

SEDMICK COUNTY



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

February 10, 1989

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

Re: S/D 89-5 - SHERWOOD INDUSTRIAL PARK V

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 9, 1989, 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 either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
- B. 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.
- C. 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.
- D. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- E. Recording of the plat within 30 days after approval by the City Council.

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

SEDGWICK COUNTY

S/D 89-5 Sherwood Industrial Park V
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This matter will be forwarded to the Planning Commission for its consideration on Thursday after the Subdivision meeting, February 16, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

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

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Re: S/D 89-5 - SHERWOOD INDUSTRIAL PARK V

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on February 16, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 10, 1989.

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 the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

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

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

February 9, 1989

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 89-5 - SHERWOOD INDUSTRIAL PARK V

OWNER/APPLICANT: Sherwood Construction Co. Inc., Howard
Sherwood President

SURVEYOR/ENGINEER: Baughman Co., P.A., 4421 W. Harry, Wichita, KS
67209

LOCATION: Southwest corner of Sheridan and May

SITE SIZE: 22.5 Acres

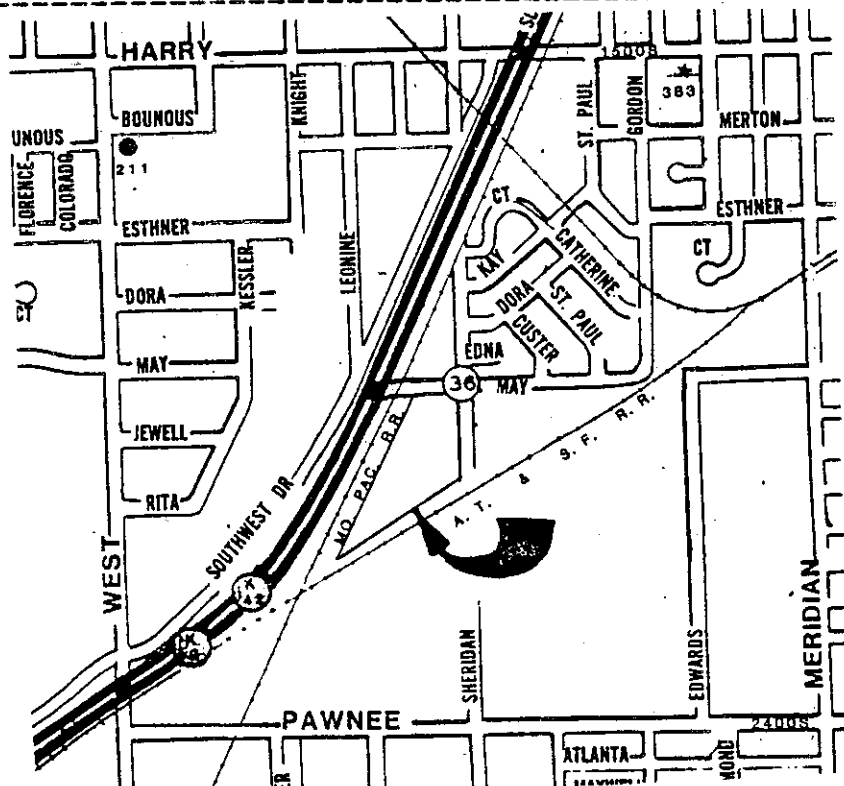
NUMBER OF LOTS

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

MINIMUM LOT AREA: 22.5 Acres

CURRENT ZONING: "E" Light Industrial

VICINITY MAP:



STAFF COMMENTS:

- NOTE: Although the acreage of this plat exceeds the five acre limit for final form only plats, it has been accepted in final form since it involves a replat of the recently approved Sherwood Industrial Park IV Addition (platted September, 1985). This replat is reducing the number of lots from three (3) to one (1) and is eliminating some of the easements originally needed for the three lot configuration.
- A. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
 - B. 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.
 - C. 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.
 - D. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
 - E. Recording of the plat within 30 days after approval by the City Council.
 - F. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.
- Note: This plat has been submitted in final form only.

BILL H. OTTEN, P.E.
10424 BARTLETT COURT
WICHITA, KANSAS 67212

October 16, 1989

Mr. Chris Breitenstein
Civil Engineer III
455 N. Main Street
Wichita, Kansas 67202

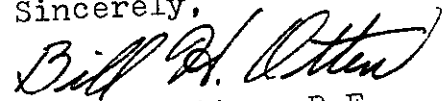
Dear Mr. Breitenstein,

On June 29, 1989, you verbally approved plans of a 12" storm water sewer draining the proposed parking lot of the new Sherwood-Wildcat Construction Company's office building into the existing storm sewer manhole at the southwest corner of May and Sheridan streets.

You requested that I inspect the storm sewer construction and write you a letter of acceptance.

I inspected the above storm sewer construction by Wildcat Construction Co. on the 12th and 13th of October, 1989 and submit to you that the construction meets the City of Wichita standards.

Sincerely,



Bill H. Otten, P.E.

cc: Wildcat Construction Co., Inc.