

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

March 22, 1990

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 90-10 - SMITHMOOR THIRD ADDITION

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

SURVEYOR/ENGINEER: Municipal Engineers

LOCATION: South of Harry and in an area west of Greenwich Road

SITE SIZE: 10.3 Acres

NUMBER OF LOTS

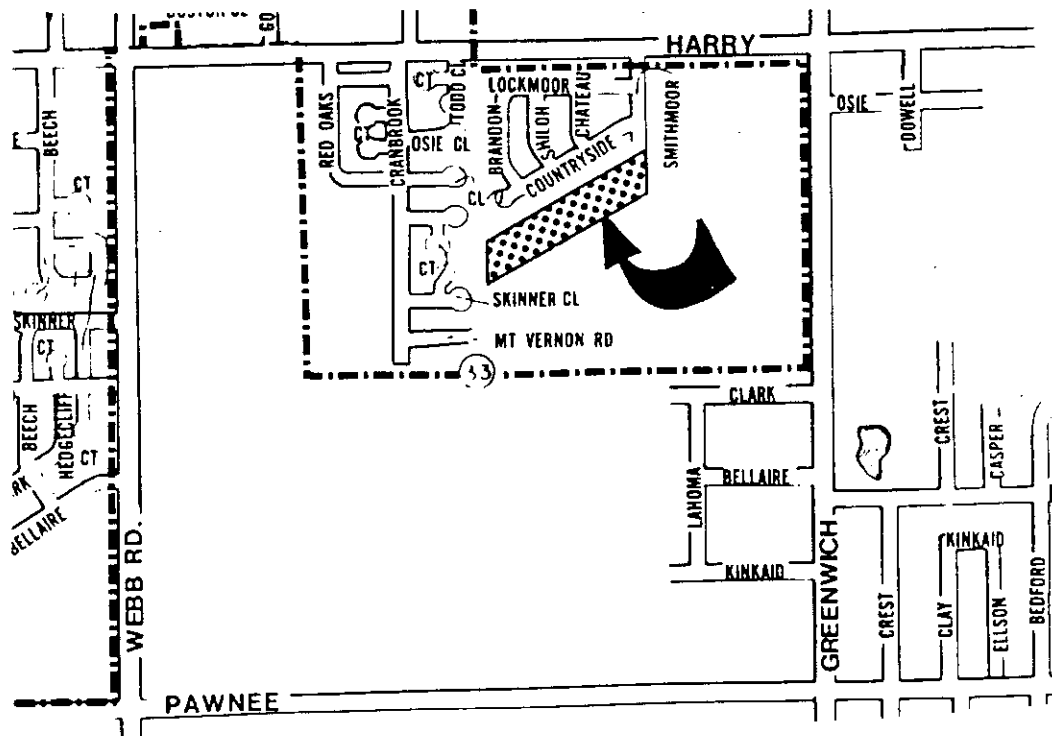
Residential:	41
Office:	
Commercial:	
Industrial:	
Total:	41

MINIMUM LOT AREA: 6,000 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

PROPOSED ZONING: "AA" One Family Dwelling

VICINITY MAP:



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 any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also include the paving of Smithmoor adjacent to the east line of this plat, including a sidewalk along the west side of this street, and the installation of temporary culs-de-sac for termination of the four interior streets. Since the property to the south of this site is in the same ownership as the area being platted, these culs-de-sac should be dedicated off-site. This dedication can either be provided by the plat or by separate instrument, with the vacation of each temporary cul-de-sac being effective upon the extension of a street southward.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The final plat shall indicate Bluestem/Honeytree with a 64-foot right-of-way. The number of lots potentially accessing this street and its alignment suggest this street will require a 64-foot right-of-way.
- 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 29-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. When Smithmoor 1st was platted in 1986, the applicant was required to join in petitions involving drainage improvements in the vicinity of the site. City Engineering needs to indicate if any similar requirements are involved for this plat.
- I. The applicant shall submit a copy of the instrument which establishes the 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. The name of the pipeline company and the recording information for the easement shall be indicated on the face of the plat.

- J. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- K. The final plat shall reference a tie point to a previously plat-  
ted lot corner or section corner.
- L. If required, the final plat shall indicate minimum building pad  
elevations in both Mean Sea Level and City Datum. A table shall  
indicate any involved lots and the plat-  
tor's text shall also  
reference the minimum pads. It should also be indicated if the  
minimum elevations involve the lowest level or opening. On-site  
and off-site benchmarks shall also be shown on the face of the  
plat.
- M. On the final plat, the 20-foot utility easements on Blocks 2, 3,  
and 4 shall be clearly indicated as being centered on the lot  
lines by also indicating that the lot lines are the center line  
of the easements, e.g. "CL 20' - Utility Easement."
- N. Prior to or at the time of submitting the final plat, the appli-  
cant shall submit a drainage plan to City Engineering for review  
and approval. This drainage plan shall take into account off  
site drainage, that flows through this site, as is shown on the  
sketch plat for the overall area of development.
- O. Prior to or at the time of submitting the final plat, the  
applicant shall submit a signed subdivision application for the  
entire area included in the overall development plan submitted  
previously as a sketch plat.
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5  
of the MAPC Subdivision Regulations).
- Q. 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.
- R. 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.
- S. 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 deter-  
mined.

- T. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
  
- U. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Also, Engineering needs to indicate if minimum building pad elevations are required for this plat.

# SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

March 23, 1990

Babar Kahn, P.E.  
Municipal Engineers  
254 Laura, Suite 201  
Wichita, KS 67211

Re: S/D 90-10 - SMITHMOOR THIRD ADDITION

Dear Mr. Kahn:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 22, 1990, 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. 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 any drainage improvements required by the platting of this property. This guarantee may be included with the street paving guarantee.
- D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also include the paving of Smithmoor adjacent to the east line of this plat, including a sidewalk along the west side of this street, and the installation of temporary culs-de-sac for termination of the four interior streets. Since the property to the south of this site is in the same ownership as the area being platted, these culs-de-sac should be dedicated off-site. This dedication can either be provided by the plat or by separate instrument, with the vacation of each temporary cul-de-sac being effective upon the extension of a street southward.

- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The final plat shall indicate Bluestem/Honeytree with a 64-foot right-of-way. The number of lots potentially accessing this street and its alignment suggest this street will require a 64-foot right-of-way. The applicant shall also meet with Planning to determine if a sidewalk needs to be provided along this street.
- 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 29-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 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. The name of the pipeline company and the recording information for the easement 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. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- K. If required, the final plat shall indicate minimum building pad elevations in both Mean Sea Level and City Datum. A table shall indicate any involved lots and the plat's text shall also reference the minimum pads. It should also be indicated if the minimum elevations involve the lowest level or opening. On-site and off-site benchmarks shall also be shown on the face of the plat.
- L. On the final plat, the 20-foot utility easements on Blocks 2, 3, and 4 shall be clearly indicated as being centered on the lot lines by also indicating that the lot lines are the center line of the easements, e.g. "CL 20' - Utility Easement."
- M. The final plat shall indicate the utility easements requested by K.G. & E. and Cablevision which are indicated on the enclosed "marked" copy of the plat. Also, additional utility easement may be required along the south line of Block 5, if both sewer and utilities are planned and additional easement

- for the drainage ditch at this plat's northwest corner may also be required. The applicant shall meet with City Engineering to determine if these easements need to be enlarged and if the final plat shall indicate these changes.
- N. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval. This drainage plan shall take into account off site drainage, that flows through this site, as is shown on the sketch plat for the overall area of development.
- O. Prior to or at the time of submitting the final plat, the applicant shall submit a signed subdivision application for the entire are included in the overall development plan submitted previously as a sketch plat.
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Q. 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.
- R. 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.
- S. 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.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



R. Timothy Bickhaus  
Associate Planner

RTB:svm

cc: Smith & Co., Inc., P.O. Box 780595, Wichita, KS 67278  
Jim Weber, P.E. Director, Sedgwick County  
Mike Lindebak, City Engineer

# SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

March 12, 1990

Babar Kahn, P.E.  
Municipal Engineers  
254 Laura, Suite 201  
Wichita, KS 67211

Re: Development/Sketch Plat for the Smithmoor Additions  
located south of Harry and west of Greenwich

Dear Mr. Kahn:

The following comments concern the above referenced developments. These developments include the Smithmoor 3rd through the 13th additions in general, but also specifically the 3rd Addition has been submitted in preliminary plat form.

- A. While several overall plans had been submitted for this quarter section during the platting of the Smithmoor First Addition, which was initiated in 1973, the present overall plan now being provided was not formally submitted previously. That is, the development plan that you are now showing for this area, while prepared several years ago by Professional Engineering Consultants, was never submitted or reviewed by this Department.
- B. In order to develop this area in the manner shown, particularly the 3rd Addition which shows a number of street connections into areas of future development, this site should obviously be under the same ownership or control. According to the County Clerk's Office all of the unplatted area in this quarter section is held by Smith Co. Inc.

In terms of the stages shown for this development, unless the area to the west of the 4th Addition is developed and streets constructed so that access can be provided into this area from Mt. Vernon. The 4th and 5th Additions should be developed as one Addition. That is, we would not support the extensive cul-de-sac, even temporary, that would occur for the street within the 3rd and 4th Additions.

Sketch Plat - Smithmoor Additions  
Page 2

- C. At a minimum, the street that runs through the 3rd and 4th Additions should be platted with a 64-foot width. The continuation of Mt. Vernon from the Huntcrest 2nd Addition into this site should also be platted at a 64-foot width, to where it connects with Smithmoor.
- D. Although you plan to develop this area in stages, City Engineering has indicated that drainage in this area is such that any final drainage plan such as will be submitted with the final plat of the 3rd Addition must include all of the area that will actually drain through that site. That is, much of the 4th, 5th, 6th, 7th and 8th Additions will drain through improvements associated with the 3rd Addition.
- E. This area is apparently planned to be served through a County sewer system. You should contact County Engineering to determine any requirements or conditions they may have for the sewer layout plan you've indicated on this sketch plat.
- F. The area you've indicated on the sketch as being for two family development is still zoned "AA" one family. A zone change will consequently be required to allow for the development being indicated in those areas.

If you have any questions concerning these comments please feel free to contact me at 268-4459. At this time we do plan to proceed with the review of the Smithmoor 3rd Addition that you submitted earlier. Please note that we do need a signed application for the overall area covered in the residential additions of this sketch. No additional fee is needed, since the fee submitted with the 3rd Addition has covered what would have been required for a sketch and a first preliminary.

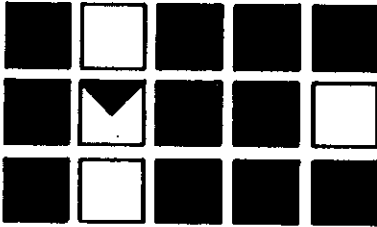
Sincerely,



Don Losew  
Senior Planner

DL:sm

cc: Harlan Foraker, County Engineering  
Vicki Huang, City Engineering  
Smith & Co., Inc., P.O. Box 780595, Wichita, KS 67278



**MUNICIPAL ENGINEERS**  
**Civil Engineers & Land Surveyors**  
254 Laura, Suite 201  
Wichita, Kansas 67211  
Telephone: (316) 262-3842

February 22, 1990

Don Losew  
Senior Planner  
Metropolitan Area Planning Department  
City Hall - 10th Floor  
455 North Main Street  
Wichita, Kansas 67202

Re: Preliminary Plat  
Smithmoor Third Addition

Dear Mr. Losew:

Attached please find the following for the referenced proposed addition:

1. Signed application for subdivision approval
2. A check in the amount of \$ 810.00 as fee for this application.
3. 30 prints of preliminary plat.
4. Statement concerning improvements

A drainage concept plan is being sent to Ms. Vicki Huang of City Engineer's office.

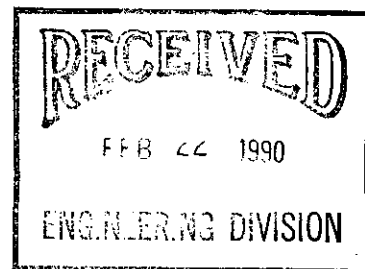
Please feel free to call me if you have any questions or need additional information.

Sincerely,  
MUNICIPAL ENGINEERS

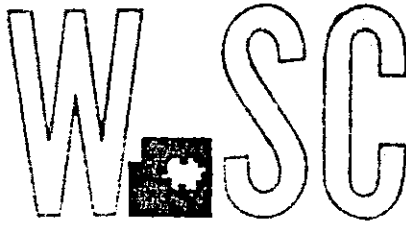
Babar M. Khan, P.E.

BK:st:encl.

CC Vicki Huang



WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

March 22, 1991

Babar. M. Khan  
Municipal Engineers  
254 Laura, Suite 201  
Wichita, KS 67211

Re: S/D 90-10 (Final Plat) Smithmoor 3rd Addition

Dear Babar:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 21, 1991, 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 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 construction of the storm sewers required by this plat. The applicant shall also provide, by separate instrument for recording with the plat, the off-site utility easement required for this storm sewer. This easement shall be submitted to City Engineering for approval and subsequently to Planning for recording.
- D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also include the paving of Smithmoor adjacent to the east line of this plat, including a sidewalk along the west side of this street, and the installation of temporary culs-de-sac for termination of the interior streets (Bluestem & Chateau). Since the property to the south and west of this site is in the same ownership as the area being platted, these culs-de-sac should be dedicated off-site. This dedication can either be provided by the plat or by separate instrument, with the vacation of each temporary cul-de-sac being effective upon the extension of a street southward and/or westward.

- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. On the final plat tracing, the name of the Addition shall be indicated.
- 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 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.
- I. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- J. Since the pipeline crossing this site is a private easement, the reference to this easement should be deleted from the plat's text.
- K. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- L. If the easement between lots 1 and 2, Block B is for sanitary sewer, a 20 foot easement shall be shown on the final plat tracing. Also, the easement along the south line of the plat shall be clearly indicated as a 10-foot utility easement.
- M. The MAPC signature block shall be amended to indicate George Sherman, "Chairman."
- N. 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.
- O. 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.

S/D 90-10 Smithmoor 3rd Addition  
Page 3

- 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. 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, March 28, 1991 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

*Kandace A. Jones*

Kandace A. Jones  
Associate Planner

KJ:sm  
Enclosure

cc: Smith & Co., Inc., P.O. Box 780595, Wichita, KS 67278  
Mike Lindebak, City Engineer

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 3

March 21, 1991

STAFF REPORT  
(Final Plat, Preliminary Plat Approved 3/22/90)

CASE NUMBER: S/D 90-10 - SMITHMOOR THIRD ADDITION

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

SURVEYOR/ENGINEER: Municipal Engineers, 254 Laura, Suite 201, Wichita, KS 67211

LOCATION: South of Harry and in an area west of Greenwich Road

SITE SIZE: 5.0 Acres

NUMBER OF LOTS

Residential:	18
Office:	
Commercial:	
Industrial:	
Total:	18

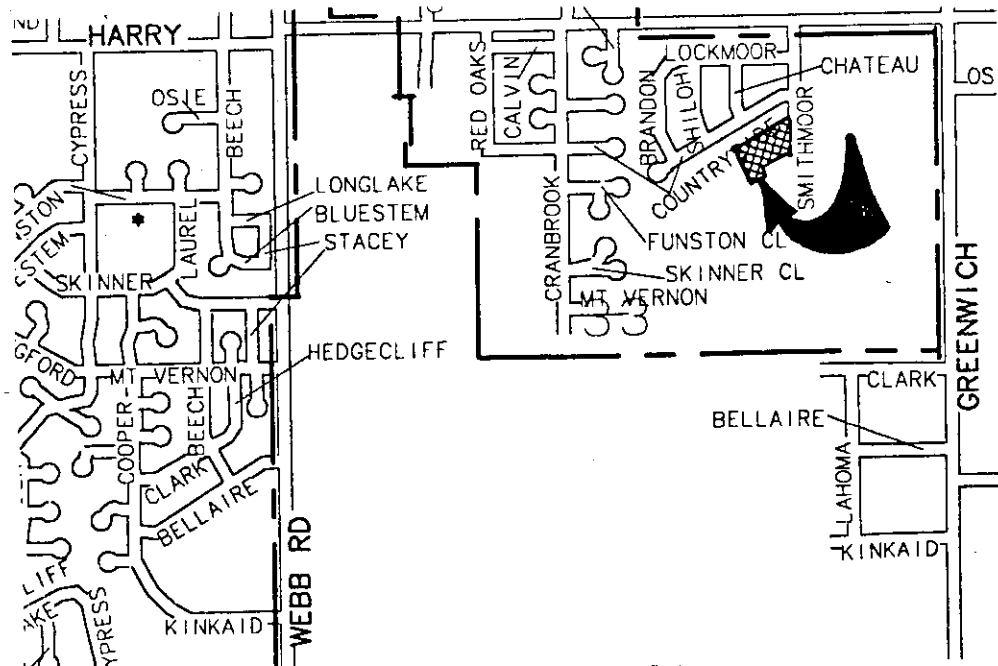
MINIMUM LOT AREA: 6,000 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

PROPOSED ZONING: "AA" One Family Dwelling

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VICINITY MAP:



NOTE: This final plat only involves a portion of the site originally included in the preliminary plat. The preliminary plat originally proposed 41-lots versus the 18-lots now being platted.

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 any drainage improvements required by the platting of this property. This guarantee may be included with the street paving guarantee.
- D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also include the paving of Smithmoor adjacent to the east line of this plat, including a sidewalk along the west side of this street, and the installation of temporary culs-de-sac for termination of the interior streets (Bluestem & Chateau). Since the property to the south and west of this site is in the same ownership as the area being platted, these culs-de-sac should be dedicated off-site. This dedication can either be provided by the plat or by separate instrument, with the vacation of each temporary cul-de-sac being effective upon the extension of a street southward and/or westward.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. On the final plat tracing, the name of the Addition shall be indicated.
- 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 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.
- I. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- J. Since the pipeline crossing this site is a private easement, the reference to this easement should be deleted from the platting text.

- K. The final plat shall reference a tie point to a previously plat-  
ted lot corner or section corner.
- L. If required, the final plat tracing shall indicate minimum build-  
ing pad elevations in both Mean Sea Level and City Datum. A  
table shall indicate any involved lots and the plat-  
tor's text shall also reference the minimum pads. It should also be indi-  
cated if the minimum elevations involve the lowest level or open-  
ing. On-site and off-site benchmarks shall also be shown on the  
face of the plat.
- M. If the easement between lots 1 and 2, Block B is for sanitary  
sewer, a 20 foot easement shall be shown on the final plat trac-  
ing.
- N. The MAPC signature block shall be amended to indicate George  
Sherman, "Chairman."
- O. 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.
- P. 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 sig-  
nature.
- Q. 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 deter-  
mined.
- R. Recording of the plat within 30 days after approval by the City  
Council.
- S. The representative from City Engineering should be prepared to  
comment on the status of the applicant's drainage plan. Also,  
Engineering needs to indicate if minimum building pad elevations  
are required for this site.