

December 12, 1996

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 96-91 - SCHULTE INDUSTRIAL PARK SECOND ADDITION

OWNER/APPLICANT: Daniel and Dennis Dugan, 12140 West Highway 42, Wichita, KS

AGENT: Gene Francis (no address given)

SURVEYOR/ENGINEER: Sandalwood Surveying, Inc., P. O. Box 75053, Wichita, KS 67275-5053

LOCATION: West of 119th Street West and south of MacArthur Road

SITE SIZE: 5.0 Acres

NUMBER OF LOTS

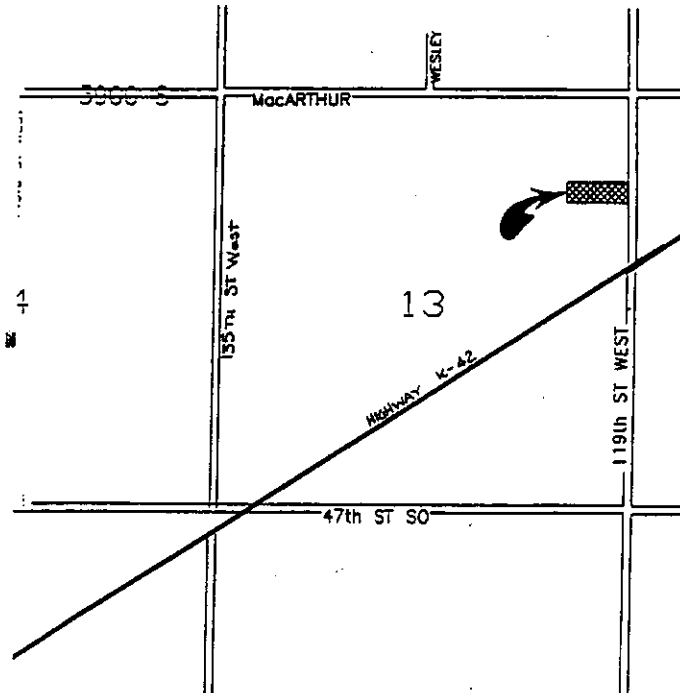
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 5.0 Acres

CURRENT ZONING: "SF-20"

PROPOSED ZONING: "LI" (SCZ-0720)

VICINITY MAP:



NOTE: A zone change (SCZ-720) to "LI" zoning was approved for this site subject to platting. This site is in the County but municipal services such as water and sanitary sewer are not yet available to the site. However, the site is adjacent to the previously platted Schulte Industrial Park (First) Addition which was approved for the use of on-site facilities. This Addition is apparently being platted to allow for expansion of an existing industrial use located on the adjacent lot of the "First" Addition. It is apparently anticipated that this lot and the adjacent lot of the "First" Addition will be used as a unified building site for the existing development in the "First" Addition.

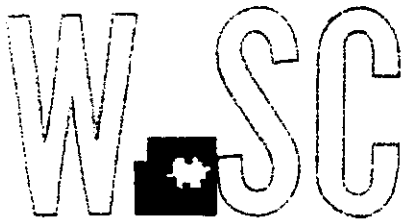
STAFF COMMENTS:

- 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. Health also needs to indicate if any other requirements need to be provided such as a covenant limiting the volume and types of waste to be generated and disposed of in the on-site sewer system.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. On the final plat tracing, the MAPC signature block shall be amended to indicate John C. Frye as Chairman.
- D. If this plat is submitted for recording in 1997, the applicant is advised that dates and County signature blocks (County Clerk, Register of Deeds, etc.) will need to be revised.
- E. Prior to this plat being recorded, the applicant is advised that 1996 property taxes will likely need to be paid in full.
- F. On the final plat tracing, the plattor's text shall be revised to note that the location of the opening to 119th Street is subject to approval by the appropriate "Engineer" instead of governing body.
- 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. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.

- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- L. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property. Southwestern Bell needs to indicate if any easements, by separate instrument need to be shown on this site. The plat binder indicates the possible presence of such an easement.
- M. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted in final form only.



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

December 12, 1996

Sandalwood Surveying, Inc.
P. O. Box 75053
Wichita, KS 67275-5053

Re: S/D 96-91 - (Final Plat) SCHULTE INDUSTRIAL PARK SECOND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 12, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 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. Health also needs to indicate if any other requirements need to be provided such as a covenant limiting the volume and types of waste to be generated and disposed of in the on-site sewer system. As noted by Health, additional information on the volume and types of effluents to be generated by this site shall be provided. Also information on the building plans need to be reviewed by Health to determine if the anticipated lagoon site is acceptable. This information should be provided to Health before the December 19, 1996 meeting of the MAPC.
- B. As was discussed with the Planning Commission during consideration of the zone change for this site, this site is expected to be developed as an expansion to or with the existing use on the property to the south. Since the zoning was approved with such an expectation, the applicant shall provide a Covenant for recording with this plat which ties this Addition into one building site with the adjacent property (lot). This covenant shall note that the two sites will remain as a unified building site, unless or until municipal services are extended to the site or the covenant is amended per an MAPC action. The text of this covenant shall also specify that the terms of the covenant run with the land and are binding on future owners and assigns.
- C. On the final plat tracing, the MAPC signature block shall be amended to indicate John C. Frye as Chairman.

- D. If this plat is submitted for recording in 1997, the applicant is advised that dates and County signature blocks (County Clerk, Register of Deeds, etc.) will need to be revised.
- E. Prior to this plat being recorded, the applicant is advised that 1996 property taxes will likely need to be paid in full.
- F. On the final plat tracing, the plattor's text shall be revised to note that the location of the opening to 119th Street is subject to approval by the appropriate "Engineer" instead of governing body.
- 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. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- L. The final plat shall indicate the utility easements requested by K.G.& E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

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, December 19, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink that reads "Don Losew". The signature is written in a cursive, slightly slanted style.

Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Daniel and Dennis Dugan, 12140 West Highway 42, Wichita, KS
Gene Francis (no address given), Agent
Mike Lindebak, City Engineer ✓

METROPOLITAN AREA PLANNING COMMISSION

December 19, 1996

STAFF REPORT
(Final Plat Approved 12/12/96)

CASE NUMBER: S/D 96-91 - SCHULTE INDUSTRIAL PARK SECOND ADDITION

OWNER/APPLICANT: Daniel and Dennis Dugan, 12140 West Highway 42, Wichita, KS

AGENT: Gene Francis (no address given)

SURVEYOR/ENGINEER: Sandalwood Surveying, Inc., P. O. Box 75053, Wichita, KS 67275-5053

LOCATION: West of 119th Street West and south of MacArthur Road

SITE SIZE: 5.0 Acres

NUMBER OF LOTS

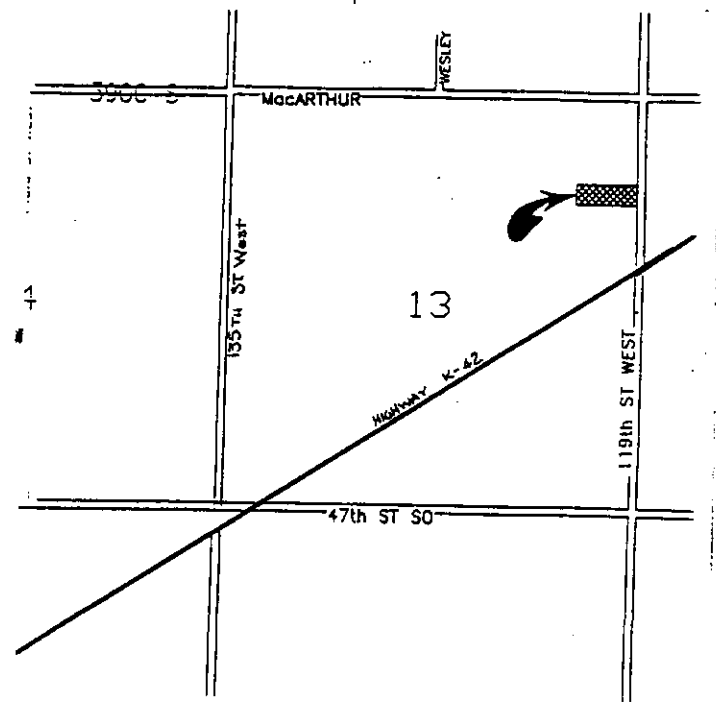
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 5.0 Acres

CURRENT ZONING: "SF-20"

PROPOSED ZONING: "LI" (SCZ-0720)

VICINITY MAP:



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. Health also needs to indicate if any other requirements need to be provided such as a covenant limiting the volume and types of waste to be generated and disposed of in the on-site sewer system. As noted by Health, additional information on the volume and types of effluents to be generated by this site shall be provided. Also information on the building plans need to be reviewed by Health to determine if the anticipated lagoon site is acceptable. This information should be provided to Health before the December 19, 1996 meeting of the MAPC.
- B. As was discussed with the Planning Commission during consideration of the zone change for this site, this site is expected to be developed as an expansion to or with the existing use on the property to the south. Since the zoning was approved with such an expectation, the applicant shall provide a Covenant for recording with this plat which ties this Addition into one building site with the adjacent property (lot). This covenant shall note that the two sites will remain as a unified building site, unless or until municipal services are extended to the site or the covenant is amended per an MAPC action. The text of this covenant shall also specify that the terms of the covenant run with the land and are binding on future owners and assigns.
- C. On the final plat tracing, the MAPC signature block shall be amended to indicate John C. Frye as Chairman.
- D. If this plat is submitted for recording in 1997, the applicant is advised that dates and County signature blocks (County Clerk, Register of Deeds, etc.) will need to be revised.
- E. Prior to this plat being recorded, the applicant is advised that 1996 property taxes will likely need to be paid in full.
- F. On the final plat tracing, the platlor's text shall be revised to note that the location of the opening to 119th Street is subject to approval by the appropriate "Engineer" instead of governing body.
- 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. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.

- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- L. The final plat shall indicate the utility easements requested by K.G.& E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.

Larry Ross's stated reason for voting in the negative on this plat were: (1) it is a classic, half-baked loaf, and (2) the lack of a sewerage plan being submitted or finalized.

STAFF REPORT
(Revised Final Plat, Final Plat Approved 12/12/96)

CASE NUMBER: S/D 96-91 - SCHULTE INDUSTRIAL PARK SECOND ADDITION

OWNER/APPLICANT: Precision Profiling Acquisition, 4201 S. 119th St. West, Wichita, KS 67215-9100

SURVEYOR/ENGINEER: Sandalwood Surveying Inc., Attn: Jim E. Bishop, P.O. Box 75053, Wichita, KS 67275-5053

LOCATION: West side of 119th St. West, South of MacArthur Road

SITE SIZE: 5.35 acres

NUMBER OF LOTS

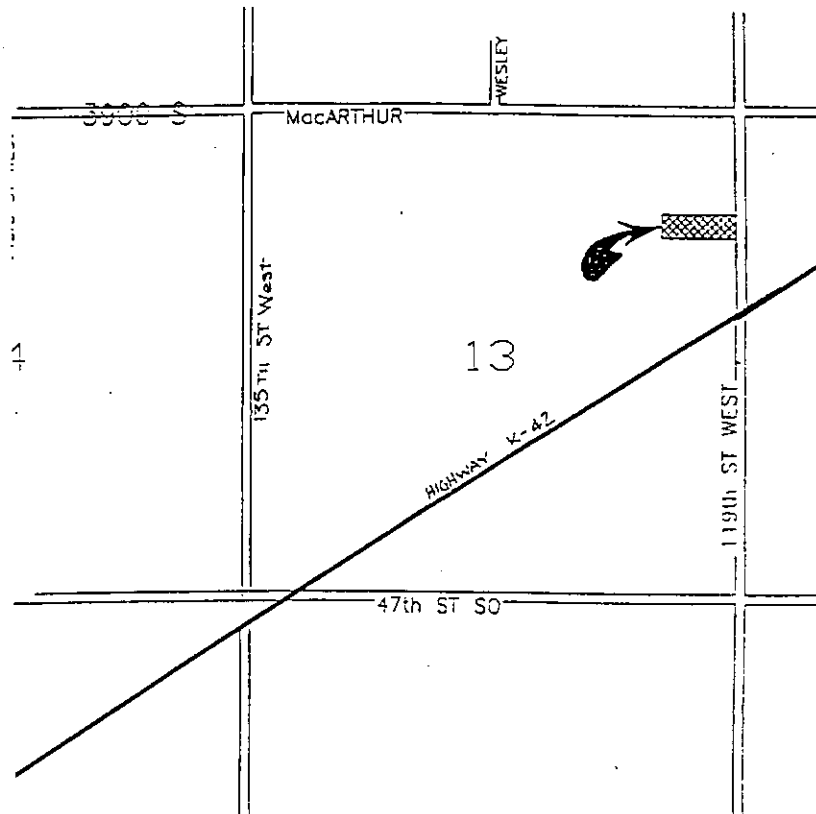
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 5 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: LI, Limited Industrial

VICINITY MAP



Note: A zone change (SCZ-0720) to LI, Limited Industrial was approved for this site subject to platting. This site is located north of the previously platted Schulte Industrial Park Addition which was approved for on-site sewer and water facilities. This Addition and the lot adjacent to the south are proposed to be utilized as a unified building site.

This revised final plat involves the vacation of a utility easement along the south line of the plat due to location of a proposed structure. A drainage easement was also platted along the north line of this plat due to the vacation of the drainage easement on the adjoining lot to the south.

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.

The Applicant has submitted a restrictive covenant which ties this Addition together with the adjoining lot to the south into one building site. The covenant prohibits sewage disposal on this Addition until municipal services are extended to the property.

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

- C. ^{County}~~City~~ Engineering needs to comment on the status of the applicant's drainage plan.

- D. The County Commissioners signature block need only include the signature of the Chairman.

- E. 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.

- F. 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.)

- G. 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.

- H. 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.

- I. 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.

- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing.
- L. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- M. 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.
- N. 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 Release 13 version of Autocad. This will be used by the City and County GIS Department.

N1=1,000.0000

E1=1,000.0000

N 0.0000 E

HD=288.0000

N2=1,288.0000

E2=1,000.0000

S 88.3444 E

HD=810.0000

N3=1,267.9116

E3=1,809.7509

S 0.0000 W

HD=288.0000

N4=979.9116

E4=1,809.7509

N 88.3444 W

HD=810.0000

N5=1,000.0000

E5=1,000.0000

Σ HD=2,196.0000

AREA=233,203.2478

CLOSURE

N 0.0000 E

HD=9.0000E-8

N6=1,000.0000

E6=1,000.0000

AREA=5.3537

SCHULTE INDUSTRIAL PARK ZND