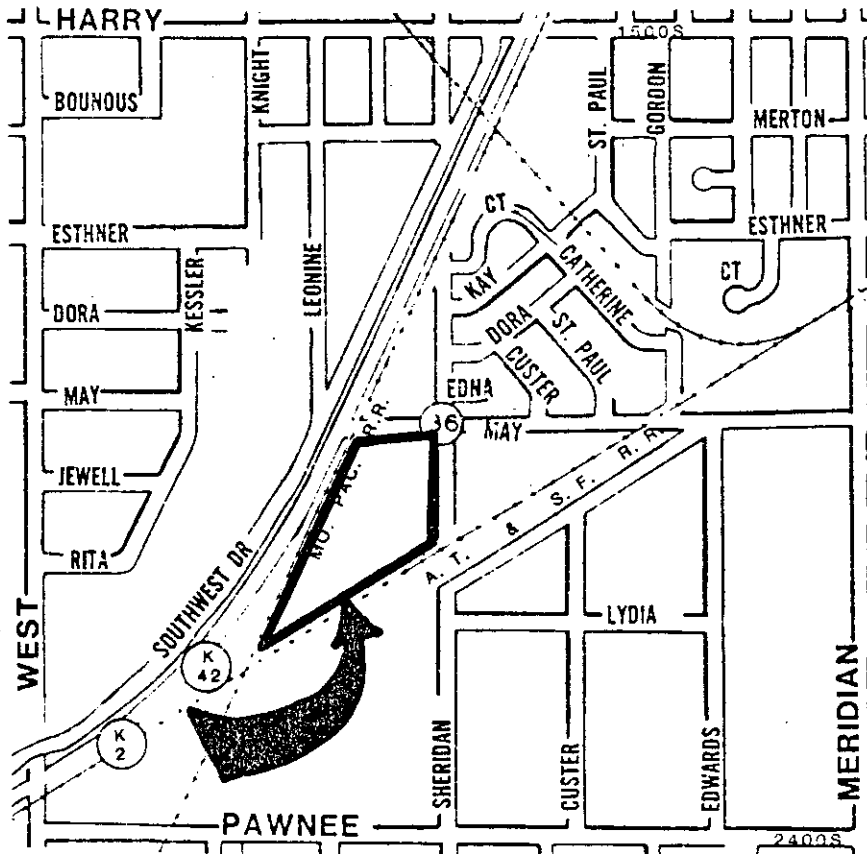


STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 87-85 - SHERWOOD INDUSTRIAL PARK IV  
OWNER/APPLICANT: Howard Sherwood  
SURVEYOR/ENGINEER: Baughman Company, P.A.  
LOCATION: Southwest corner of Sheridan and May Street.  
SITE SIZE: 22.528 Acres  
NUMBER OF LOTS:  
Residential:  
Office:  
Commercial:  
Industrial: 3  
Total: 3  
MINIMUM LOT AREA: 130,680 Sq. Ft.  
CURRENT ZONING: "E"  
PROPOSED ZONING: "E"

VICINITY MAP:



STAFF COMMENTS:

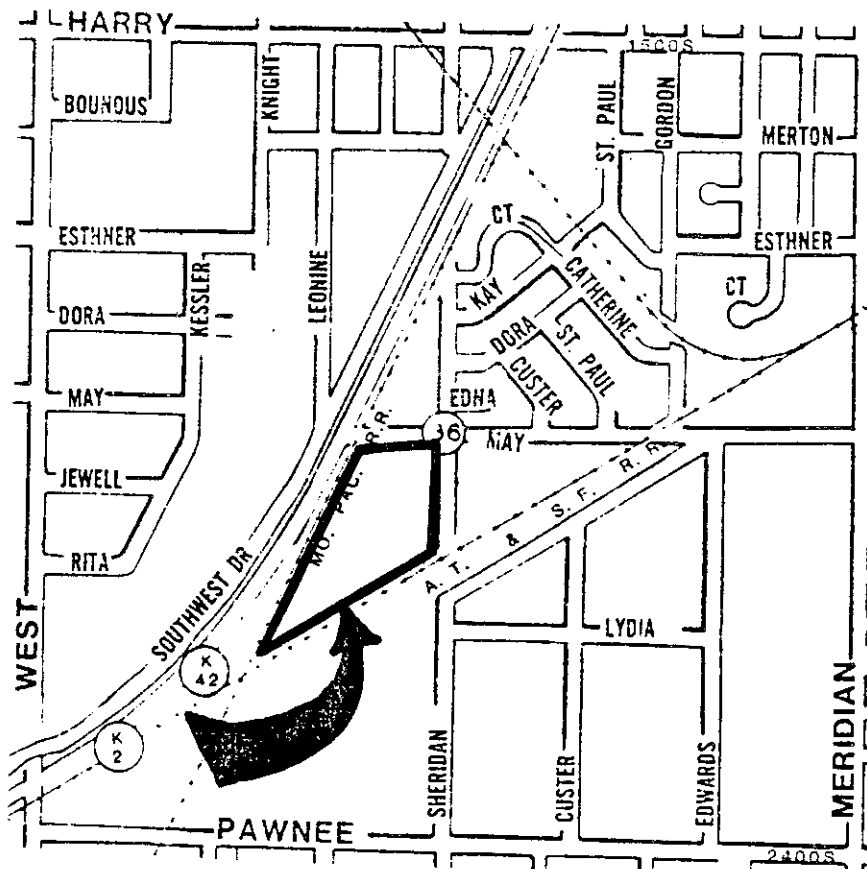
- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the paving of the proposed Sheridan Court.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The cul-de-sac for Sheridan Court shall be platted as having a radius of 75 feet. This is the standard size for an industrial cul-de-sac.
- G. The final plat shall indicate the platting of a 35-foot building setback from the adjacent public streets, including Sheridan.
- H. The final plat shall indicate the following access controls:
  - 1. "Complete access control" to May, across the north line of the plat, from a point 150 feet east of the center of the adjacent railroad track.
  - 2. "Complete access control to Sheridan, across the east line of the plat, from a point 150 feet north of the center of the adjacent railroad track.
  - 3. "Complete access control" to K-42 Highway, across the westerly line of the plat.
- I. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- 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.
- K. Prior to submitting a final plat for scheduling before the Subdivision Committee, the applicant shall submit a signed subdivision application. This preliminary plat is approved subject to the signed application being submitted.
- L. The final plat shall reference the recording information for the instruments which dedicated the 40 feet of half-street right-of-way for May Street and Sheridan Street adjacent to this unplatted tract.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- N. 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.
- O. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- P. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

JANUARY 28, 1988

STAFF REPORT  
(Final Plat; Preliminary Approved 9/10/87)

CASE NUMBER: S/D 87-85 - SHERWOOD INDUSTRIAL PARK IV  
OWNER/APPLICANT: Howard Sherwood, 4421 W. Harry, Wichita, KS 67209  
SURVEYOR/ENGINEER: Baughman Company, P.A.  
LOCATION: Southwest corner of Sheridan and May Street.  
SITE SIZE: 22.528 Acres  
NUMBER OF LOTS:  
Residential: \_\_\_\_\_  
Office: \_\_\_\_\_  
Commercial: \_\_\_\_\_  
Industrial: 3  
Total: 3  
MINIMUM LOT AREA: 130,680 Sq. Ft.  
CURRENT ZONING: "E"  
PROPOSED ZONING: "E"

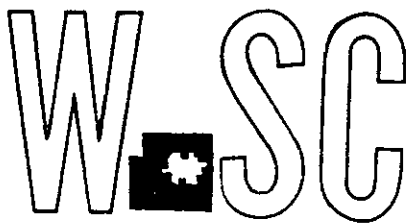
VICINITY MAP:



STAFF COMMENTS:

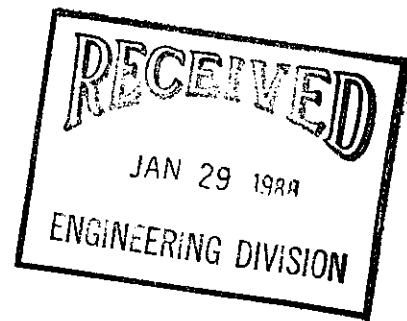
- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the paving of the proposed Sheridan Court.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- 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. 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



January 29, 1988

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

Re: Final Plat S/D 87-85 - SHERWOOD INDUSTRIAL PARK IV

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 28, 1988, 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 City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed Sheridan Court, including drainage.
- 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 install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- F. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the City Council.

WICHITA - SEDGWICK COUNTY

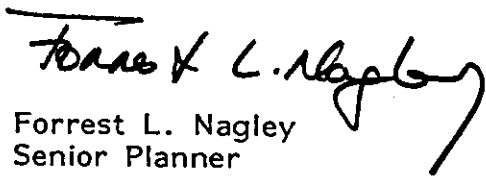
Final Plat S/D 87-85 - SHERWOOD INDUSTRIAL PARK IV  
Page 2

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, February 4, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley  
Senior Planner

FLN:dik

Enclosure

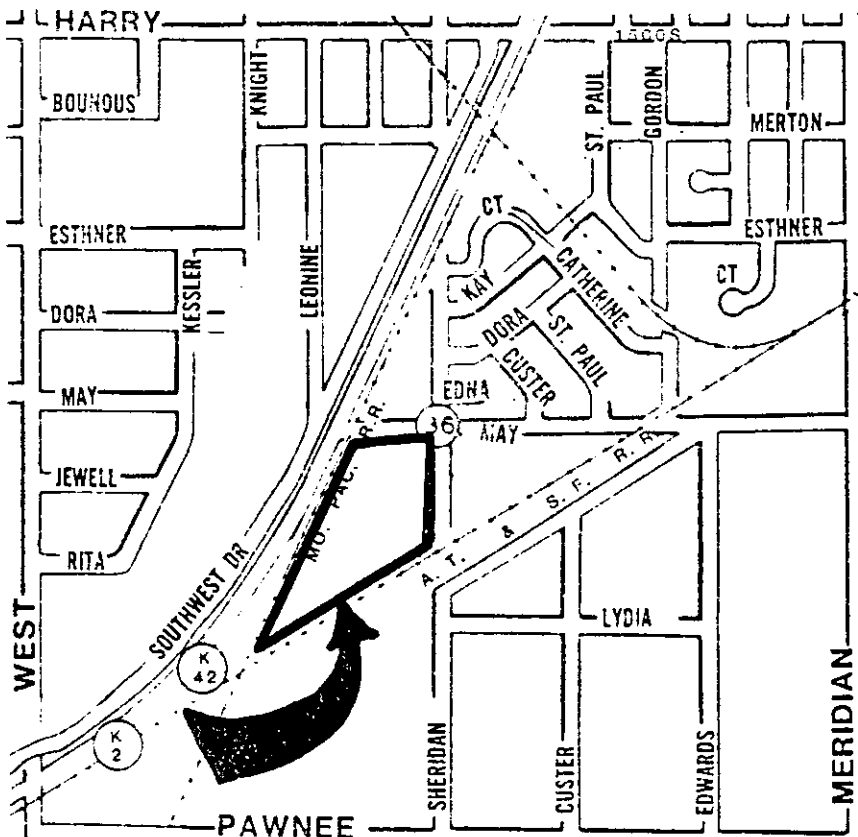
cc: Howard Sherwood, 4421 W. Harry, Wichita, KS 67209  
Mike Lindebak, City Engineer

MARCH 10, 1988

STAFF REPORT  
(Revised Final Plat; Previously Approved 1/28/88)

CASE NUMBER: S/D 87-85 - SHERWOOD INDUSTRIAL PARK IV  
OWNER/APPLICANT: Howard Sherwood, 4421 W. Harry, Wichita, KS 67209  
SURVEYOR/ENGINEER: Baughman Company, P.A.  
LOCATION: Southwest corner of Sheridan and May Street.  
SITE SIZE: 22.528 Acres  
NUMBER OF LOTS:  
Residential:  
Office:  
Commercial:  
Industrial: 3  
Total: 3  
MINIMUM LOT AREA: 130,680 Sq. Ft.  
CURRENT ZONING: "E"  
PROPOSED ZONING: "E"

VICINITY MAP:



STAFF COMMENTS:

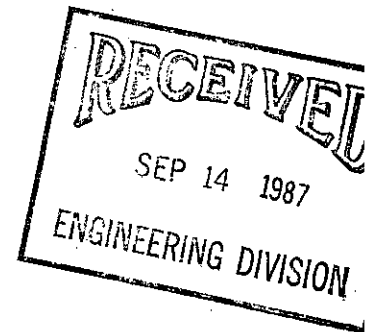
- NOTE: This plat is a revision of the final plat of Sherwood Industrial Park IV, approved by the Planning Commission on February 4, 1988. The only change in this plat has been the elimination of the Sheridan Court cul-de-sac that provided access to the interior of the lots being platted. In this revised plat, all lots will still have street access, but by means of perimeter streets. The only change to the comments established for the original final plat is the elimination of the comment concerning paving of Sheridan Court.
- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
  - B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
  - 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 install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
  - E. 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.
  - F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
  - G. Recording of the plat within 30 days after approval by the City Council.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561



September 11, 1987

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

Re: Preliminary Plat S/D 87-85 - SHERWOOD INDUSTRIAL PARK IV

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 10, 1987, 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 City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the paving of the proposed Sheridan Court.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The cul-de-sac for Sheridan Court shall be platted as having a radius of 75 feet. This is the standard size for an industrial cul-de-sac.
- G. The final plat shall indicate the platting of a 35-foot building setback from the adjacent public streets, including Sheridan.
- H. The final plat shall indicate the following access controls:
  - I. "Complete access control" to May, across the north line of the plat, from a point 150 feet east of the center of the adjacent railroad track.

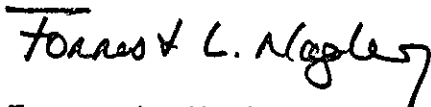
WICHITA - SEDGWICK COUNTY

Preliminary Plat S/D 87-85 - SHERWOOD INDUSTRIAL PARK IV  
Page 2

2. "Complete access control to Sheridan, across the east line of the plat, from a point 150 feet north of the center of the adjacent railroad track.
3. "Complete access control" to K-42 Highway, across the westerly line of the plat.
- I. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- 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.
- K. Prior to submitting a final plat for scheduling before the Subdivision Committee, the applicant shall submit a signed subdivision application. This preliminary plat is approved subject to the signed application being submitted.
- L. The final plat shall reference the recording information for the instruments which dedicated the 40 feet of half-street right-of-way for May Street and Sheridan Street adjacent to this unplatted tract.
- M. The final plat shall indicate a 10-foot wide utility easement centered on the lot line common to Lots 1 and 2. A 10-foot utility easement shall also be indicated centered on the lot line common to Lots 2 and 3.
- N. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- O. 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.

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:dik

Enclosure

cc: Howard Sherwood, 4421 W. Harry, Wichita, KS 67209  
✓ Mike Lindebak, City Engineer

# Storm Sewer Design to Serve Shop Bldg. Site in Sherwood Industrial Park IV



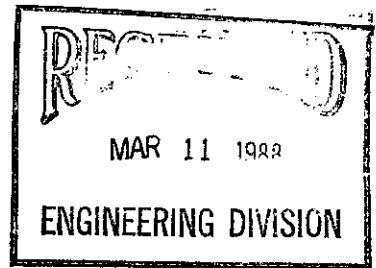
By Bill Otten Date 11-10-88 Page 1 Of 1

**MILLCON CORPORATION**

$Q = C i A$   $i =$  one Hour rainfall once in 5 years  
 $C = .90$   
 $A =$  Area in Acres

$Q = \frac{1.486}{n} A R^{2/3} S^{1/2}$   $n = 0.012$   $\text{Min } V = 3' / \text{sec.}$

Line Location	Area Increment	Area Total	Time In	Time Section	i inches	Q cfs	Size Pipe	Vel Ft/sec	Slope min
#1 to #2	.31	.31	5min	1min	6.7	1.9	15"	3	0.30
#2 to #3	1.76	2.07	6min.	2min	6.4	11.9	21"	5.1	0.46
#3 to MH	.95	3.02	8min		5.9	16.0	24"	5.0	0.44
#4 to #5	1.33	1.33	5min.	1min	6.7	8.0	21"	3.3	0.24
#5 to #6	1.27	2.60	6min	1min	6.4	15.0	24"	4.7	0.38
#6 to MH	.84	3.44	7min		6.2	19.2	24"	6.0	0.60



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
155 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1682  
(316) 268-4561

March 11, 1988

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

Re: Final Plat S/D 87-85 - SHERWOOD INDUSTRIAL PARK IV

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 10, 1988, 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 City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- 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 submit the cross lot drainage easement required by the drainage plan for this property.
- E. The final plat shall indicate the extension of the east/west utility easement out to Sheridan.
- 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. 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

SEDGWICK COUNTY

Final Plat S/D 87-85 - SHERWOOD INDUSTRIAL PARK IV  
Page 2

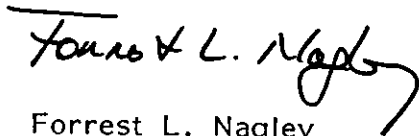
1. Recording of the plat within 30 days after approval by the City Council.

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, March 17, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley  
Senior Planner

FLN:dik

Enclosure

cc: ✓ Howard Sherwood, 4421 W. Harry, Wichita, KS 67209  
✓ Mike Lindebak, City Engineer