





**Wichita-Sedgwick County Metropolitan Area Planning Department**

April 5, 2001

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

RE: SUB 2001-06 -- Final Plat of Schulte County Storage Addition

At the regular meeting of the Metropolitan Area Planning Commission on April 5, 2001, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee subject to the conditions stated in our letter dated March 30, 2001.

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, along with four (4) copies, 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, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

A handwritten signature in cursive script that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

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## Wichita-Sedgwick County Metropolitan Area Planning Department

March 30, 2001

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

RE: SUB 2002-06 -- Final Plat of Schulte County Storage Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 29, 2001, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

### 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 Department** has required a guarantee to abandon the existing lagoon upon the extension of sanitary sewer and water services.
- B. **City Engineering** has required petitions for future extensions of sanitary sewer and City water.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. **County Engineering** needs to comment on the status of the applicant's drainage plan. *A floodway reserve is needed across Lot 1, Block A, Schulte Country Store Addition. and should be established by separate instrument. A letter shall be provided from KDOT indicating their agreement to accept drainage occurring onto K-42.*
- E. Access to this site is proposed from K-42, through an existing driveway located on the adjoining property to the southeast. A cross-lot access agreement will need to be granted by separate instrument. *The face of the plat shall indicate, "Access control except two openings as shown on Schulte Country Storage Addition." County Fire Department has required construction of the access drive prior to any structures.*
- F. 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.

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- G. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay (referenced as P-O #78) and its special conditions for development on this property.
- H. The applicant is reminded that a platting binder is required with the final plat tracing. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- I. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Acting Chair".
- J. 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.
- 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. (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.)
- L. 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.
- M. 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.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.

SUB 2001-06 -- Final Plat of Schulte Country Storage Addition  
March 30, 2001  
Page 3

- S. 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 AutoCAD. This will be used by the City and County GIS Department.

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. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 5, 2001, at 1:00 p.m.

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

If you have any questions concerning this matter, please call.



Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Schulte Country Store, C/O Jim Peters, 11012 Southwest Boulevard, Wichita, KS  
67215  
Mike Lindebak, City Engineering, Mail Stop (1-71)  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of  
Public Services, 1144 S. Seneca, Wichita, KS 67213

**STAFF REPORT**

(Final Plat Approved 3/29/01; Preliminary Plat Approved 1/25/01)

**CASE NUMBER:** SUB 2001-06 -- SCHULTE COUNTRY STORAGE ADDITION

**OWNER/APPLICANT:** Jim and Nancy Peters, 11012 Southwest Blvd., Wichita, KS 67215

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

**LOCATION:** North of K-42 and MacArthur Road, West of Maize

**SITE SIZE:** 1 Acre

**NUMBER OF LOTS**

Residential:	
Office:	
Commercial:	1
Industrial:	0
Total:	1

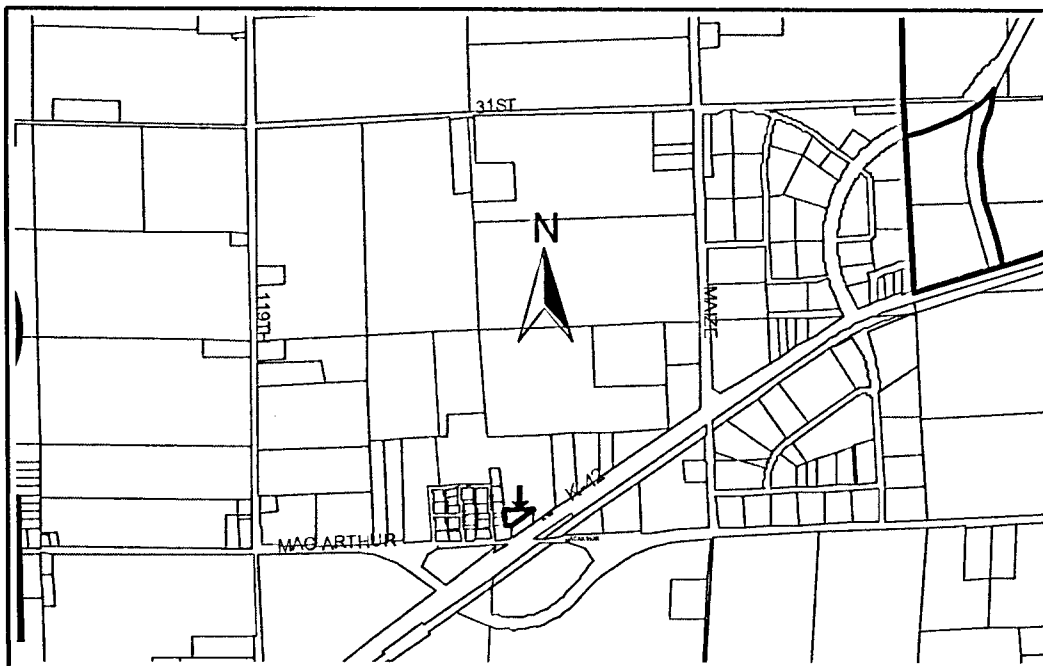
**MINIMUM LOT AREA:** 43,485 Sq. Ft.

**CURRENT ZONING:** SF-20, Single-Family Residential

**PROPOSED ZONING:** GC, General Commercial

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**VICINITY MAP**



**SUB 2001-06 -- Final Plat of SCHULTE COUNTRY STORAGE ADDITION**

**April 5, 2001 - Page 2**

**Note:** This site is located in the County within three miles of Wichita's city limits. It is in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan. The site has been approved for a zone change (ZON 2000-39) from SF-20, Single-Family Residential to GC, General Commercial for a self-storage warehouse use. A Protective Overlay (P-O #78) was also approved for this site addressing uses, outside storage, screening, signage, building height and architectural design.

**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 Department** has required a guarantee to abandon the existing lagoon upon the extension of sanitary sewer and water services.
- B. **City Engineering** has required petitions for future extensions of sanitary sewer and City water.
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- F. 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.
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**SUB 2001-06 -- Final Plat of SCHULTE COUNTRY STORAGE ADDITION**  
**April 5, 2001 - Page 3**

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