

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 14, 1996

Baughman Company, P.A.
315 Ellis
WICHITA, KS 67211

Re: S/D 96-75 ST. PETER THE APOSTLE CATHOLIC CHURCH ADDITION (One Step Combined Preliminary-Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 14, 1996, 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 November 7, 1996.

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 and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew
Don Losew
Senior Planner

DL:rh

cc: Attn: Fr. Spexarth, St. Peter's Church, 335 N. Annie, Schulte, KS 67215
Mike Lindebak, City Engineer

11/15/96

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

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

November 7, 1996

Baughman Company, P.A.
315 Ellis
WICHITA, KS 67211

Re: S/D 96-75 ST. PETER THE APOSTLE CATHOLIC CHURCH ADDITION (One Step Combined Preliminary-Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 7, 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. As noted by County Health, this site has been permitted through the State and any subsequent approvals will also need to be obtained through the State.

Also as noted by Health, the applicant shall submit to the Health Department an agreement to waive the distance requirements for a lagoon east of this site.

- B. Prior to submitting the final plat tracing, the applicant shall meet with City Engineering to determine the need for petitions, for the future extension of sewer and water. If petitions are required, a Certificate of Petitions shall also be submitted.
- C. The final plat tracing shall dedicate 10 additional feet of right-of-way for Peter Avenue adjacent to this plat.
- D. Prior to this plat being forwarded to the City Council for review, the applicant shall provide documentation or a letter from KDOT indicating that this site has the right to an access opening to K-42 as is being indicated by this plat. If no such access is being allowed, the final plat tracing shall indicate complete access control.
- E. A platting binder has not yet been received for this site and this plat will be subject to review of such platting binder and any relevant conditions found by such review.

November 7, 1996

Page 2

- F. The applicant shall submit an avigational easement covering all of 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.
- G. The final plat shall indicate the utility easements requested by Southwestern Bell which are indicated on the enclosed "marked" copy of the 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. (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.)
- I. 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.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- M. As noted by KG&E-Gas, the final plat shall provide an easement for their existing facilities or arrangements shall be made to relocate these facilities. If relocation is involved, the applicant shall submit to Planning, from KG&E, a letter noting that satisfactory arrangements have been made for any such relocations.

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, November 14, at 1:30 p.m. If you have any questions concerning this matter, please call.

S/D 96 - 75 - One Step Combined
CHURCH ADDITION

November 7, 1996

Page 3

liminary Final Plat ST. PETER TH .POSTLE CATHOLIC

Sincerely,

A handwritten signature in black ink, appearing to read "Don Losew". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Attn: Fr. Spexarth, St. Peter's Church, 335 N. Annie, Schulte, KS 67215
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

0
SENTA ITEM NO. 2-3

November 14, 1996

STAFF REPORT

(One Step Combined Preliminary-Final Plat Approved 11/7/96)

CASE NUMBER: S/D 96- 75 - ST. PETER THE APOSTLE CATHOLIC CHURCH ADDITION

OWNER/APPLICANT: Attn: Fr. Spexarth, St. Peter's Church, 335 N. Annie, Schulte, KS 67215

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, WICHITA, KS 67211

LOCATION: North of K-42 (MacArthur) and west of Maize Road

SITE SIZE: 26.7 Acres

NUMBER OF LOTS

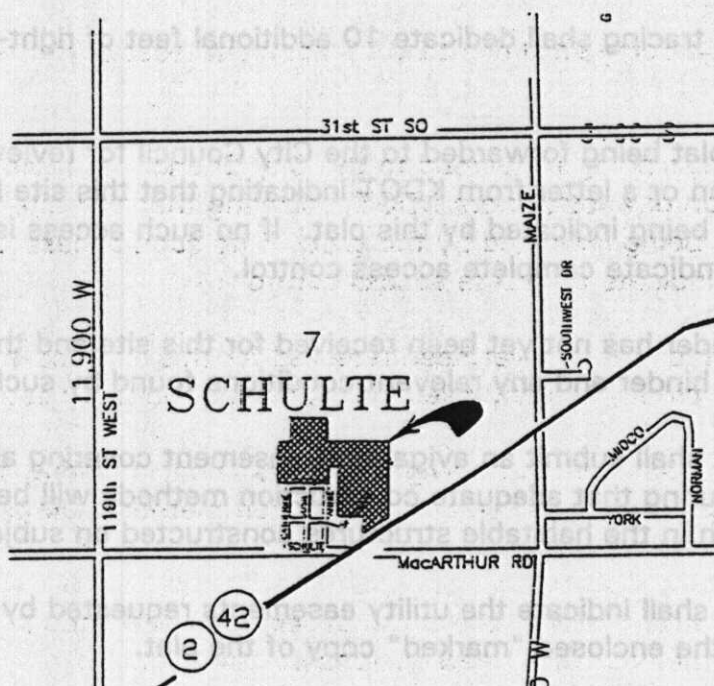
Residential: 1
Office:
Commercial:
Industrial:
Total: 1

MINIMUM LOT AREA: 26.7 Acres

CURRENT ZONING: "SF-20"

PROPOSED ZONING:

VICINITY MAP:



FILE COPY

NOTE: This plat is being submitted as a one-step, preliminary-final plat. The site is in the County, west of Wichita and adjacent to the unincorporated town of Schulte. Significant development (a Church and related structures) already occupies a portion of the property included in this proposed plat. The plat is being done to apparently allow for a planned expansion involving a free standing structure in an area east of the existing facilities. A large lagoon presently serves the site and it has been indicated that the applicant proposes that the new structure also use the same lagoon.

The area of Schulte was platted in 1906 and replatted again in 1908. Streets dedicated by those plats, such as Peter Ave. adjacent to this plat, were dedicated with only 50 foot rights-of-way. While these local streets in Schulte appear to be the present means of access for the site, this plat is indicating an area of frontage along K-42 with a point of "proposed" access.

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. As noted by County Health, this site has been permitted through the State and any subsequent approvals will also need to be obtained through the State.
- Also as noted by Health, the applicant shall submit to the Health Department an agreement to waive the distance requirements for a lagoon east of this site.
- B. Prior to submitting the final plat tracing, the applicant shall meet with City Engineering to determine the need for petitions, for the future extension of sewer and water. If petitions are required, a Certificate of Petitions shall also be submitted.
- C. The final plat tracing shall dedicate 10 additional feet of right-of-way for Peter Avenue adjacent to this plat.
- D. Prior to this plat being forwarded to the City Council for review, the applicant shall provide documentation or a letter from KDOT indicating that this site has the right to an access opening to K-42 as is being indicated by this plat. If no such access is being allowed, the final plat tracing shall indicate complete access control.
- E. A platting binder has not yet been received for this site and this plat will be subject to review of such platting binder and any relevant conditions found by such review.
- F. The applicant shall submit an avigational easement covering all of 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.
- G. The final plat shall indicate the utility easements requested by Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.

S/D 96-75 - One Step Combined Preliminary-Final Plat of ST. PETER THE APOSTLE CATHOLIC
CHURCH ADDITION

November 14, 1996 - Page 3

- ~~J.~~ 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.)
- ~~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.
- ~~L.~~ 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.
- ~~M.~~ Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- ~~N.~~ Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- M. As noted by KG&E-Gas, the final plat shall provide an easement for their existing facilities or arrangements shall be made to relocate these facilities. If relocation is involved, the applicant shall submit to Planning, from KG&E, a letter noting that satisfactory arrangements have been made for any such relocations.