

S/D No.: 87-44 Name: SHERWOOD INDUSTRIAL PARK III

Preliminary Approved:
Scheduled S/D Meeting: 6/4/87

DESCRIPTION

General Location: West of West Street, in an area north of Esthner.
Owner: Sherwood Construction Co., Inc., 4421 W. Harry, Wichita, KS 67209
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

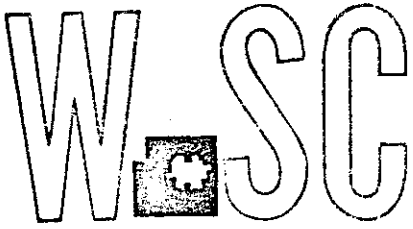
1. Gross Acreage of Plat: 3.6
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 1
 - Total: 1
 3. Minimum Lot Area: 151,990.9 Sq. Ft.
 4. Existing Zoning: "E"
 5. Proposed Zoning: "E"
-

STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Due to the location of existing buildings on this unplatted tract, it is not possible to obtain the dedication of a turnaround for adjacent Bounous Street. The final plat minimizes this problem by correctly indicating "complete access control" to this dead end street.
- D. 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.
- 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. 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.
- H. 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 improvements required to be guaranteed with this plat?
- I. The representative from City Engineering should be prepared to state if the platting of a utility easement is needed adjacent to the south line of the lot.

NOTE: This plat has been submitted in final form only.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

June 5, 1987



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

Re: Final Plat S/D 87-44 - SHERWOOD INDUSTRIAL PARK III

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 4, 1987, 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 municipal water to serve this lot.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Due to the location of existing buildings on this unplatted tract, it is not possible to obtain the dedication of a turnaround for adjacent Bounous Street. The final plat minimizes this problem by correctly indicating "complete access control" to this dead end street.
- D. On the final plat tracing, a 5-foot drainage easement shall be indicated adjacent to the south line of the plat. The plat's text shall reference the granting of this easement.
- E. The applicant shall submit an amended drainage plan to City Engineering, which provides for an internal storm sewer system.
- 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. 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.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 87-44 - SHERWOOD INDUSTRIAL PARK III

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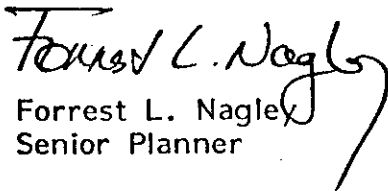
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the City Council.

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, June 11, 1987 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: Sherwood Construction Co., Inc., 4421 W. Harry, Wichita, KS 67209
✓ Mike Lindebak, City Engineer