

PLAT NO. S/D 84-5 MAP NO. 5842C

NAME REALCO ADDITION

LOCATION: Northeast corner of 47th Street South and  
Oliver Street

ENGINEER Baughman Company, P.A.

OWNER Sherwood Construction (Howard Sherwood)

APPLICATION FILED 1-23-84

SKETCH PLAT FILED \_\_\_\_\_

PRELIMINARY FILED 1-23-84

S/D ACTION 2-02-84 *approve (good for final)*

FINAL FILED \_\_\_\_\_

S/D ACTION \_\_\_\_\_

MAPC ACTION \_\_\_\_\_

BCC ACTION \_\_\_\_\_

RECORDED \_\_\_\_\_

REMARKS \_\_\_\_\_

*3/16/90 File closed*

S/D 84-5 - Realco Addition -  
Northeast corner of 47th St. So.  
& Oliver. Baughman Company, P.A.

3/16/90 File closed

TESTED 2-1-84  
GRAY ATLAS XI

8

# ACTION

S/D COMMITTEE approved (held for final) DATE 2/2/84

M.A.P.C. \_\_\_\_\_

B.C.C./B. CO. C. \_\_\_\_\_

3/16/90 File closed

S/D 84-5 - Realco Addition -  
Northeast corner of 47th St. So.  
& Oliver. Baughman Company, P.A.



SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1888  
(316) 268-4561

January 2, 1990

Baughman Company  
315 Ellis  
Wichita, KS 67211

Re: S/D 84-5 - REALCO ADDITION

Gentlemen:

On January 23, 1984, you filed the above-referenced request for subdivision approval. Since the last action on this application was on February 2, 1984, we request that you notify this office by January 31, 1990, if you intend to complete this subdivision case. If we have not heard from you by February 5, 1990, we will proceed to close the file.

If you have any questions about this matter or intend to complete this case, please feel free to contact this office at 268-4421.

Very truly yours,

R. Timothy Bickhaus  
Associate Planner

RTB:svm

cc: Sherwood Construction, 4421 W. Harry, Wichita, KS 67213  
Realco, Inc., 1200 K.S.B. and T. Bldg., 125 N. Market,  
Wichita, KS 67202

FILE COPY

THE CITY OF WICHITA  
OFFICE OF WATER DEPARTMENT

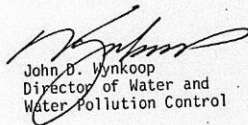
DATE February 28, 1984

TO Jack H. Galbraith, Chief Planner, Current Plans  
FROM John D. Wynkoop, Director of Water and Water Pollution Control  
SUBJECT Oaklawn Improvement District  
Sewer Capacity

Attached for your information is a contract dated May 20, 1975, between the city and Oaklawn Improvement District for the treatment of Oaklawn's sanitary wastes.

Section 3 of the contract deals with the quality of the wastes being discharged to the city's treatment works, particularly as it relates to existing and future industrial users. Section 4 requires that all industrial users of the Oaklawn system must first be approved by the city. Again, this section deals with the quality of the effluent being generated by the industry.

The capacity of the Oaklawn collection system was never addressed in the contract and was not considered an issue since Oaklawn was responsible for the operation and maintenance of their own system. Any overloading of their system would only affect them and not the City of Wichita.

  
John D. Wynkoop  
Director of Water and  
Water Pollution Control

JDW/b

attachment

cc: D. R. Brewer, Superintendent of Sewer Maintenance

RECEIVED

MAY 1 1984

METROPOLITAN PLANNING

ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

CONTRACT

THIS CONTRACT, made and entered into this 20 day of May, 1975, by and between THE CITY OF WICHITA, KANSAS, a Municipal Corporation, party of the first part, hereinafter called the "CITY", and OAKLAWN IMPROVEMENT DISTRICT, party of the second part, hereinafter called "DISTRICT".

WITNESSETH:

Whereas, the City owns and operates sewage disposal and treatment facilities of adequate capabilities; and

Whereas, the District desires treatment of the District's sewage by the City; and

Whereas, the District shall continue to be responsible for the operation and maintenance of the District's existing sewage system as well as individual billing; and

Whereas, the District will be responsible for the installation of the sanitary sewer main from the District to the City's Sewage Treatment Plant #2, which would also require the District to install a measuring gauge to record all flows received from the District and the District would pay to the City, based upon a volume rate, 22 cents per hundred cubic feet flowage.

Therefore, in view of the premises aforesaid and in consideration of mutual covenants and premises herein contained, it is agreed by and between the parties as follows:

Section 1. Permission to Connect and Right to Pump Sewage for Treatment. The City grants permission to the District to connect a sanitary sewer main from the District to the City's Sewage Treatment Plant #2 at a point designated by the City, and the District has the right to pump sewage into said main and sewage treatment plant for treatment. Connection of the District sanitary sewer main to the Sewage Treatment Plant #2 shall be done by City forces and charged to the District. The District shall file a complete set of plans, specifications and

maps of all District facilities with the City prior to connection. The location of each contemplated benefit unit shall be clearly designated on said maps.

Section 2. Metering, Rates and Billing. The District shall install a sewage flow meter that is acceptable to the City's Director of Water and shall construct a suitable structure to house the meter at a location approved by the City. Said structure shall be maintained by the District and the City shall maintain and be responsible for the sewage flow meter.

The City shall be responsible for reading the sewage flow meter and shall bill the District monthly. The billing rate shall be twenty-two (22) cents per hundred (100) cubic feet flowage unless amended. One and one-half (1-1/2%) per month interest will be added to the unpaid balance of any bill not paid within twenty-five (25) days.

If for any reason, failure of the sewage flow meter or maintenance of the same, the sewage flow meter does not record fifteen (15) or more days of sewage flow, the City shall estimate the bill based upon an average of the previous 3 month recorded readings. If the sewage flow meter is inoperable for less than fifteen (15) days during the monthly billing period, the City shall evaluate the flow for those days not recorded by the average flow meter based upon an average of the recorded days during the billing period. The City shall

notify the District in advance of the billing that such condition exists and that the billing will be estimated accordingly.

Section 3. Responsibility. In addition to the above mentioned responsibilities, the District shall be responsible for the installation, operation and maintenance of its sanitary sewage collection system and the sanitary sewer main to the connection point with the City's facilities. The City, through execution of this contract, will receive and treat the District's sewage wastes at the City's sewage treatment plant #2. The District shall be responsible for meeting all the requirements of the Federal Water Pollution Control Act Amendments of 1972 (PL 92-500) and future additions or amendments to the act that pertain to the District's sewage collection system, industrial users and billing procedures. The District shall enforce all City ordinances that relate to toxic wastes, heavy metals, grease and oil, or any other sewage wastes that would be detrimental to the City's sewage treatment plant. Failure to do so shall be cause for the termination of this agreement and the cessation of service by the City. The District shall also be responsible for the billing of its individual customers or users.

Section 4. Industrial Users. Any industrial user as defined in the Standard Industrial Classification Manual that either directly or indirectly uses the District's system must first be approved by the City, and if approved by the City will be subject to all City ordinances pertaining to industrial users including industrial cost recovery.

Section 5. Liability for District Facility of Debt. The District shall be fully responsible for installation, operation and maintenance of the District owned facilities and the District agrees to hold the City harmless of and from any legal action against the City or the District arising from the installation, operation and/or maintenance of the District owned sewage system or any part thereof by the District.

Regardless of any proposed or actual change in state law which might provide otherwise, the City will not, in any case, be liable for any debt incurred or contracted by the District.

Section 6. Emergency Termination of Service. The City hereby agrees to make every reasonable effort to provide adequate sewage treatment service at all times, pursuant to the terms of this contract; however, it is understood and realized by the parties hereto that the Wichita sewage treatment system might, by reason of unforeseen catastrophe or disaster commonly called acts of God, become inadequate to meet the needs of the inhabitants of the City, and it is herefore mutually agreed that should such occur, the sewage treatment service by the City to the District may be curtailed or terminated upon the giving of written notice, when possible, to the District.

Section 7. Termination by City. If at any time, the District fails to comply with any provision of this contract, the City may, at its discretion, terminate this contract by giving the District written notice.

Section 8. Contract Term and Renewal, Negotiation of Rate Change. The term of this contract shall be for

20 years. However, the rate charged per 100 cubic feet may be amended annually by the City by giving written notice to the District, but in any event, the rate charged per 100 cubic feet shall be based upon the unit cost for treatment (operation and maintenance, depreciation and capital costs of the treatment plant) as determined by the Director of Water and Water Pollution Control and shall include the same surcharge as similar users outside of the City.

IN WITNESS WHEREOF, the parties hereto have caused this contract to be signed by the respective officers thereunto duly authorized this 20 day of May, 1975.

THE CITY OF WICHITA, KANSAS

By Connie A. Peters  
CONNIE A. PETERS MAYOR

ATTEST:

Donald C. Gisick  
City Clerk  
DONALD C. GISICK

Approved as to form:

John Dekker  
John Dekker, Director of Law

OAKLAWN IMPROVEMENT DISTRICT

By Earl Bruner

ATTEST:

Alan E. Hunsicker

February 24, 1984

John Wynkoop, Director of Water and  
Water Pollution Control

Jack H. Galbraith, Chief Planner,  
Current Plans

Oaklawn Improvement District sewer capacity

Attached is a copy of information submitted by Al Reiss regarding Oaklawn sewer capacity. This information was in response to the Subdivision Committee's request that these capacity figures be made available for City of Wichita review before final plats are approved on approximately 145 acres of industrial land near Oliver and 47th Street South. Based on this information, we would like your opinion on whether the City would approve additional industrial users of the sewer system in this area.

Jack H. Galbraith  
Chief Planner

JHG:LO:hh

cc: Darrell Brewer, Superintendent of Sewer Maintenance  
Attach.

  
REISS & GOODNESS ENGINEERS  
240 WEST 21<sup>ST</sup> STREET - WICHITA, KANSAS 67202-2101 (316) 832-0211

February 21, 1984

RECEIVED

FEB 22 1984

METROPOLITAN PLANNING  
ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

Mr. Wayne Hopkins, President  
Oaklawn Improvement District  
4426 Hemlock Court  
Wichita, Kansas 67216

RE: Sanitary Sewer Capacity  
Jonquil Street Intercept - Boeing

Dear Mr. Hopkins:

As requested by Metropolitan Area Planning Commission, we have reviewed the sanitary sewer capacities and designed loading with respect to properties desiring connection east of Deer Lakes Estates.

The particular sewers involved in carrying sewage from the northeast corner of Deer Lakes Estates are as follows:

1. Oaklawn outfall sewer connecting with City of Wichita system.

Size: 20"  
Min. Grade: 0.0956%  
Design Load: 1138 gpm (4950 P.E.)  
Capacity, 2/3 Full: 1800 gpm  
Available Capacity: 662 gpm

2. Outfall along edge of Oaklawn Addition carrying Deer Lakes, portion of Pinaire and portion of Oaklawn.

Size: 10"  
Min. Grade: 0.331%  
Design Load: 280 gpm (1600 P.E.)  
Capacity, 2/3 Full: 500 gpm  
Available Capacity: 220 gpm

3. Outfall from Deer Lakes

Size 10"  
Min. Grade: 0.25%  
Design Load: 104 gpm (600 P.E.)  
Capacity, 2/3 Full: 424 gpm  
Available Capacity: 320 gpm

Mr. Wayne Hopkins, President  
February 21, 1984  
Page 2

4. Main II - Deer Lakes

Size: 8"  
Min. Grade: 0.25%  
Design Load: 41 gpm (235 P.E.)  
Capacity, 2/3 Full: 230 gpm  
Available Capacity: 189 gpm (1100 P.E.)

The basis for calculating the design load and the sewer capacities is as follows:

Per capita flows: 100 gpd  
Peak flows assumed to be 250% of average flow.  
Kutter's "N" for flow calculation: 0.011

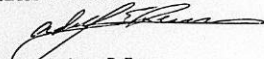
As seen from the foregoing, there is sufficient capacity in the existing sewer lines for considerable expansion. The Boeing connection, at this point, is operational for three (3) years and then they plan to continue construction of the 24" to the City of Wichita.

The spares being utilized are for office personnel and no industrial wastes are contemplated.

If I can be of further help, please let me know.

Sincerely,

REISS & GOODNESS ENGINEERS

  
A. E. Reiss, P.E.

AER/CMG/cr

cc: Vernon J. Jacobs  
Bill Korber  
Jack Galbraith, MAPC ✓

February 8, 1984

John Wynkoop, Director of Water and Water  
Pollution Control

Jack H. Galbraith, Chief Planner, Current  
Plans Division

New industrial plats within or near Oaklawn  
Improvement District

Bob Lakin asked me to advise you about some action taken at last week's Subdivision Committee meeting. Three preliminary industrial plats totaling about 145 acres and located near 47th Street South and Oliver were reviewed. One of the plats is already within the Oaklawn Improvement District, one is in the process of being added to the District, and the other intends to request annexation into the District. All platters were cautioned that City of Wichita approval is required for industrial users of the Oaklawn sewer system.

Because of some concern about the capacity of the existing system, the Subdivision Committee recommended that, prior to submitting the final plats, the applicants or their agent (Baughman Company for all three plats) obtain from Al Reiss, engineer for the O.I.D., information regarding the sewer capacity of this system. That information is to be submitted to the City of Wichita for review. The Committee indicated they would like to know before approving any final plats, whether the City of Wichita would approve of such a potentially large increase in the industrial sewage from Oaklawn.

The names of the three proposed plats are Chelsea Industrial Park, 47th Street Development, and Realco Addition. Bill Korber and/or Al Reiss may be contacting you about sewer service for these lots in the near future.

Jack H. Galbraith  
Chief Planner

JHG:LO:bh

cc: Al Reiss, Reiss and Goodness Engineers, 2160 W. 21st, 67203  
Bill Korber, Baughman Company, 330 Laura, 67211

DATE: January 30, 1984

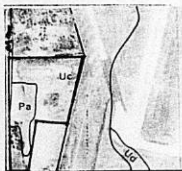
PROPERTY NAME: Realco Addition

LOCATION: East side of Oliver in an area north  
of 47th St. South

MAILED TO: Baughman Company, P.A.  
330 Laura  
Wichita, Kansas 67211

PREPARED BY: Larry L. Henry  
District Conservationist  
USDA-Soil Conservation Service  
4100 Maple, Wichita, Kansas 67209  
(316) 942-8422

REQUESTED BY: Wichita-Sedgwick County  
Metropolitan Area Planning  
Commission



SW corner SW 1/4 13-28-1E

Scale: 3.2" equals 1 mile

Special Situations

SOILS LEGEND

<u>SYMBOLS</u>	<u>CLASS</u>	<u>SOIL</u>	<u>BRIEF DESCRIPTION</u>	<u>HYDROLOGIC GROUP</u>
Ma	Iie-1	Milan loam, 1 to 3 per- cent slopes	Deep, gently sloping, well drained soils on terraces and uplands. these soils have medium runoff and high available water capacity. Permeability is moderate and moderately slow.	B
Pa		Pits		
Uc	II	Urban land-Farnum complex, 1 to 3 percent slopes	Nearly level to gently sloping, well drained on terraces. Urban land and Farnum soils so intricately mixed or in areas so small in size it is not practical to separate them in mapping. Water moves moderately slow. Runoff is slow to medium. Available water capacity is high.	

SCD-CONS-5 (Rev. 9-79)  
 RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

<u>SYMBOL</u>	<u>CLASS</u>	<u>SOIL</u>	<u>ITEMS</u>	<u>LIMITATIONS</u>	<u>REASON</u>
Ma	IIe-1	Milan loam, 1 to 3 per- cent slopes	Dwellings	Moderate	Shrink-Swell, Low Strength
			Small Com- mercial Buildings	Moderate	
			Local Roads & Streets	Severe	Low Strength
			Parks & Playgrounds	Moderate	Percs Slowly, Slope
Pa	Pits				
Uc	II	Urban land- Farnum complex, 1 to 3 per- cent slopes	Dwellings	Moderate	Shrink-Swell, Low Strength
			Small Com- mercial Buildings	Moderate	
			Local Roads & Streets	Severe	Low Strength
			Parks & Playgrounds	Moderate	Percs Slowly

RECOMMENDATIONS:

1. Disturb only the area needed for construction.
2. Remove only those trees, shrubs, and grasses that must be removed for construction; protect the rest to preserve their esthetic and erosion-control values.
3. Disturbing as small area as possible, install streets, curbs, water-mains, electric and telephone cables, storm drains and sewers in advance of home or other buildings construction.
4. Temporarily stabilize each segment of graded or otherwise disturbed land by seeding and mulching or by mulching alone. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to the Sedgwick County Conservation District Standards and specifications.
5. Stabilize each lot within 60 days after work starts on home or other building construction.
6. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
7. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: (316) 942-8422.

February 3, 1984

Baughman Company, P.A.  
330 Laura  
Wichita, Kansas 67211

Re: S/D 84-5 - Preliminary plat of Realco Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 2, 1984, 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. Access control except for two openings per lot shall be shown on the final plat with the south 350 feet of Lot 2 granting complete access control to Oliver.
- B. The applicant's drainage concept has been approved. Additional drainage information shall be submitted to the County Engineer prior to submitting the final plat. Discharge limits may need to be established.
- C. The applicant shall guarantee the extension of municipal water to serve the proposed lots. An outside-the-City water service agreement will be required to be filed with this final plat.
- D. The applicant shall guarantee municipal sanitary sewer to both lots being platted. If sewer service is to be provided thru the Oaklawn Improvement District, expansion of the district to include this property will be required. The applicant shall obtain from the district's engineer, information regarding the capacity of the Oaklawn sewer system. That information shall be submitted to the City Engineer (or to the Sewer Maintenance Division of Water Pollution Control) for review. Since the City of Wichita's sewer contract with the O.I.D. requires any industrial user to first be approved by the City, preliminary commitment from the City shall be obtained prior to filing the final plat.

Baughman Company, P.A.  
February 3, Page 2

- E. If improvements are guaranteed by petition, a notarized certificate shall be submitted to the Planning Department for recording.
- F. The applicant shall submit an avigational easement covering all of the subject property along with the associated restrictive covenant.
- G. The final plat shall indicate a 35-foot building setback from Oliver.
- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

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

Sincerely,

Louise Olivarez  
Senior Planner

LO:bh

cc: Sherwood Construction (Howard Sherwood) 4421 W. Harry, 67213  
Realco, Inv. (Terry Scanlon), 1200 K.S.B. and T. Bldg., 125 N.  
Market, 67202  
Mike Lindebak, City Engineer  
Claud Shelor, County Department of Public Works

Preliminary plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 84-5 Name Realgo Addition Preliminary Approval \_\_\_\_\_  
Date Application Rec'd. January 23, 1984 Scheduled S/D Meeting 2-2-84

DESCRIPTION

General Location East side of Oliver in an area north of 47th St. South

Owner Sherwood Construction (Howard Sherwood)  
Surveyor/Engineer Baughman Company, P.A.  
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- |  |                          |                                     |   |
|--|--------------------------|-------------------------------------|---|
| 1. Gross Acreage of Plat                                       | <u>38.8 acres</u>        | 7. Linear Feet of New Streets       |   |
| 2. Number of Lots:   |                          | a. _____                            | <u>24'</u>  |
| Residential  | _____                    | b. _____                            | <u>24'</u>  |
| Commercial   | _____                    | c. _____                            | <u>24'</u>  |
| Industrial   | _____                    | d. _____                            | <u>24'</u>  |
| Other  | <u>2</u>                 | e. _____                            | <u>24'</u>  |
| 3. Total Number of Lots  | <u>2</u>                 | TOTAL                               | <u>24'</u>  |
| 4. Minimum Lot Frontage  | <u>590 ft.</u>           | 8. Sidewalk adjacent to ALL streets | <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> <input type="checkbox"/> |
| 5. Minimum Lot Area  | <u>702,720.8 sq. ft.</u> |                                     |   |
| 6. Existing Zoning   | <u>_____</u>             |                                     |   |
| 6. Proposed Zoning   | <u>_____</u>             |                                     |   |
| 9. Is public water available                                   | Yes _____ No, Name _____ |                                     |   |
| 10. Is sanitary sewer available                                | Yes _____ No, Name _____ |                                     |   |
| 11. Has Health Dept. approval been obtained (where applicable) | Yes _____ No _____       |                                     |   |
| 12. City of Wichita 1-mile Area                                | Yes _____ No _____       |                                     |   |

STAFF COMMENTS:

- A. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage concept for this property.
- B. The representative from the County Engineer's office should be prepared to state what access controls are recommended to be platted. Also to be discussed is the need for decel lanes. Planning staff feels that the amount and type of traffic generated by industrial sites requires decel lanes for adequate traffic flow.
- C. The applicant shall guarantee the extension of municipal water to serve the proposed lots. An outside-the-City water service agreement will be required to be filed with this final plat.
- D. The applicant's agent shall be prepared to discuss how municipal sanitary sewer services will be provided to this industrial property. If Oaklawn Improvement District services are to be provided, annexation of the property into the O.I.D. will be required as well as City of Wichita approval for any additional industrial users of that sewer system.
- E. If improvements are guaranteed by petition, a notarized certificate shall be submitted to the Planning Department for recording.
- F. The applicant shall submit an navigational easement covering all of the subject property along with the associated restrictive covenant.
- G. The final plat shall indicate a 15-foot building setback from Oliver.
- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 6 of the Subdivision Regulations.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 6 of the MAPC Subdivision Regulations).

84-5

January 26, 1984

Mr. Larry Janssen  
Environmental and Contract Planning Section  
381st Civil Engineering Squadron  
McConnell Air Force Base  
Wichita, Kansas 67221

Re: Three proposed industrial plats at Oliver and 47th Street  
South.

Dear Mr. Janssen:

Three proposed industrial plats in the vicinity of Oliver and 47th Street South have recently been submitted to our office. They are scheduled for review by the Metropolitan Area Planning Commission Subdivision Committee on February 2, 1984. A copy of each plat as well as our staff comments and an agenda for the meeting are enclosed. If you have any comments regarding these plats, you may call me at 268-4421 or you may attend the Subdivision Committee meeting and be heard at that time.

Sincerely,

Louise Olivarez  
Senior Planner

LO:bh

Encl.

Map No.: 5842 C  
Section: SW 1/4 13  
Twp.: 28-S  
Range: 1-E

S/D No. 84-5

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: REALCO ADDITION  
General Location: NE CORNER OF 4TH ST SO AND OLIVER ST  
East side of Oliver on so area north of 4th Street South  
Name of Property Owner: SHERWOOD CONST. ATT: HOWARD SHERWOOD  
Address: 4421 W. HARRY Zip Code: 67213 Phone: 943-0211  
Name of Subdivider: REALCO INV. ATT: TERRY STANLON  
Address: 1200 K. S. B. T. BLDG. 125 N. Y. ST. Zip Code: 67202 Phone: 262-1100  
Name of Engineer/Surveyor: BALGHMAN COMPANY P.A.  
Address: 330 CALICA Zip Code: 67211 Phone: 262-7271  
Date of Application: 23 JANUARY 1984

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 38.8 Acres
2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial \_\_\_\_\_
  - Industrial 2
  - Other \_\_\_\_\_
3. Total Number of Lots 2
4. Minimum Lot Frontage 500 ft.
5. Minimum Lot Area 702,730.8 sq. ft.
6. Existing Zoning E (General - commercial)
7. Proposed Zoning E
7. Lineal Feet of New Streets:
  - a. 50 R/W 1876 ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL \_\_\_\_\_ ft.
8. Are Sidewalks existing?  
Yes \_\_\_\_\_ No X
9. Is a public water supply available? Yes \_\_\_\_\_ No, Name \_\_\_\_\_
10. Is a sanitary sewer available? Yes \_\_\_\_\_ No, Name \_\_\_\_\_
11. Has Health Department approval been obtained (where applicable) Yes \_\_\_\_\_ No \_\_\_\_\_
12. City of Wichita \_\_\_\_\_ Three Mile Area X outside of 3-mile area \_\_\_\_\_

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc., shall be assumed and paid for by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: \_\_\_\_\_

Wichita-Sedgwick County Metropolitan Area  
Planning Commission, 10th Floor, City Hall,  
455 North Main, Wichita, Kansas 67202

Received by LO  
Date 1-23-84  
Fee Submitted 394.00



Map No.: \_\_\_\_\_  
 Section: SW 1/4 13  
 Twp.: 28-S  
 Range: 1-E

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: REALCO ADDITION

General Location: N.E. CORNER OF 4TH ST. SO AND OLIVER ST.

Name of Property Owner: SHERWOOD CONST. ATT: HOWARD SHERWOOD  
 Address: 1421 W. HARRY Zip Code: 67213 Phone: 943-0211  
 Name of Subdivider: REALCO INV. ATT: TERRY SCANLON  
 Address: 1200 K.S.B. & T. BLDG. Zip Code: 67202 Phone: 262-1100  
 Name of Engineer/Surveyor: BALSHMAN COMPANY, P.A.  
 Address: 330 LAUREA Zip Code: 67211 Phone: 262-7871  
 Date of Application: 21 JANUARY 1984

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 38.8 ACRES
2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial \_\_\_\_\_
  - Industrial 2
  - Other \_\_\_\_\_
3. Total Number of Lots 2
4. Minimum Lot Frontage 530 ft.
5. Minimum Lot Area 702,730.8 sq. ft.
6. Existing Zoning \_\_\_\_\_
7. Proposed Zoning \_\_\_\_\_
7. Lineal Feet of New Streets:
  - a. 50 R/W 1876 ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL \_\_\_\_\_ ft.
8. Are Sidewalks existing?  
 Yes \_\_\_\_\_ No X
9. Is a public water supply available? Yes \_\_\_\_\_ No, Name \_\_\_\_\_
10. Is a sanitary sewer available? Yes \_\_\_\_\_ No, Name \_\_\_\_\_
11. Has Health Department approval been obtained (where applicable) Yes \_\_\_\_\_ No \_\_\_\_\_
12. City of Wichita \_\_\_\_\_ Three Mile Area X Outside of 3-mile area \_\_\_\_\_

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc., shall be assumed and paid for by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: X Terry Scanlon REALCO INV. BY TERRY SCANLON CONTRACT PURCHASER

Wichita-Sedgwick County Metropolitan Area  
 Planning Commission, 10th Floor, City Hall,  
 455 North Main, Wichita, Kansas 67202

Received by \_\_\_\_\_  
 Date \_\_\_\_\_  
 Fee Submitted \_\_\_\_\_

FORM 2-121

PAYMENT NOTICE  
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Pibg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT
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NAME

ADDRESS

FUND	DUE DATE
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COMMENTS

DATE	BY
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