

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

DESCRIPTION

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

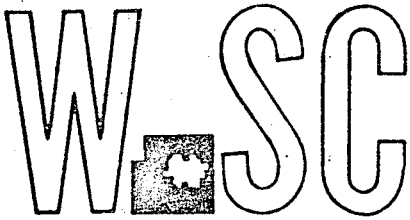
Owner Sherwood Construction (Howard Sherwood)
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | |
|--|---|
| <p>1. Gross Acreage of Plat <u>38.8 acres</u></p> <p>2. Number of Lots :
Residential _____
Commercial _____
Industrial <u>2</u>
Other _____
Total Number of Lots <u>2</u></p> <p>3. Minimum Lot Frontage <u>590 ft.</u></p> <p>4. Minimum Lot Area <u>702,730.8 sq. ft.</u></p> <p>5. Existing Zoning <u>E</u></p> <p>6. Proposed Zoning <u>E</u></p> <p>9. Is public water available _____ Yes _____ No, Name _____</p> <p>10. Is sanitary sewer available _____ Yes _____ No, Name _____</p> <p>11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No</p> <p>12. City of Wichita _____ 3-Mile Area <u>X</u> Outside of 3-Mile Area _____</p> | <p>7. Lineal Feet of New Street</p> <p>a. _____ R/W _____ ft.</p> <p>b. _____ R/W _____ ft.</p> <p>c. _____ R/W _____ ft.</p> <p>d. _____ R/W _____ ft.</p> <p>e. _____ R/W _____ ft.</p> <p>TOTAL _____ ft.</p> <p>8. Sidewalk adjacent to all streets _____ yes <u>X</u> no</p> |
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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 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).

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

February 3, 1984

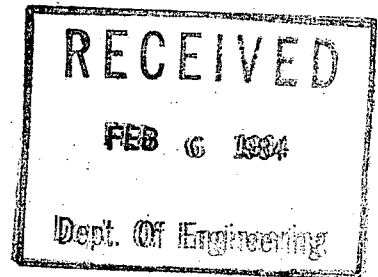
Baughman Company, P.A.
330 Laura
Wichita, Kansas 67211

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.



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Baughman Company, P.A.
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- 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

X Mike Lindebak, City Engineer
Claud Shelor, County Department of Public Works