief of Bureau of Right-of-Way, K.D.O.T.,  
State Office Bldg., Topeka, KS 66612  
Jim Weber, County Engineer  
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