

- | Item | Project |
|------|---|
| 1 | Vac. Access Control on Tyler Ct. - no problem |
| 2 | Sherwood Acres Mobile Home Park - Water goes E from Minneapolis to approx. 146' E. of E Minneapolis |
| 3 | Midtown Third Addition - 8" water in Water St. Access must be maintained along Water St. Park Elem. School has service from Water St. Is Lot 5 - 40x433? |
| 4 | Inwood Addition - No water in 36th or 34th at this time. There is a project for 36 St. (Cometara Office Center 81758) and a project for for 34th St. (81759) neither have been let. No project set up for Inwood Addn
Item A - extend water. |
| 5 | Deerwood Addition - Existing 24" PCSC Water Main in Webb Rd. |
| 6 | Andersen Investment Third - Area served |
| 7 | Batson Industrial Second - Mnd Petition for Water extension |
| 8 | Lot 2 Block 3 Riverside Ranch Second - No problem |
| 9 | Fallsview Co. Utility Esmt. - No problem |
| 10 | Lot 3 & 4 Sherwood - No water in Esmt. |

2. Number of Lots: 10 ACRES
- Residential:
 - Office:
 - Commercial:
 - Industrial:
 - Other: 1 Mobile Home Park
 - Total: 1
3. Minimum Lot Area: 435,600 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "G"

STAFF COMMENTS:

S/D No.: 85-25 Name: SHERWOOD ACRES MOBILE HOME PARK

Preliminary Approved: 3/28/85
Scheduled S/D Meeting: 4/25/85

DESCRIPTION

General Location: North side of 47th Street South approximately 900 feet east of Hydraulic.

Owner: Bill J. Morris, 1404 South Bebe, Wichita, KS 67209

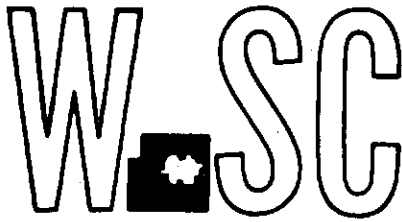
Surveyor/Engineer: Booker-Freund Associates, Inc.

1. Gross Acreage of Plat: 10 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial:
 - Other: 1 Mobile Home Park
 - Total: 1
3. Minimum Lot Area: 435,600 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "G"

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the proposed lot.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of water to serve the proposed lot.
- D. *Extend Ar20 to East Property*
If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall submit five (5) copies of a revised "Preliminary Site Development Plan" which depicts the following:
 1. The Note on the "Preliminary Site Development Plan," which states the total square footage of the Mobile Home Park and the amount of square footage of recreation area, shall be labeled Note on a revised "development plan." Also the percentage of recreation area relative to the total area of the park shall be referenced.
 2. The required 20-foot building setback from 47th Street South shall be indicated.
- F. The final plat tracing shall reference ROBERT C. BROWN as Mayor.
- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- I. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this property.

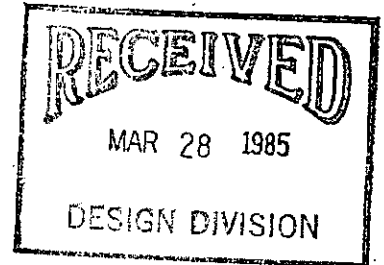
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

March 28, 1985



Booker-Freund Associates, Inc.
111 West Douglas, Suite 412
Wichita, KS 67202

Re: S/D 85-25 - Preliminary Plat of Sherwood Acres Mobile
Home Park

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 28, 1985, 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. The applicant shall guarantee the extension of sanitary sewer to serve the proposed lot.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall guarantee the extension of water to serve the proposed lot.
- E. The applicant shall submit a revised "Preliminary Site Development Plan" which depicts the following:
 - I. The title - "Preliminary Site Development Plan - Sherwood Acres Mobile Home Park."

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Booker-Freund Associates, Inc.

Re: S/D 85-25 - Preliminary Plat of Sherwood Acres Mobile Home Park

March 28, 1985

Page 2

2. The clear delineation of recreation area being provided with a note indicating the amount of area (square footage) devoted to this use. The percentage of recreation area relative to the size of the mobile home park shall be specified. A minimum of eight percent is required by the Mobile Home Code. If the perimeter pedestrian trail system which was proposed at the zoning hearing is still planned, it should be indicated on the revised site plan.
3. The individual mobile home spaces should be numbered.
4. Existing structures and fences which are to be eliminated when this property is developed for mobile homes shall not be shown on the revised plan. Also, the revised plan shall omit spot elevations, contour lines and drainage arrows.
5. The required minimum 20-foot wide landscape buffer adjacent to 47th Street South.
6. The required 20-foot building setback line from 47th Street South.
7. "Complete Access Control" to 47th Street South across the south line of the park except at the proposed park entrance.
8. Since the proposed 29-foot wide interior roadway permits parking on only one side of the roadway, this limitation shall be stated on the face of the revised site development plan. The park operator is required to post and enforce the "no parking" on one side of the roadway.
9. The diameter of the cul-de-sac terminating the interior roadway shall be indicated. A minimum of 80 feet is required by the Mobile Home Code.
10. The "Typical Lot Layout" diagram shall be renamed "Typical Site Layout."
11. The actual mobile home, storage locker and paved patio, required by Section 26.04.120(d) of the Mobile Home Code, shall be individually labeled as part of the "Typical Site Layout."
12. The required 20-foot landscaping buffer adjacent to the light commercial zoning to the west.

Booker-Freund Associates, Inc.

Re: S/D 85-26 - Preliminary Plat of Sherwood Acres Mobile Home Park.

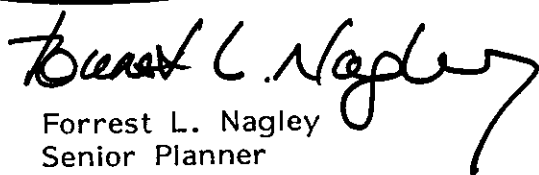
March 28, 1985

Page 3

- 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.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- H. The applicant shall submit a drainage plan to the City Engineer's Office for review and approval prior to or at the time of submitting the final plat.
- I. Prior to or at the time of submitting the final plat, a sanitary sewer layout plan shall be submitted to the City Engineer's Office for review and approval.

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

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: ~~Bill J. Morris~~, 1404 South Bebe, Wichita, KS 67209
~~Mike Lindebak~~, City Engineer

S/D No.: 85-25 Name: SHERWOOD ACRES MOBILE HOME PARK

Preliminary Approved:
Scheduled S/D Meeting: 3/28/85

DESCRIPTION

General Location: On the north side of 47th Street South, approximately
900 feet east of Hydraulic.
Owner: Bill J. Morris, 1404 South Bebe, Wichita, KS 67209
Surveyor/Engineer: Booker-Freund Associates, Inc.

1. Gross Acreage of Plat: 10 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial:
 - Other: 1 (Mobile Home Park)
 - Total: 1
3. Minimum Lot Area: 435,600 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "G"

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2648) requesting "AA" to "G" for this lot has been approved subject to platting.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the proposed lot.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant's agent and the utility representatives should be prepared to discuss the feasibility of providing services from the front along the private road system.
- E. The applicant shall submit a revised "Preliminary Site Development Plan" which depicts the following:
 1. The title - "Preliminary Site Development Plan - Sherwood Acres Mobile Home Park."
 2. The clear delineation of recreation area being provided with a note indicating the amount of area (square footage) devoted to this use. The percentage of recreation area relative to the size of the mobile home park shall be specified. A minimum of eight percent is required by the Mobile Home Code. If the perimeter pedestrian trail system which was proposed at the zoning hearing is still planned, it should be indicated on the revised site plan.
 3. The individual mobile home spaces should be numbered.
 4. Existing structures and fences which are to be eliminated when this property is developed for mobile homes shall not be shown on the revised plan. Also, the revised plan shall omit spot elevations, contour lines and drainage arrows.
 5. The required minimum 20-foot wide landscape buffer adjacent to 47th Street South.
 6. The required 20-foot building setback line from 47th Street South.

7. "Complete Access Control" to 47th Street South across the south line of the park except at the proposed park entrance.
 8. Since the proposed 29-foot wide interior roadway permits parking on only one side of the roadway, this limitation shall be stated on the face of the revised site development plan. The park operator is required to post and enforce the "no parking" on one side of the roadway.
 9. The diameter of the cul-de-sac terminating the interior roadway shall be indicated. A minimum of 80 feet is required by the Mobile Home Code.
 10. The "Typical Lot Layout" diagram shall be renamed "Typical Site Layout."
 11. The actual mobile home, storage locker and paved patio, required by Section 26.04.120(d) of the Mobile Home Code, shall be individually labeled as part of the "Typical Site Layout."
 12. The required 20-foot landscaping buffer adjacent to the light commercial zoning to the west.
- 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.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- H. The representative from the City Engineer's Office should be prepared to comment on the applicant's concept for this property. Specifically, are any improvements required to be guaranteed with this plat.

Sub-Division 4-25-85

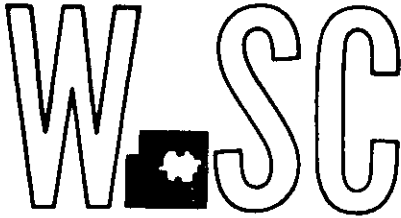
- 1 Access Control Lot 1 Block B, Airport Industrial Addition.
No Problem
- 2 Vacation of Platted Setback Lot 1 Block B, Mona Key
Moloch Addition. No Problem
- 3 St. Francis Regional Med. Center Access Control Vacation.
No problem
- 4 Red Oaks Homes Utility Esmt vacation. No problem
- 5 Golden Hills Addition. Item B. Existing 16" AC Main in
Central. Interior mains to be petitioned. Also
discuss possibility of a supply line being run in
119th St. going north from Central to North line
of the Addition. An argument was made by D. Linn
about the supply line in Woodbridge which could be
used to support the extension of such a supply line.
- 6 Midtown Third Addn. Access to water main in the
vacated area of Water street to be maintained.
- 7 Phillippi Addition. Item A, No water available
- 8 Schimming Addition. 6" Water Line on W. side of
Yale. No problem
- 9 Sherwood Acres Mobile Home Park. Item C. 12" Water
Main to be extended as necessary across frontage
on 47th St., 8" to be extended N. along interior
St. to and including Cut-de-See.
- 10 Sanctuary Addition. Item B, No water available, No Problems.
11. S. Vogt 2nd Addition. Item F. End of existing 8" Water main
located 60' N and 8' W of NE Property Corner
of 11th St. N. & Smith. End of existing 6" main
located 243' U.W. PL of Anna 8' SNPL 12th.
Either main could be extended if R/W exists on 12th
May be extended by petition or Private Construct. To
Ext end N along Smith on E. Side to 12th St. then to W side if nec.

- 12 C.C.R. Addition. Item C. End of existing 12" Main at N line of Security Storage Properties. 12" to be extended N along Rich Road to N. line of CCR Addition.
- 13 Scholfield - Hatchett Addition. Water as shown. No Problem.
- 14 Carpenters 201 Addn. Item C. 8" Water to be extended from Seneca to West line of Lot 1 (E Line of Mortinson).
- 15 First Presb. Church. No problem
- 16 Amortibank. No problem
- 17 Voelker No Problem
- 18 No Problem.

Note: Items 15-18 No problem unless prior esmt.

19 No Problem

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



April 26, 1985

Booker-Freund Associates, Inc.
111 West Douglas, Suite 412
Wichita, KS 67202

Re: S/D 85-25 - Final Plat of Sherwood Acres Mobile Home Park.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 25, 1985, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the proposed lot.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of water to serve the proposed lot. The applicant is advised that the present City policy requires the water line to be extended to the east line of this plat.
- 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 shall submit five (5) copies of a revised "Preliminary Site Development Plan" which depicts the following:
 1. The Note on the "Preliminary Site Development Plan," which states the total square footage of the Mobile Home Park and the amount of square footage of recreation area, shall be labeled Note on a revised "development plan." Also the percentage of recreation area relative to the total area of the park shall be referenced.
 2. The required 20-foot building setback from 47th Street South shall be indicated.

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Booker-Freund Associates, Inc.

Re: S/D 85-25 - Final Plat of Sherwood Acres Mobile Home Park.

April 26, 1985

Page 2

- F. The final plat tracing shall reference ROBERT C. BROWN as Mayor.
- G. The applicant or his agent shall submit a drainage plan for this property to City Engineering. If this drainage plan is not approved by City Engineering prior to the May 2nd M.A.P.C. meeting, this case will be withdrawn from the Planning Commission agenda and returned for Subdivision review at their May 9th meeting.
- H. Closure computations shall be submitted with the final plat tracing.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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.

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, May 2, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

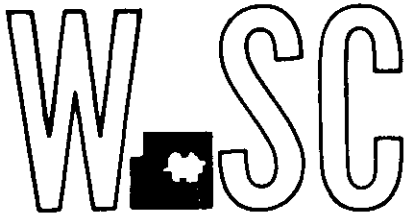

Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: ~~Bill~~ J. Morris, 1404 South Bebe, Wichita, KS 67209
Mike Lindebak, City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

May 2, 1985

Booker-Freund Associates, Inc.
111 West Douglas, Suite 412
Wichita, KS 67202

Re: S/D 85-25 - Final Plat of Sherwood Acres Mobile Home Park.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 2, 1985, 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 April 26, 1985.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

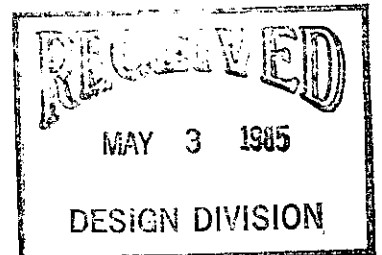
Very truly yours,

Barbara R. Bonanni

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Bill J. Morris, 1404 South Bebe, Wichita, KS 67209
Mike Lindebak, City Engineer



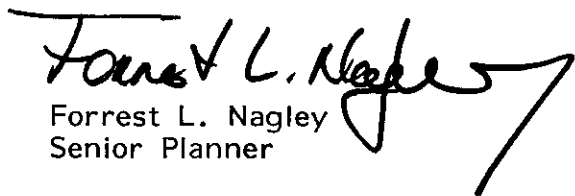
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W I C H I T A - S E D G W I C K C O U N T Y
M E T R O P O L I T A N A R E A P L A N N I N G D E P A R T M E N T

To: Larry Henry, Project Development Engr. Date: May 16, 1985
From: Forrest L. Nagley, Senior Planner
Subject: Review of the final plat of Sherwood Acres Mobile Home Park Addition. (S/D 85-25)

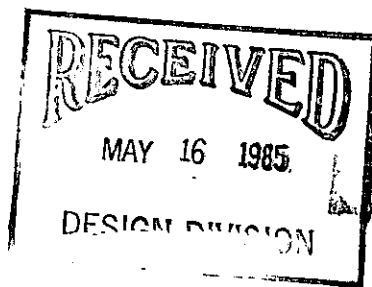
On April 25, 1985, the Subdivision Committee approved the final plat of the above-referenced addition subject to a requirement of the City Engineer's Office for the submitting of a drainage plan. This requirement was stated in our follow-up letter dated April 26, 1985.

Attached is a copy of the final plat tracing. Please review this print and advise if it satisfies your requirements for this plat.


Forrest L. Nagley
Senior Planner

FLN/mlh

Attachment



THE CITY OF WICHITA
OFFICE OF MAPD/DESIGN

DATE May 20, 1985

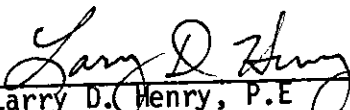
TO Forrest Nagley, Senior Planner
FROM Larry D. Henry, Program Development Engineer

SUBJECT Review of the Final Plat of
Sherwood Acres Mobile Home
Park Addition.

The revised drainage plan of the subject plat has been approved and there will be no drainage guarantee required by this plat.

There should be a 20'x20' stub utility easement to be shown on the final plat tracing for sanitary sewer extension. The attached print shows the mark up of this easement on the plat.

If you have any questions, please call me at Extension 4469.


Larry D. Henry, P.E.
Program Development Engineer

LDH:VH:gf

attachment

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My Appointment

This plat has
Metropolitan

Robert A. Lal

This plat a
Commissioner
19_____.

Donald C. Gil

Entered on t

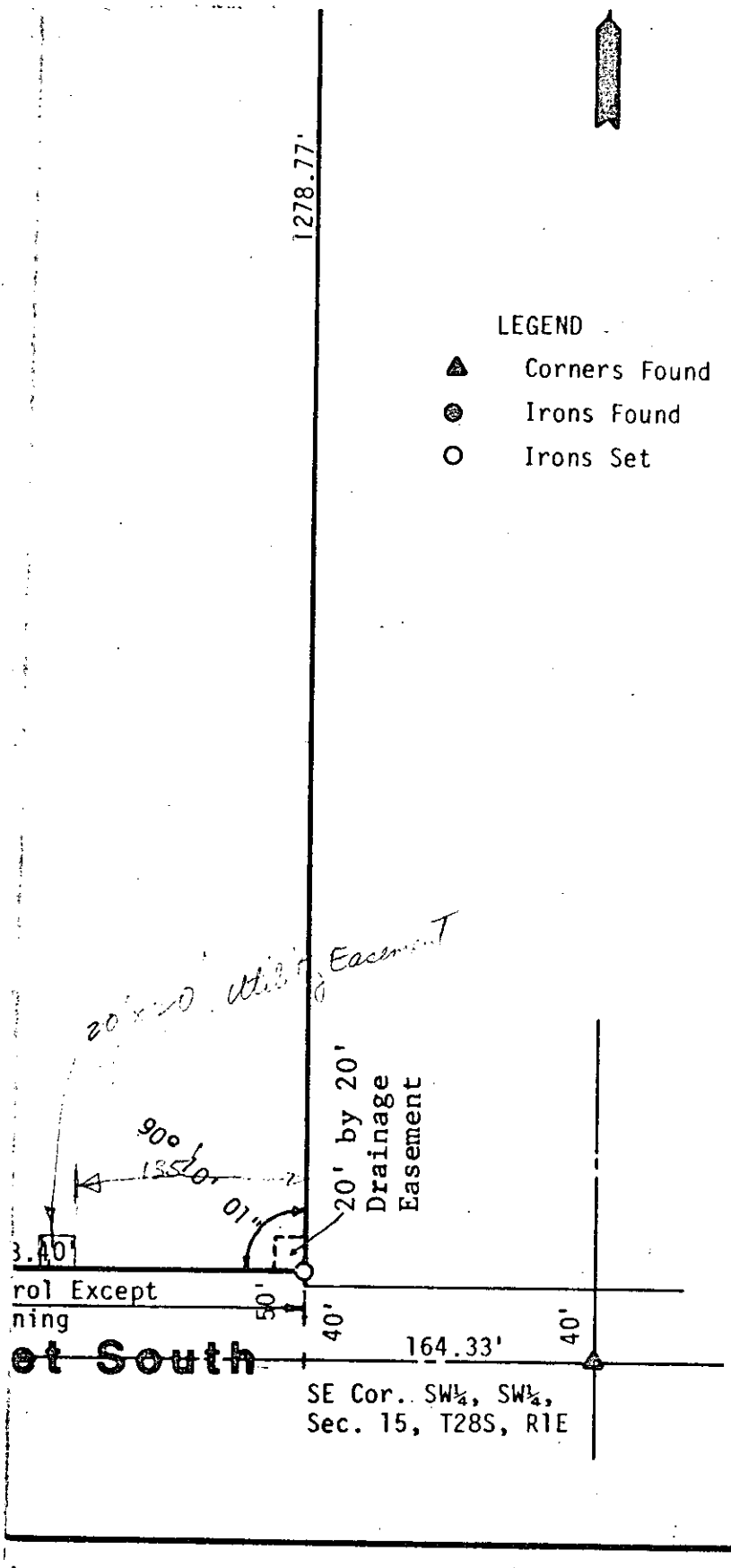
State of Kan
County of Se
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Ed Resa, Dep



LEGEND

- ▲ Corners Found
- ⊙ Irons Found
- Irons Set



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et South

SE Cor., SW 1/4, SW 1/4,
Sec. 15, T28S, R1E

1278.77'

164.33'

20' by 20'
Drainage
Easement

20' x 20' Utility Easement

90°

10'

5'

40'

40'

3.40'