

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 17.

May 7, 1998

**STAFF REPORT
(Preliminary Plat)**

CASE NUMBER: S/D 98-47 - SMITHMOOR 8TH ADDITION
OWNER/APPLICANT: Smith & Company, P.O. Box 780595, Wichita, KS 67278
SURVEYOR/ENGINEER: Municipal Engineers, Attn: Babar Khan, 254 Laura, #201, Wichita, KS 67211

LOCATION: South of Harry, West of Greenwich

SITE SIZE: 5.5 acres

NUMBER OF LOTS
Residential: 26
Office:
Commercial:
Industrial:
Total: = 26

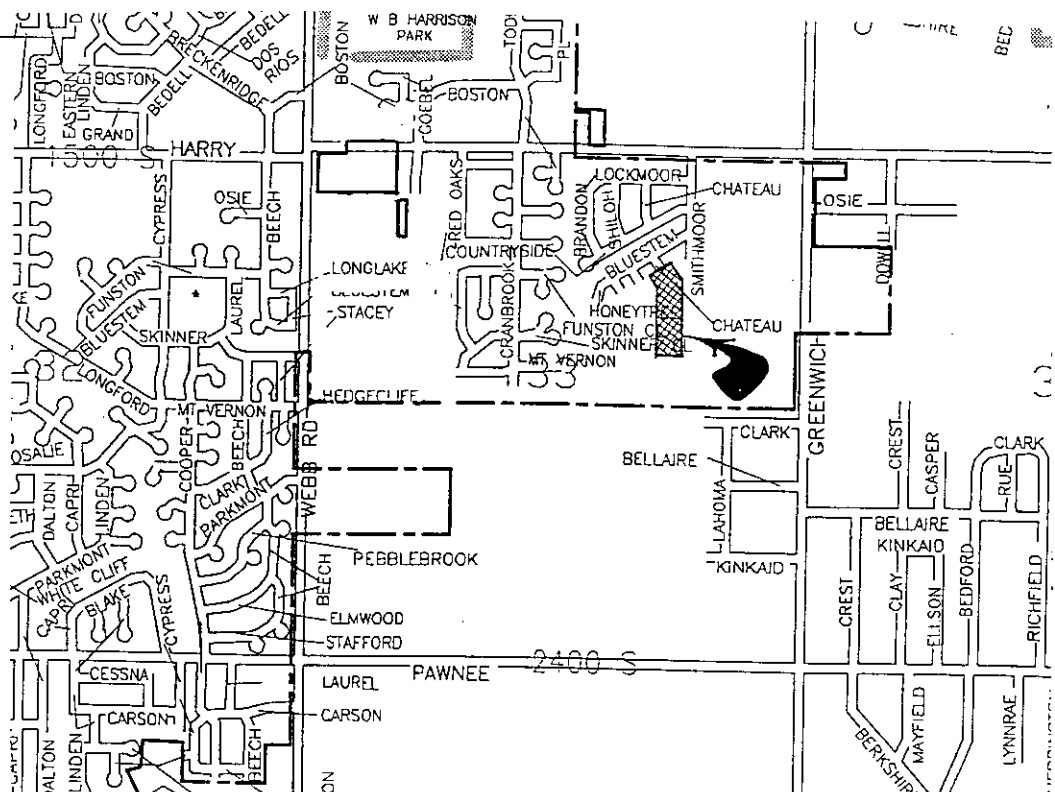
Respread agreement

MINIMUM LOT AREA: 6,000 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is currently unplatted land zoned SF-6, Single-Family Residential.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted. The sanitary sewer guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. **City Engineering** needs to comment on the status of the applicant's drainage concept.
- D. The applicant shall guarantee the paving of the proposed interior street. This guarantee shall include the installation of a temporary cul-de-sac for termination of the street. This dedication can either be provided by the plat or by separate instrument, with the vacation of the temporary cul-de-sac being effective upon the extension of the street southward.
- E. **City Fire Department** needs to comment on the street length (875 feet), which exceeds the 600 foot limit imposed by the Subdivision regulations.
- F. **City Fire Department** needs to comment on the acceptability of the street name.
- 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 final plat shall reference a tie point to a section corner.
- I. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

- J. 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.
- K. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] 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.
- M.. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- Q. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

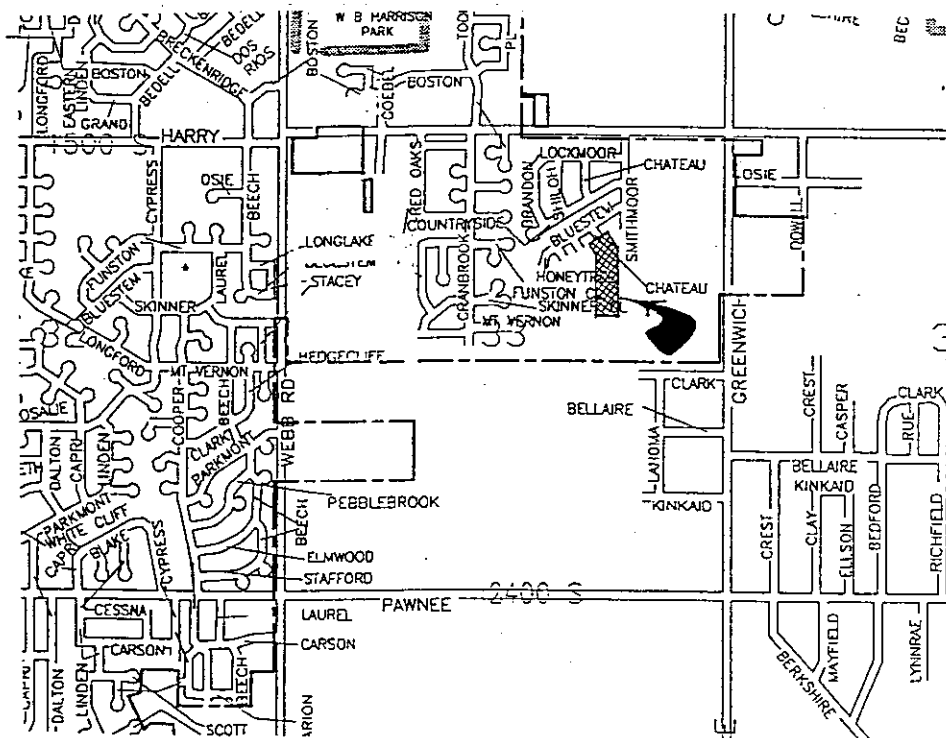
AGENDA ITEM NO. 9.

June 4, 1998

STAFF REPORT
(Final Plat, Preliminary Plat approved 5/7/98)

- CASE NUMBER:** S/D 98-47 - SMITHMOOR 8TH ADDITION
- OWNER/APPLICANT:** Smith & Company, P.O. Box 780595, Wichita, KS 67278
- SURVEYOR/ENGINEER:** Municipal Engineers, Attn: Babar Khan, 254 Laura, #201, Wichita, KS 67211
- LOCATION:** South of Harry, West of Greenwich
- SITE SIZE:** 5.5 acres
- NUMBER OF LOTS**
- | | |
|--------------|-----------|
| Residential: | 26 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | <u>26</u> |
- MINIMUM LOT AREA:** 6,000 sq. ft.
- CURRENT ZONING:** SF-6, Single-Family Residential
- PROPOSED ZONING:** Same

VICINITY MAP



Note: This is currently unplatted land zoned SF-6, Single-Family Residential.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted. The sanitary sewer guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. **City Engineering** needs to comment on the status of the applicant's drainage plan.
- D. The applicant shall guarantee the paving of the proposed interior street. This guarantee shall include the installation of a temporary cul-de-sac for termination of the street. This dedication can either be provided by the plat or by separate instrument, with the vacation of the temporary cul-de-sac being effective upon the extension of the street southward.
- E. **City Fire Department** needs to comment on the street length (875 feet), which exceeds the 600 foot limit imposed by the Subdivision regulations. **Fire Department approves the length of the stub street. A rock base for a turnaround on either Lot 1 will be required.**
- F. **City Fire Department** needs to comment on the acceptability of the street name. **The street names are approved.**
- 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 final tracing shall include "Richard Lopez" as the MAPC Chair.
- I. The distance denoted for the north line of Lot 12 Block 1 does not correspond with the legal description in the platting binder.
- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

- K. 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.
- L. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] 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.
- N. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. **KG&E requests additional easements.**
- R. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.