

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

June 23, 1994

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 94-41 SMITHMOOR FOURTH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

OWNER/APPLICANT: Smith & Company, P. O. Box 780595, Wichita, KS 67278

SURVEYOR/ENGINEER: Municipal Engineers, c/o Babar M. Khan, R.L.S., 254 Laura - Suite 201, Wichita, KS 67211

LOCATION: South of Harry and west of Greenwich

SITE SIZE: 5.82 Acres

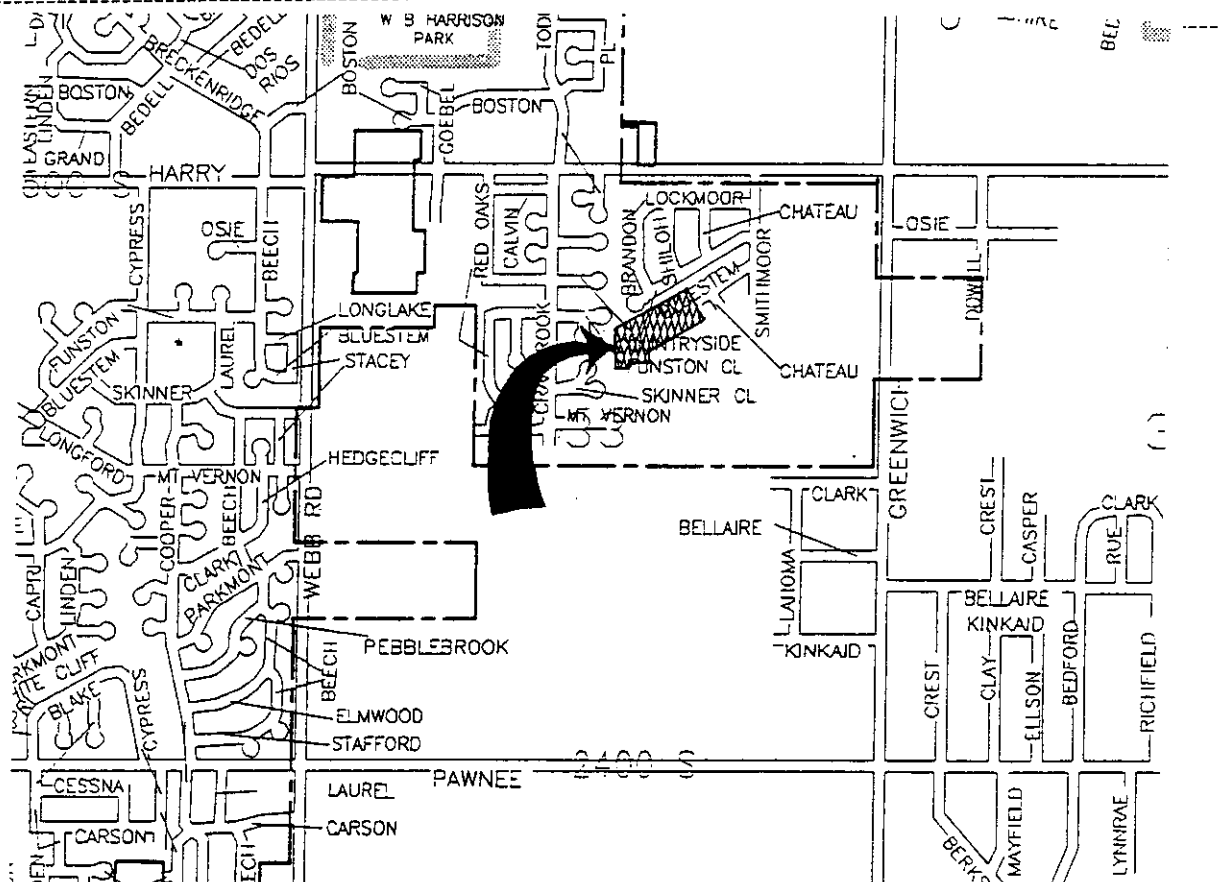
NUMBER OF LOTS

| | |
|--------------|----|
| Residential: | 24 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | 24 |

MINIMUM LOT AREA: 6,000 sq. ft.

CURRENT ZONING: "AA"

VICINITY MAP:



NOTE: This plat represents a final portion of an overall preliminary plat of the Smithmoor Addition. The area immediately to the northeast of this Addition was platted in 1991 as the Smithmoor 3rd Addition. This Addition is basically a continuation of the 3rd Addition as it extends westward along Bluestem.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for temporary turnarounds for Honeytree, Brandon and Shiloh. Unless approved by City Engineering as on-site turnarounds, such turnarounds should be created off-site as either being shown as part of this Addition or created by separate instrument.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- H. The applicant shall submit a copy of the instrument which establishes the Cities Service Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- I. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- J. On the final plat tracing, all names of parties required to sign this plat shall be printed below their appropriate signature line.
- K. As indicated by the platting binder, property taxes are due on this site. The taxes must be paid prior to this plat being released for recording.
- L. 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.
- M. 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.

- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- Q. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- R. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering also needs to comment on the "drainage dedication" shown on this plat, between Lots 2 & 3, Block 1. That is, is a dedication acceptable or should some other means be used to established this area for drainage, e.g., reserve, easement, etc.
- S. The applicant is advised that various State and Federal requirements for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

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