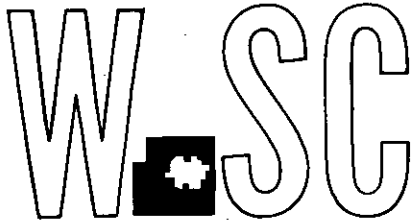


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

PHONE 262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

July 6, 1973

Mr. William Keltner
Professional Engineering
Consultants
1440 East English
Wichita, Kansas 67211

Subject: S/D 73-89 - Preliminary
Plat of SMITHMOOR SECOND ADDITION

Dear Mr. Keltner:

The Subdivision Committee of the Metropolitan Area Planning Commission considered the above referred to plat at their regular meeting of July 5, 1973. The action of the Committee was to defer the plat for redesign as it did not coincide or agree with the previously considered and approved preliminary plat of Smithmoor Addition adjacent to subject property on the west. It was the recommendation of the Committee that both Smithmoor First and Second Addition preliminary plats be revised and resubmitted for approval since the overall concept for the subdivision of the applicants ownership has recently been changed in connection with recent zoning applications.

At such time as the revised preliminary plats are submitted we will schedule them for reconsideration by the Subdivision Committee. If you have any questions concerning this matter, please call.

Sincerely,

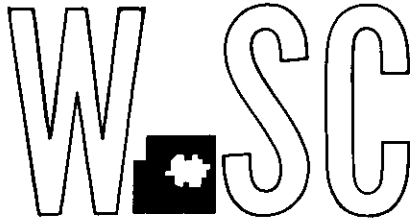
Curtis L. Newby
Junior Planner

CLN:rme

cc: American Landmark Corp.
835 South Edgemoor, 67218

Dean Sellers, City Engineering

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

PHONE 262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

July 20, 1973

Mr. William Keltner
Professional Engineering
Consultants
1440 East English
Wichita, Kansas 67211

Subject: S/D 73-89 - Preliminary
Plat of SMITHMOOR SECOND ADDITION

Dear Mr. Keltner:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 19, 1973, 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. Seventy feet of right-of-way shall be indicated for Smithlock Street on the plat.
- B. The applicant shall furnish to the Planning Department a letter from Cities Service Gas Company stating that they are agreeable to relocating their existing gas line as proposed by this plat.
- C. The applicant shall furnish to the Planning Department an executed and recorded release of the existing Cities Service Gas line easement.
- D. The applicant shall submit a recorded copy of the separate instrument granting the appropriate private easement for the relocation of the existing gas line. Said easement shall be labeled on the final plat as a private Cities Service Gas line easement.
- E. The installation of both telephone and electric service shall be underground.

Page 2
Preliminary Plat of SMITHMOOR SECOND
ADDITION
July 20, 1973

- F. The applicant shall install or guarantee the installation of a sidewalk adjacent to the east side of Heather Ridge Street and the west side of Smithlock Street. The total estimated construction cost to be determined upon submission of a final plat.
- G. The applicant shall guarantee the paving of Heather Ridge Street and Smithlock Street.
- H. 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- 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.

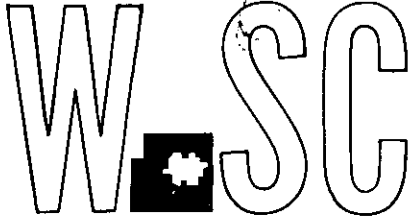
Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

cc: American Landmark Corp., 838 S. Edgemoor, 67218
Dean Sellers, City Engineering

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

August 6, 1973

Mr. William Keltner
Professional Engineering Consultants
1440 East English
Wichita, Kansas 67211


Re: S/D 73-89 - Preliminary Plat
of SMITHMOOR SECOND ADDITION

Dear Mr. Keltner:

At the recessed meeting of the Metropolitan Area Planning Commission on August 3, 1973, the above-captioned plat was considered. The action of the Planning Commission was to approve the preliminary and authorize preparation of the final plat, subject to the conditions recommended by the Utility Advisory Committee and as stated in our letter of July 23, 1973.

If you should have any questions concerning this matter, please contact our office.

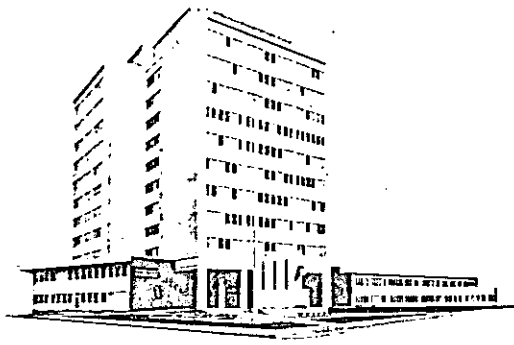
Sincerely,



Jack H. Galbraith
Chief Planner

JHG:ber

cc: American Landmark Corp., 838 South Edgemoor 67218
X Dean Sellers, Assistant City Engineer



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1015 STILLWELL
WICHITA, KANSAS 67213

PHONE 268-7901

G. C. MCLURE, JR., P. E.
COUNTY ENGINEER/DIRECTOR OF PUBLIC WORKS

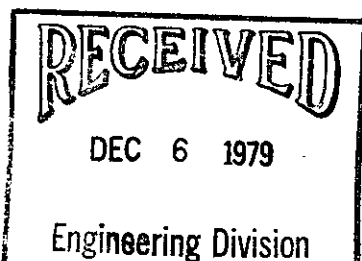
DATE: December 6, 1979
TO: Ms. Louise Olivarez, Senior Planner, MAPD
FROM: Phillip Dietrich, Senior Engineer
SUBJECT: Smithmore Second Addition - Sketch Plat

This Office has reviewed the above-referenced sketch plat and offers the following comments:

1. A drainage problem exists in the easterly one-half of the plat with particular attention in the northeast 10+ acres. This 10 acres is conveyed through an existing cross road culvert located approximately 300' south of Harry on Greenwich Road, easterly through Sloan's Addition. An effective means of drainage conveyance through the Addition has been blocked by residents of this Addition, causing severe drainage problems along and west of Greenwich Road in this area.

The remaining easterly one-half of this Addition drains to two (2) culverts located on Greenwich Road approximately one-quarter ($\frac{1}{4}$) mile south of Harry. An existing residence lies immediately southeast of the outfall of these culverts. The applicant should be prepared to submit field data of this area, and show what effect the drainage of the Subdivision might cause.

It appears a majority of the drainage of the above-mentioned easterly one-half of the plat would be intercepted in the west ditch of Greenwich Road. This being the case, a road ditch could be designed to convey the total flow to the drainage basin. It would appear



Page Two
December 6, 1979
Louise Olivarez, MAPD
RE: Smithmore Second Addition -
Sketch Plat

1. (cont.)

that some sort of dual-purpose drainage system could be designed, i.e., combining the drainage flows from the proposed Addition and Greenwich Road. If this method is pursued, additional road dedication along Greenwich Road may be required from that which is shown on the Plat. In any event, the right-of-way should be a minimum of sixty (60) feet since Greenwich Road is on the F.A.S. System.

Because of the above-mentioned drainage problems, it would be advisable for the applicant to discuss the various methods of solving the same with the Public Works Department as soon as possible.

2. The applicant should be advised to contact Mr. Andy Harkness of the County concerning any potential problems in the development of the sanitary sewer system for the Addition.

cc: Paul Johnston, City-County Flood Control
Mike Lindebak, City Engineering
Plat File

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

May 18, 1987

TO: † Mike Lindebak, City Engineer
Walt Campbell, Deputy Chief of Operations
Bill McKinley, Traffic Engineer

FROM: Barbara R. Harris, Senior Planner *pl*

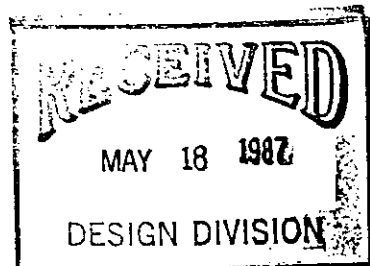
RE: ~~DP-146 - Fairfield C.U.P. - Amendment request - South of 13th Street, west of Rock;~~ Smithmoor C.U.P. proposal - Southwest corner of Harry and Webb; ~~Golf Park West C.U.P. proposal - South of 21st Street North, east of Tyler.~~

Attached for your review and comments are copies of the proposed development plans for the above-referenced properties. The Fairfield proposal, submitted by Bill Yung Design, creates two (2) parcels out of the original Parcel 1 and indicates a large single lot (for a church) on Parcel 1 and zero lot line lots on Parcel 2. Parcel 4 (originally) now is illustrated with proposed single-family lots. No changes have been proposed on the original Parcels 2 and 3.

Golf Park West C.U.P., submitted by Garry Carson, and Smithmoor, submitted by P.E.C., are two new C.U.P. proposals. Specifically, on Smithmoor C.U.P., does an accel/decel lane need to be guaranteed?

I would appreciate your comments regarding these development proposals by May 26th, so they can be scheduled for MAPC review.

BRH:blw
Attachments



PL/0341/4

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

September 7, 1989

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 89-61 - SMITHMOOR ADDITION

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

SURVEYOR/ENGINEER: Municipal Engineers

LOCATION: Southeast corner of Harry and Greenwich Road.

SITE SIZE: 47.3 Acres

NUMBER OF LOTS

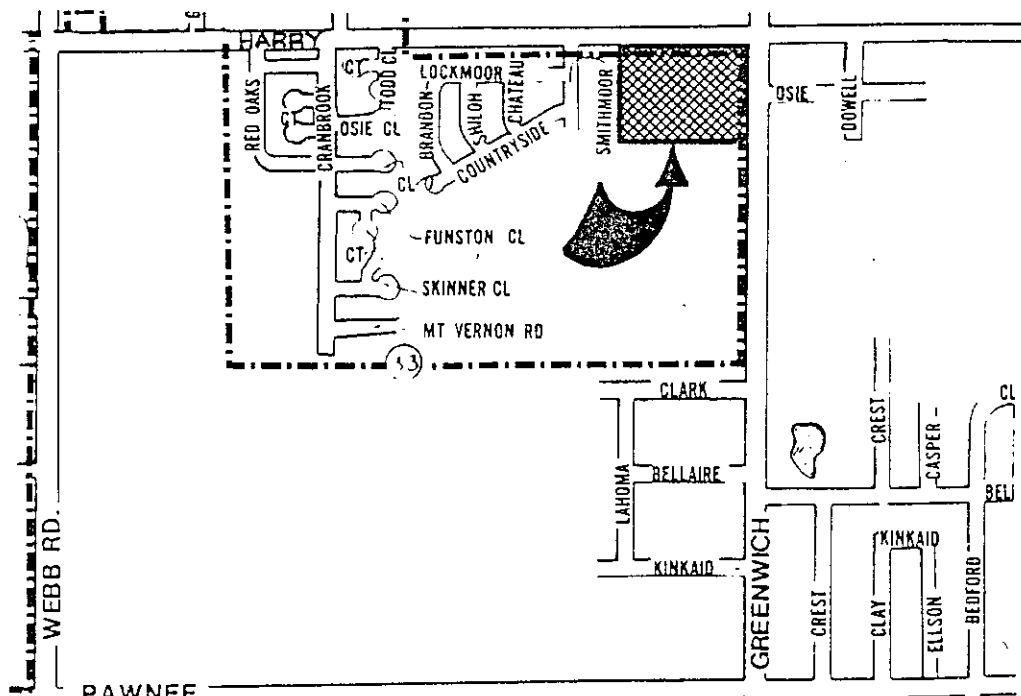
Residential:	1
Office:	
Commercial:	2
Industrial:	
Total:	3

MINIMUM LOT AREA: 0.7 Acres

CURRENT ZONING: "LC" Light Commercial & "AA" One Family Dwelling

PROPOSED ZONING: "LC" Light Commercial & "R-6" Suburban Residential (Z-2860) (DP-174)

VICINITY MAP:



STAFF COMMENTS:

NOTE: A zone change request (Z-2860) and Community Unit Plan (DP-174) are on file for this site. The zone change involves a request for "LC" and "R-6" (Light Commercial and General Residence) zoning for the presently "AA" (One Family) zoned site. Lot 3 is proposed for "R-6" zoning, with Lots 1 and 2 being proposed for the "LC" classification. This site was required to plat by September 15, 1989 and consequently the applicant has requested a platting time extension.

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

B. The applicant shall guarantee any drainage improvements required by the platting of this property.

C. The applicant shall guarantee construction of the storm sewers required by this plat.

D. As required by the Smithmoor Commercial Community Unit Plan (DP-174), the following improvements are to be provided:

1. That portion of the major entrances to Harry and Greenwich Road, on public right-of-way, will be guaranteed. That portion of the major entrances on private property will be a requirement at the time of building permit(s) for Lot 2.

2. Arterial street improvements: The applicant shall guarantee the construction of a left turn lane along the north and east line of Lots 1 and 2. Guarantees for the left turn lanes will be held by the City of Wichita until such time Harry and Greenwich road are constructed to arterial street standards.

3. The applicant shall guarantee the construction of a continuous accel/decel lane including the right-turn lane along the north and east line of Lots 1 and 2. Construction of the accel/decel lane will not be required until such time as Lot 2 develops in excess of 60,000 square feet of gross floor area, or Harry and Greenwich Road are improved to arterial standards.

4. The applicant shall guarantee the construction of a temporary third lane in both Harry and Greenwich Road. Guarantees for the temporary third lanes will be held by the City of Wichita until development occurs. (Partial development would necessitate partial development of the third lane.)

E. As required by the zoning for this site and the collector status of Smithmoor Street adjacent to this plat, the applicant shall submit a sidewalk certificate which requires the construction of a sidewalk along the east side of Smithmoor, as platted adjacent to this site, at the time of site development.

- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. In order to avoid confusion in plat naming, this addition should be called Smithmoor 2nd or some name other than just Smithmoor. The already platted Smithmoor First Addition could be confused with this plat since, a plat with no number in its name is typically also considered a "First" Addition.
- H. The applicant shall provide proof, by letter or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement and the use of part of this pipeline easement as a general utility easement are acceptable and that the building setback line as shown is sufficient. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the City.
- I. The final plat shall indicate the recording information for the 66-foot Northwest Central Pipeline Corporation gas line easement on this property.
- J. The final plat shall provide additional information to precisely describe this pipeline's location. The center line shall be dimensioned from the northwest corners of Lots 2 and 3, and a bearing provided.
- K. 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.
- L. 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.
- M. 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.
- N. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- O. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- P. Since both Harry and Greenwich, adjacent to this site are still under County responsibility, the County Engineer's representative should be prepared to indicate any conditions they may have in regard to these roads. In particular, if they have any drainage requirements and also since Greenwich Road is still on FAS route, if 60 feet of half street right-of-way is required along the entire length of this site.

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 8, 1989

Municipal Engineers
254 Laura, Suite 201
Wichita, KS 67211

Re: S/D 89-61 SMITHMOOR ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 7, 1989, 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. Since this plat will use a county sewer system, this petition shall be submitted to County Engineering.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall submit a guarantee for the extension of municipal water across this plat's frontage to Harry.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. As required by the Smithmoor Commercial Community Unit Plan (DP-174), the following improvements are to be provided:
 1. That portion of the major entrances to Harry and Greenwich Road, on public right-of-way, will be guaranteed. That portion of the major entrances on private property will be a requirement at the time of building permit(s) for Lot 2.

2. Arterial street improvements: The applicant shall guarantee the construction of a left turn lane along the north and east line of Lots 1 and 2. Guarantees for the left turn lanes will be held by the City of Wichita until such time Harry and Greenwich road are constructed to arterial street standards.
 3. The applicant shall guarantee the construction of a continuous accel/decel lane including the right-turn lane along the north and east line of Lots 1 and 2. Construction of the accel/decel lane will not be required until such time as Lot 2 develops in excess of 60,000 square feet of gross floor area, or Harry and Greenwich Road are improved to arterial standards.
 4. The applicant shall guarantee the construction of a temporary third lane in both Harry and Greenwich Road. Guarantees for the temporary third lanes will be held by the City of Wichita until development occurs. (Partial development would necessitate partial development of the third lane.)
- F. The final plat shall be amended to indicate the dedication of a 66-foot, collector street adjacent to this preliminary plat's present south and west boundary. A guarantee for the paving of this street, to collector status, including sidewalks shall be submitted. This guarantee will be held for future development of adjacent properties.
- G. As required by the zoning for this site and the collector status of Smithmoor Street adjacent to this plat, the applicant shall submit a sidewalk certificate which requires the construction of a sidewalk along the east side of Smithmoor, as platted adjacent to this site, at the time of site development.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. Since Greenwich Road is still classified as a Federal Aid Secondary Road adjacent to this plat, the final plat shall also indicate the dedication of 60-feet of half street right-of-way adjacent to lot 3.
- J. In order to avoid confusion in plat naming, this addition should be called Smithmoor 2nd or some name other than just Smithmoor. The already platted Smithmoor First Addition could be confused with this plat since, a plat with no number in its name is typically also considered a "First" Addition.

- K. The applicant shall provide proof, by letter or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement and the use of part of this pipeline easement as a general utility easement are acceptable and that the building setback line as shown is sufficient. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the City.
- L. The final plat shall indicate the recording information for the 66-foot Northwest Central Pipeline Corporation gas line easement on this property.
- M. The final plat shall provide additional information to precisely describe this pipeline's location. The center line shall be dimensioned from the northwest corners of Lots 2 and 3, and a bearing provided.
- N. Prior to, or at the time of submitting the final plat, the applicant shall submit a sanitary sewer layout and plan to County Engineering for review and approval.
- O. 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. Since Harry and Greenwich are still county roads, the drainage plan shall also be submitted to County Engineering for approval. The final plat shall indicate any drainage easements required by the drainage plan.
- 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 signature.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

Sincerely,

Tim Bickhaus, L.

R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

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

5/28/90

①

SMITHMOOR SECOND ADD.
WICHITA, SEDGWICK COUNTY, KS.

DRAINAGE PLAN

ASSUMPTIONS:

T_c FOR ALL SUBBASINS < 15 MIN.

ASSUME $T_c = 15$ MIN.

$I_2 = 3.83$ IN/HR

$I_{100} = 7.37$ IN/HR.

Present and development
conditions have the
same t_c ?

SOIL - HYDRO GROUP C

RUNOFF CO-EFFICIENTS:

PRESENT:

AGRICULTURAL PASTURE AREA; SLOPES 1% - 4%

$C_2 = 0.28$

$C_{100} = 0.55$

POST DEVELOPMENT:

RESIDENTIAL (MULTIUNIT ATTACHED):

$C_2 = 0.63$

$C_{100} = 0.79$

COMMERCIAL

$C_2 = 0.68$

$C_{100} = 0.80$

PRESENT PEAK FLOWS:

AREA 2:

$Q_2 = 7.6 \text{ CFS}$

$Q_{100} = 28.8 \text{ CFS}$

AREA 3:

$Q_2 = 10.2 \text{ CFS}$

$Q_{100} = 38.5 \text{ CFS}$

AREA 4

$Q_2 = 8.0 \text{ CFS}$

$Q_{100} = 30.4 \text{ CFS}$

AREA 5

$Q_2 = 3.0 \text{ CFS}$

$Q_{100} = 11.3 \text{ CFS}$

AREA 6

$Q_2 = 11.9 \text{ CFS}$

$Q_{100} = 45.0 \text{ CFS}$

AREA 7

$Q_2 = 11.9 \text{ CFS}$

$Q_{100} = 45.0 \text{ CFS}$

78.4

120.4

TOTAL Q_{100} OUT OF PROPERTY = 199 CFS

POST-DEVELOPMENT PEAK FLOWS :

③

AREA 2

$$Q_2 = 17.1 \text{ CFS}$$

$$Q_{100} = 41.3 \text{ CFS}$$

AREA 3

$$Q_2 = 24.7 \text{ CFS}$$

$$Q_{100} = 56.0 \text{ CFS}$$

AREA 4

$$Q_2 = 19.5 \text{ CFS}$$

$$Q_{100} = 44.2 \text{ CFS}$$

AREA 5

$$Q_2 = 7.3 \text{ CFS}$$

$$Q_{100} = 16.5 \text{ CFS}$$

AREA 6

$$Q_2 = 26.8 \text{ CFS}$$

$$Q_{100} = 64.6 \text{ CFS}$$

AREA 7

$$Q_2 = 26.8 \text{ CFS}$$

$$Q_{100} = 64.6 \text{ CFS}$$

113.8

173.4

85.2

TOTAL POST DEVELOPMENT Q_{100} OUT OF
PROPERTY = 287.2 CFS

④

AMOUNT OF PEAK FLOW TO BE
RETAINED IN ORDER TO HAVE SAME
FLOW AS PRESENT AFTER DEVELOPMENT

$$= 287.2 - 199 = 88.2 \text{ CFS} \leftarrow$$

RETAIN THIS FLOW FROM AREA 6 & 7.

$$Q_{100} (\text{AREA 6+7}) = 64.6 + 64.6 = 129.2 \text{ CFS}$$

$$\text{ALLOWABLE OUTFLOW} = 129.2 - 88.2 = 41 \text{ CFS}$$

$$Q_0 = \frac{41 \times 640}{22.2} = 1182 \text{ CSM}$$

USE FIG. 7.2 (TR50)

$$\frac{Q_0}{Q_{100}} = \frac{41}{129.2} = 0.32$$

$$\frac{V_s}{V_R} = 0.41$$

Need a detailed
~~inflow~~
Flood Routing.
Size of outfall structure

ASSUME $CN = 90$; $P = 6''$; $RUNOFF = 4.85''$

$$V_s = \frac{0.41 \times 4.85 \times 22.2}{12} = \underline{\underline{3.7}} \text{ Ac.-FT.}$$

RETAIN 3.7 Ac.-FT. IN AREA 6 & 7.

ASSUME 8' DEPTH:

$$\begin{aligned} \text{AREA REQ'D AT MID-DEPTH} &= \frac{3.7 \times 43560}{8} \\ &= 20,150 \text{ S.F.} \\ &\text{OR } 55' \times 366' \end{aligned}$$

4=1.

(5)

ASSUME 3' FREEBOARD & 3:1 SIDE SLOPES.

$$\text{POND WIDTH} = 55 + 2 \times 3 \times 7 = 97'$$

$$\text{POND LENGTH} = 366 + 2 \times 3 \times 7 = 408'$$

~~A~~ RESERVE AREA OF 130' x 500'
IS SUFFICIENT.

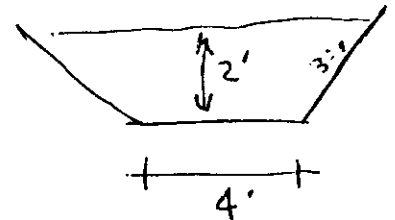
CHECK ROADSIDE DITCH; WEST SIDE
OF GREENWICH; SOUTH OF PROPERTY.

$$Q_{100} = 41 + 44.2 = 85.2 \text{ CFS}$$

$$n = 0.03$$

$$S = 0.007'/s \text{ (AVG.)}$$

4' BOTTOM DITCH W/ 3:1
SIDE SLOPES; 2' DEEP.



$$A = 20 \text{ S.F.}$$

$$P = 16.6$$

$$R = 1.2$$

$$Q_{CAP} = 20 \times \frac{1.486}{0.03} \times 0.007^{1/2} \times 1.2^{2/3}$$

$$= 93.6 \text{ CFS} > 85.2 \text{ CFS}$$

O.K.

AREA 2 FLOWS THROUGH 2-30" CMP AT
SMITH ROAD & HARRY;

$$HW = 3.8' ; L = 50' \pm$$

$$Q_{CAP} = 2 \times 39 = 78 \text{ CFS} > 41.3 \text{ CFS}$$

O.K.

AREA 5 FLOWS THROUGH 24" CMP AT
HARRY & GREENWICH;

$$HW = 3.6' ; L = 50' \pm$$

$$Q_{CAP} = 24 \text{ CFS} > 16.5 \text{ CFS}$$

O.K.

AREA 3 FLOWS THROUGH 3' x 2' RCB

UNDER HARRY;

$$HW = 4.4'$$

$$Q_{CAP} = 55 \text{ CFS} \approx 56 \text{ CFS}$$

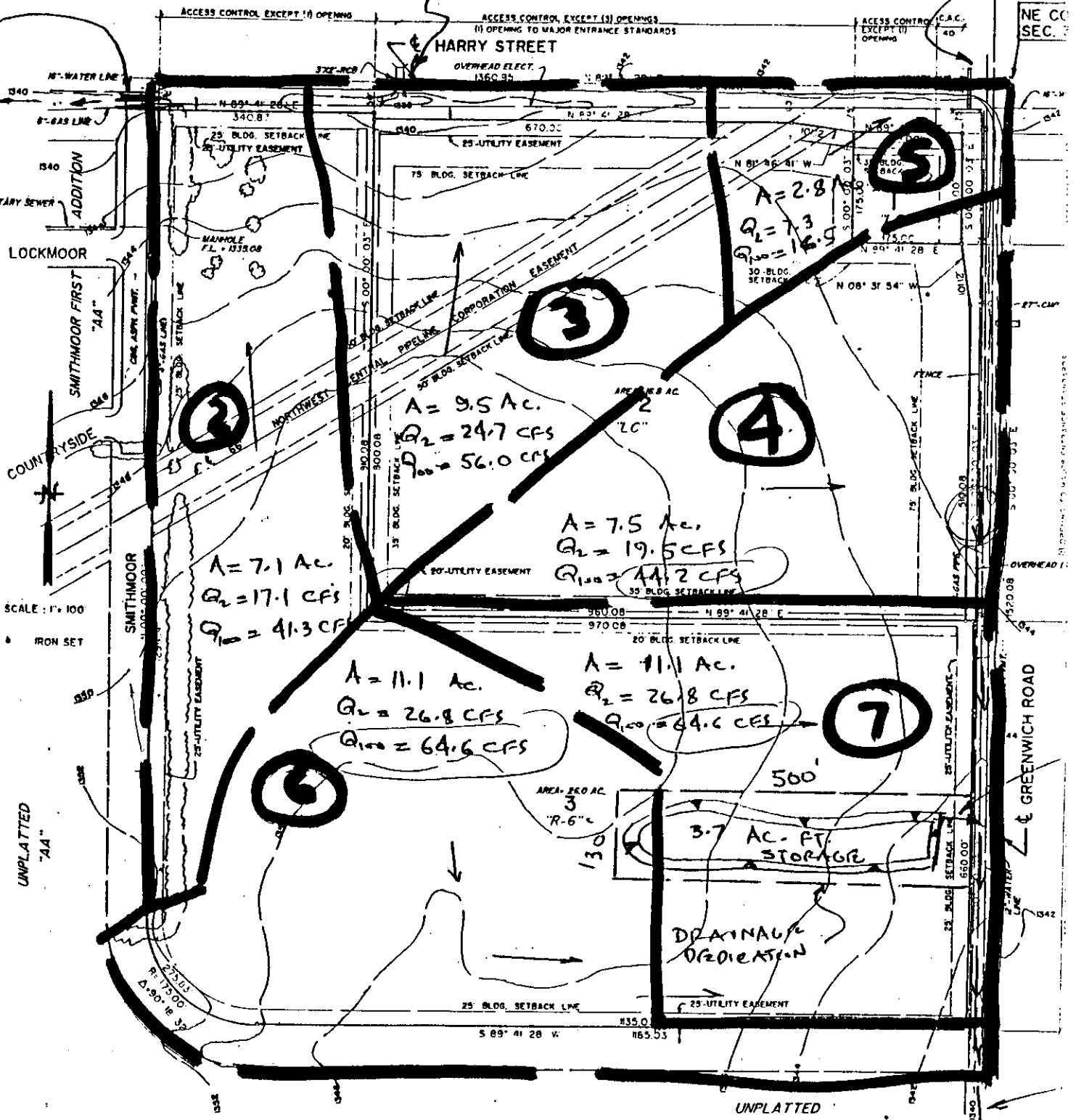
O.K.

EXISTING 24' CMP
 $Q_{CMP} = 24 CFS$
 O.K.

EXISTING 3'x2' RCB
 $Q_{RCB} = 56 CFS$
 O.K.

16
 CMP.
 18 CFS
 O.K.

SMITHMOOR
 ADDITION



PRELIMINARY PLAT
 SMITHMOOR ADDITION
 WICHITA, SEDGWICK COUNTY, KANSAS

BENCH MARK: NW COR. N. HDW. RCB,
 800' EAST OF NW COR. NE 1/4, SECTION
 33-27-2E; ELEV. = 1339.47

EXISTING 24" CMP

$Q_{CMP} = 24 CFS$

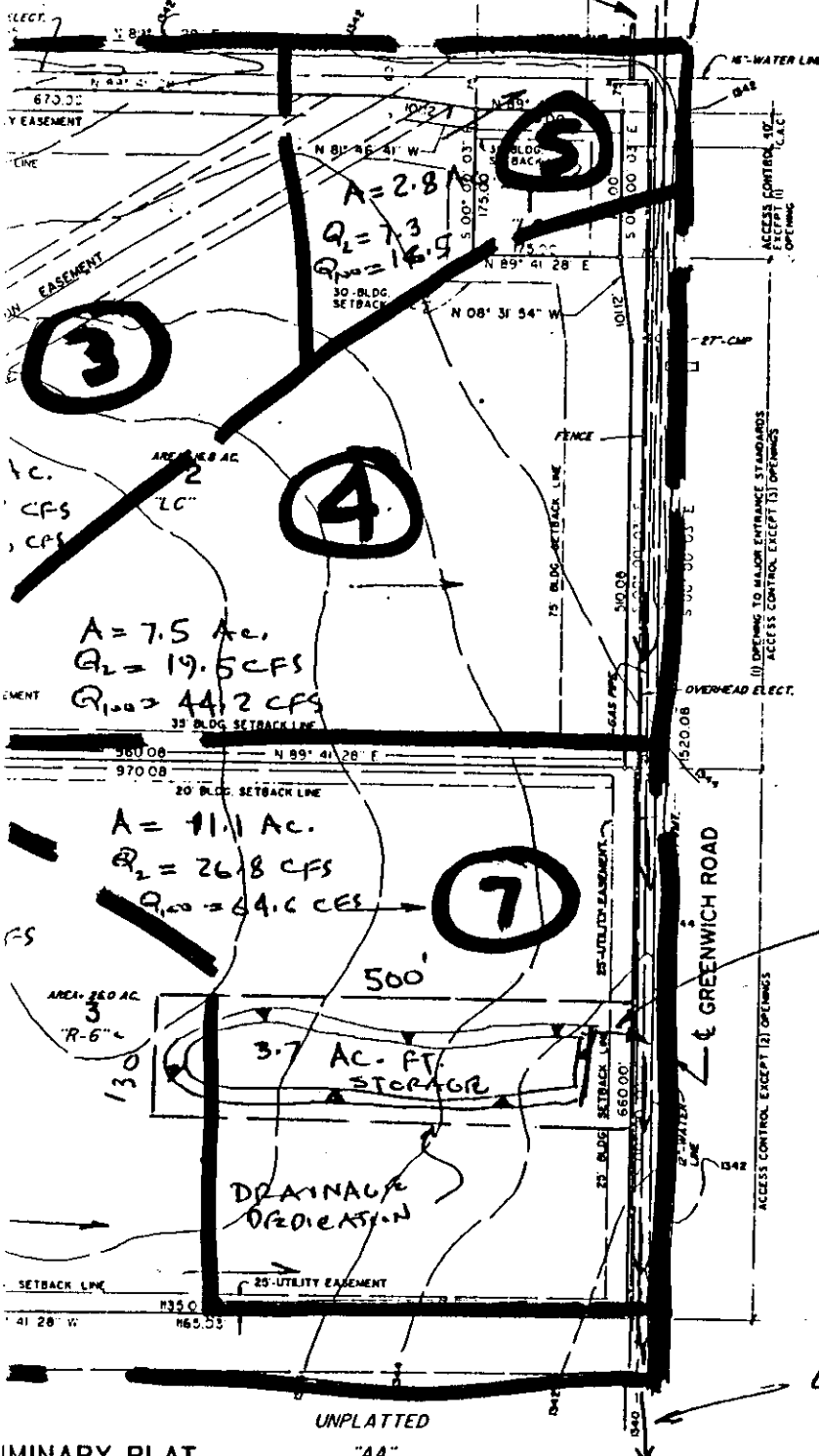
O.K.

LINE
RCB
= 5L CFS

ACCESS CONTROL EXCEPT (3) OPENINGS
ACCESS CONTROL EXCEPT (2) OPENINGS

TREE

NE COR, NE 1/4
SEC. 33, T27S, R2E



PROPERTY DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS; THENCE BEARING S 00° 00' 03" E, ALONG THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 1520.08 FEET; THENCE BEARING S 89° 41' 28" W, PARALLEL WITH THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 1185.03 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 18' 33", AN ARC DISTANCE OF 275.80 FEET; THENCE BEARING N 00° 00' 00" E, ALONG THE EAST LINE OF SMITHMOOR FIRST ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, EXTENDED SOUTH, A DISTANCE OF 1344.14 FEET TO A POINT IN THE NORTH LINE OF SAID SECTION 33; THENCE BEARING S 89° 41' 28" E ALONG SAID NORTH LINE, A DISTANCE OF 1360.95 FEET TO THE POINT OF BEGINNING

OWNER:

SMITH & CO., INC.
P.O. BOX 780595
WICHITA, KANSAS 67278

GROSS AREA = 47.3 AC.

NET AREA = 43.5 AC. (Exclusive of Public Street R/W)

IMINARY PLAT
400R ADDITION
WICK COUNTY, KANSAS

BENCH MARK: NW COR. N. HDW. RCB,
800' EAST OF NW COR. NE 1/4, SECTION
33-27-2E; ELEV. = 1338.47

4'-BOTTOM ROAD SIDE
DISCH ; 3:1 SIDESLOPES;
2' DEEP.

$Q_{CAP} = 93.6$ CFS

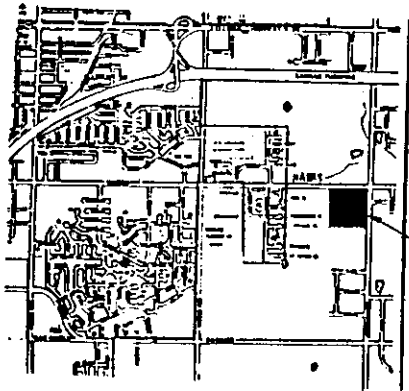
TOPOGRAPHIC SURVEY FURNISHED BY OWNER

MUNICIPAL ENGINEERS
Civil Engineers & Land Surveyors
264 Linn, Suite 201
Wichita, Kansas 67211

BABAR M. KHAN, P.E., R.L.S.

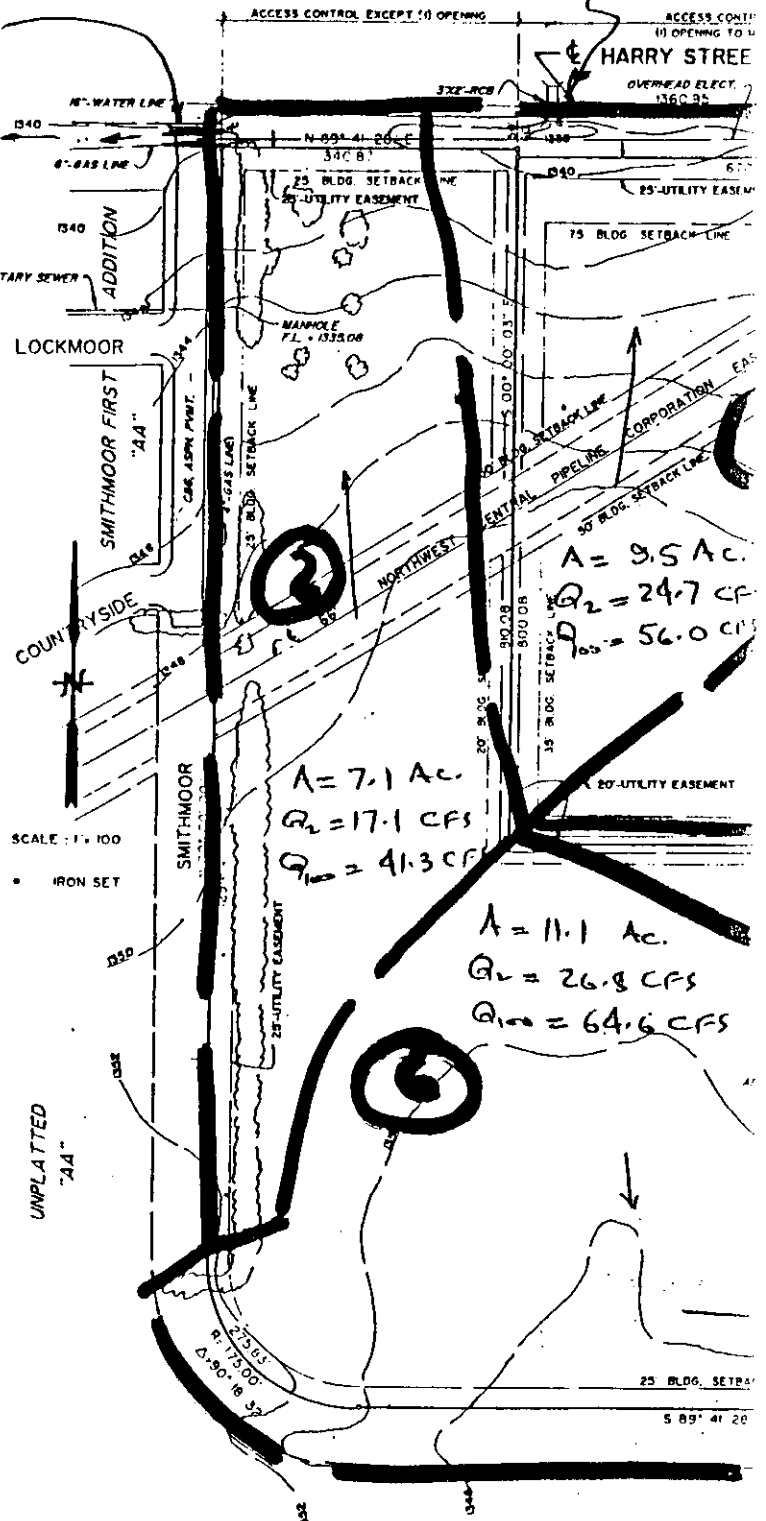
EXISTING
2-30" CMP.
 $Q_{CAP} = 78 \text{ CFS}$
O.K.

EXISTING
3'x2' P.
 $Q_{CAP} =$
O.K.

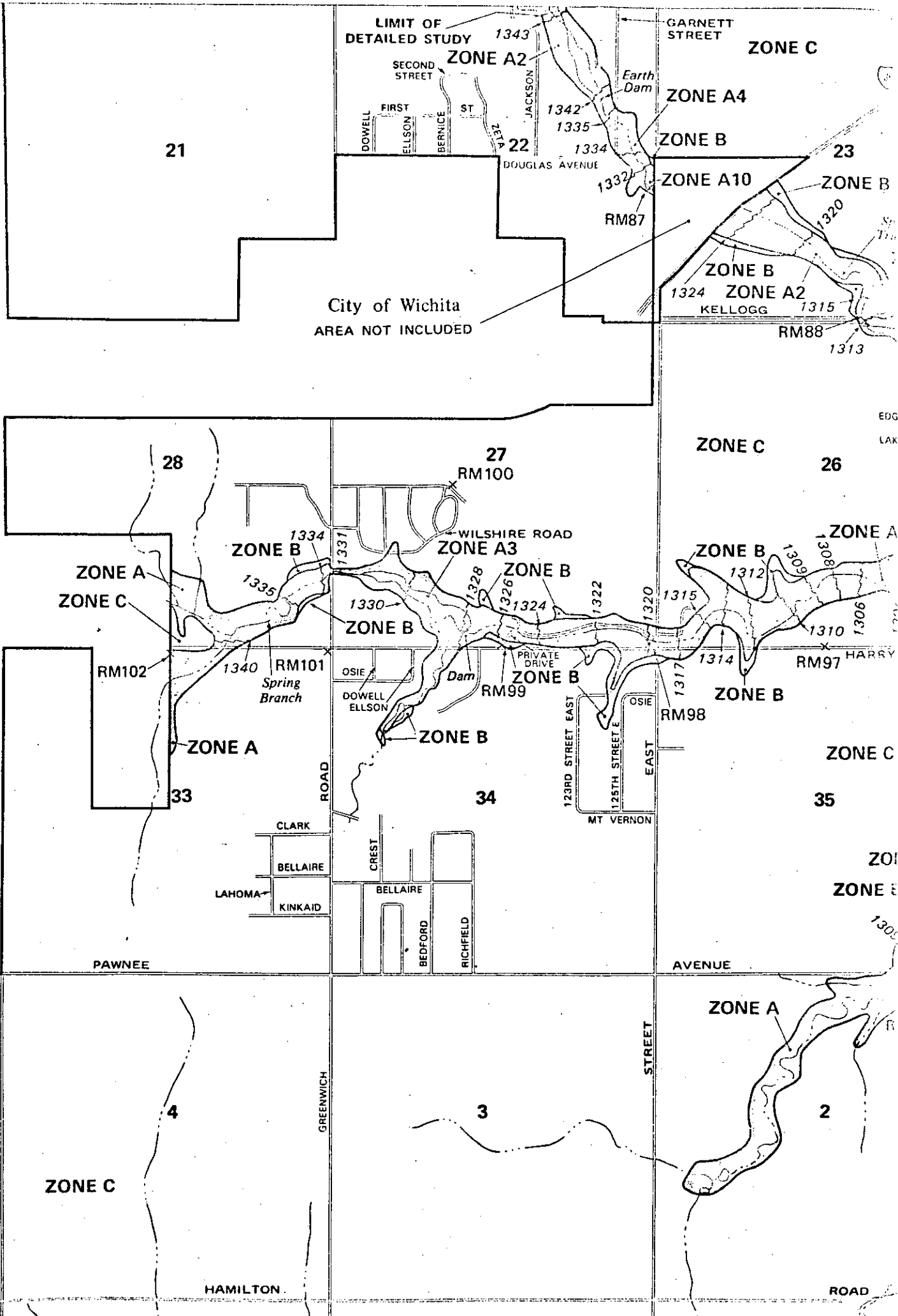


VICINITY MAP

SMITHMOOR
ADDITION



PRELIMINARY
SMITHMOOR
WICHITA, SEDGWICK



LIMIT OF DETAILED STUDY

GARNETT STREET

ZONE C

ZONE A2

ZONE A4

SECOND STREET

Earth Dam

ZONE B

21

23

DOWELL
FIRST
ELLSON
BERNICE
ST

JACKSON
ZETA
DOUGLAS AVENUE

ZONE A10

ZONE B

1343
1342
1335
1334
1332

RM87

City of Wichita
AREA NOT INCLUDED

ZONE B

ZONE A2

1324

RM88

1313

ZONE C

26

28

27

RM100

1334

ZONE B

WILSHIRE ROAD

ZONE A3

ZONE A

ZONE A
ZONE C

1335

1330

ZONE B

1328

1326

ZONE B

1322

1320

1315

ZONE B

1312

1308

1309

1310

1306

RM102

1340

Spring Branch

ZONE A

RM101

OSIE

DOWELL
ELLSON

Dam

PRIVATE DRIVE

ZONE B

RM99

ZONE B

1317

ZONE B

RM98

ZONE C

35

33

34

CLARK

BELLAIRE

LAHOMA

KINKAID

CREST

BELLAIRE

BEDFORD

RICHFIELD

PAWNEE

AVENUE

ROAD

4

ZONE C

3

GREENWICH

STREET

ZONE A

2

HAMILTON

ROAD

ME MUNICIPAL ENGINEERS
Civil Engineers & Land Surveyors

254 Laura, Suite 201 • Wichita, Kansas 67211 • (316) 262-3842 • Fax: (316) 262-8634

August 10, 1990

Vicki Huang
City Engineer's Office
City Hall - 7th Floor
455 North Main Street
Wichita, Kansas 67202


Re: Smithmoor 2nd Addition
Final Plat

Dear Ms. Huang:

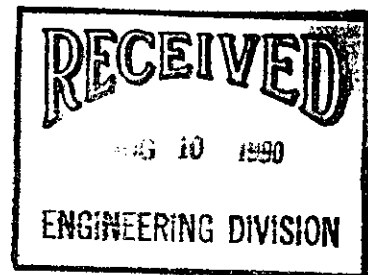
Attached please find a blueline print of the referenced final plat and construction cost estimates for various improvements that will be petitioned.

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.

ME MUNICIPAL ENGINEERS
Civil Engineers & Land Surveyors

254 Laura, Suite 201 • Wichita, Kansas 67211 • (316) 262-3842 • Fax: (316) 262-8634

SMITHMOOR 2ND ADDITION
WICHITA, KANSAS

ESTIMATED CONSTRUCTION COSTS

PAVING IMPROVEMENTS

1. Left turn lane on Harry & Greenwich Roads along, Lot 1 & 2, Smithmoor 2nd Addition, Wichita, Kansas.

Assessment District: Lot 1, & 2, Smithmoor 2nd Addition, Wichita, Kansas.

Description: 1 lane, 11' wide, 1880 l.f. long.

Total Pavement Area = 2,298 s.y.

Unit Costs:

Excavation	=	\$ 1.00/s.y.
Subgrade	=	4.00/s.y.
Pavement	=	<u>18.00/s.y.</u>
Subtotal	=	23.00/s.y.

Total Construction Cost = \$ 52,854

Engineering, Admin, Inspection (25%) = 13,246

TOTAL COST = \$ 66,100

This cost should be assessed equally on all four corners of intersection.

Total Cost to be Assessed to Lot 1 & 2 = \$ 16,525

2. Accel/decel Lane:

Same as above.

Cost to be assessed to Lot 1 & 2 = \$ 66,100

3. Smithmoor Street:

Total Street Length = 2,108 l.f. ; 37' B/B

SMITHMOOR 2ND ADD.

1. Earthwork	2,300 c.y.	@ \$ 5.00/c.y.	= \$ 11,500
2. C&G	4,216 l.f.	10.00/l.f.	= 42,160
3. Subgrade	8,980 s.y.	2.00/s.y.	= 17,960
4. 3"-Bit. Base	1,250 s.y.	4.00/s.y.	= 5,000
5. 8"-A.C. Pvmnt.	7,500 s.y.	12.00/s.y.	= <u>90,000</u>
SUBTOTAL			= \$ 166,620
Engineering, Admin., Inspection etc. (25%)			= <u>41,680</u>
TOTAL CONSTRUCTION COST			= \$ 208,300

ASSESSMENT DISTRICT: Lot 3, Smithmoor 2nd Addition, Wichita, Sedgwick County, Kansas AND an area described as beginning at the Southeast corner of Smithmoor 2nd Addition, Wichita, Sedgwick County, Kansas; Thence Bearing S 00-00'-03"E, a distance of 100.00 feet; Thence Bearing S 89-41'-28" W, a distance of 1184.15 to the P.C. of a curve to the right having a radius of 341.00 feet; Thence along said curve through a central angle of 90-18'-32", an arc distance of 537.48 feet; Thence Bearing N 00-00-00 E, a distance of 577.21 feet to a point on the Southerly line of Smithmoor First Addition to Wichita, Sedgwick County, Kansas ; Thence Bearing N 59-42'-20" E, a distance of 115.82 feet to a point on the west line of Smithmoor 2nd Addition; Thence S.00-00'-00" W, along said west line of Smithmoor 2nd Addition, a distance of 635.63 to P.C. of a curve to left having a radius of 241.00 feet; Thence along said curve and through a central angle of 90-18'-32", an arc distance of 379.86 feet; Thence Bearing N 89-41'-28" E, a distance of 1184.68 feet to the point of beginning.

4. Major Entrances:

1. Curb	54 l.f.	\$ 10.00/l.f.	= \$ 540
2. 8"-Conc. Pavement	101 s.y.	25.00/s.y.	= <u>2,525</u>
SUBTOTAL			= \$ 3,065
Engineering, Admin., Inspection (25%)			= <u>765</u>
			= \$ 3,830
TOTAL COST FOR 2-Major Entrances			= \$ 7,660

ASSESSMENT DISTRICT: LOT 2, Smithmoor 2nd Addition, Wichita, Kansas.

ME MUNICIPAL ENGINEERS
Civil Engineers & Land Surveyors

254 Laura, Suite 201 • Wichita, Kansas 67211 • (316) 262-3842 • Fax: (316) 262-8634

August 10, 1990

Rob Younkin, P.E.
City Engineer's Office
City Hall - 7th Floor
455 North Main Street
Wichita, Kansas 67202

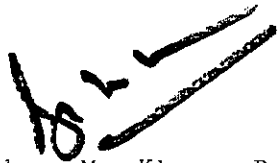
Re: Final Plat
Smithmoor 2nd Addition

Dear Mr. Younkin:

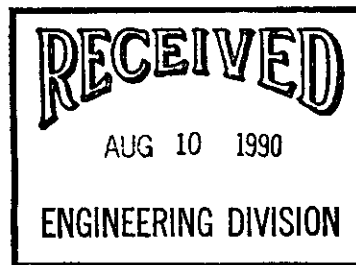
Attached please find the referenced final plat and construction cost estimates for the proposed waterline improvements that will be petitioned.

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.

ME MUNICIPAL ENGINEERS
Civil Engineers & Land Surveyors

254 Laura, Suite 201 • Wichita, Kansas 67211 • (316) 262-3842 • Fax: (316) 262-8634

SMITHMOOR 2ND ADDITION
WICHITA, KANSAS

ESTIMATED CONSTRUCTION COST
WATER LINE IMPROVEMENTS

Description: Construct a waterline along the north line of Smithmoor 2nd Addition; from approximately 1350' W of intersection of Harry and Greenwich to 30' west of intersection; Construct 16" line; ~~Assess difference between 16" and 8" line.~~

Assessment District: Lots 1, 2 & 3, Smithmoor 2nd Addition, Wichita, Sedgwick County, Kansas.

16"-Waterline:

16"-Pipe, in place	1,320 l.f.	@ \$ 35.00/l.f.	= \$ 46,200
16"-Valve Assembly	1	2,000.00/ea	= 2,000
Fire Hydrant	1	2,000.00/ea	= <u>2,000</u>
SUBTOTAL			= \$ 50,200
Engineering, Admin., Inspection etc. (25%)			= <u>12,600</u>
TOTAL ESTIMATED COST			= \$ 62,800

8"-Waterline:

8"-pipe, in place	1,320 l.f.	@ \$ 18.00/l.f.	= \$ 23,760
8"-Valve Assembly	1	500.00/ea	= 500
Fire Hydrant	1	2,000.00/ea	= <u>2,000</u>
SUBTOTAL			= \$ 26,260
Engineering, Admin., Inspection etc. (25%)			= <u>6,540</u>
TOTAL ESTIMATED COST			= \$ 32,800

DIFFERENCE BETWEEN 16" & 8" Line = \$ 30,000

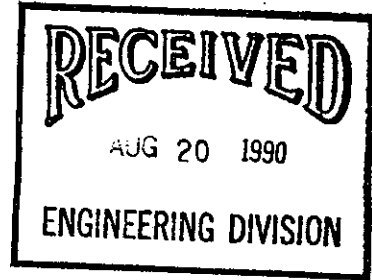
ME MUNICIPAL ENGINEERS
Civil Engineers & Land Surveyors

254 Laura, Suite 201 • Wichita, Kansas 67211 • (316) 262-3842 • Fax: (316) 262-8634

T R A N S M I T T A L

DATE: August 17, 1990 FROM: Babar Khan

TO: Vicki Huang, P.E.
City Engineer's Office



PROJECT: Drainage Plan for Smithmoor 2nd Addition

PROJECT #: 89-35

THE FOLLOWING ITEMS ARE BEING TRANSMITTED TO YOU:

Drainage plan for your review and approval.

COMMENTS:

Smithmoor 2nd Addition

10/21/90

16" Pipe	1320 @ 40 ⁰⁰ =	52,800 ⁰⁰
16" Valve Assy	1 @ 2000 ⁰⁰ =	2,000 ⁰⁰
Fire Hydt.	1 @ 2000 ⁰⁰ =	2,000 ⁰⁰
		<u># 56,800⁰⁰</u>

		District	W. Dept.
Construction	56,800 ⁰⁰	28,750 ⁰⁰	28,050 ⁰⁰
Design	4,544 ⁰⁰	4,544 ⁰⁰	0 ⁰⁰
Inspection	11,360 ⁰⁰	11,360 ⁰⁰	0 ⁰⁰
Administration	1,514 ⁸⁸	1,514 ⁸⁸	0 ⁰⁰
Publication	200 ⁰⁰	200 ⁰⁰	0 ⁰⁰
Contingencies	<u>2,840⁰⁰</u>	<u>2,840⁰⁰</u>	<u>0⁰⁰</u>
	<u># 77,258⁸⁸</u>	<u>49,208⁸⁸</u>	<u>28,050⁰⁰</u>

Suggested Budget # 80,000⁰⁰

8" Cast:

8" Pipe	1320 @ 20 ⁰⁰ =	26,400
8" Valve	1 @ 650 ⁰⁰ =	650 ⁰⁰
Fire Hydt.	1 @ 1,700 ⁰⁰ =	1,700 ⁰⁰
		<u># 28,750⁰⁰</u>

Imp. Dist. $\frac{\$49,208^{88}}{77,258^{88}} = 0.6369 \Rightarrow 63\%$
 W. Dept. $\frac{28,050^{00}}{77,258^{88}} = 0.3631 \Rightarrow 37\%$

Petition: # 80,000⁰⁰
 Imp. Dist. 63 %
 Water Dept. 37 %

Post-It™ brand fax transmittal memo 7671		# of pages ▶
To	Baber Kahn	From
Co.	Municipal Eng.	Co.
Dept.		Phone #
Fax #		Fax #

Smithmoor 2nd Addition

10/21/90

16" Pipe	1320 @ 40 ⁰⁰ =	52,800 ⁰⁰
16" Valve Assy	1 @ 2000 ⁰⁰ =	2,000 ⁰⁰
Fire Hydt.	1 @ 2000 ⁰⁰ =	<u>2,000⁰⁰</u>
		# 56,800 ⁰⁰

		District	W. Dept.
Construction	56,800 ⁰⁰	28,750 ⁰⁰	28,050 ⁰⁰
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Administration	1,514 ⁸⁸	1,514 ⁸⁸	0 ⁰⁰
Publication	200 ⁰⁰	200 ⁰⁰	0 ⁰⁰
Contingencies	2,840 ⁰⁰	2,840 ⁰⁰	0 ⁰⁰
	# 77,258 ⁸⁸	49,208 ⁸⁸	28,050 ⁰⁰

Suggested Budget #80,000⁰⁰

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8" Pipe	1320 @ 20 ⁰⁰ =	26,400
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		# 28,750 ⁰⁰

Imp. Dist. $\frac{\$49,208^{88}}{77,258^{88}} = 0.6369 \Rightarrow 63\%$
 W. Dept. $\frac{28,050^{00}}{77,258^{88}} = 0.3631 \Rightarrow 37\%$

Petition: #80,000⁰⁰

Imp. Dist. 63%

Water Dept. 37%

10/21/90

Smithmoor 2nd Addition

16" Pipe	1320	@	40 ⁰⁰	=	52,800 ⁰⁰
16" Valve	1	@	2,000 ⁰⁰	=	2,000 ⁰⁰
Fire Hydr	1	@	2,000 ⁰⁰	=	2,000 ⁰⁰
					<u>56,800⁰⁰</u>

					Dist.	water
Construction	56,800 ⁰⁰				28,750	28,050
Design (8%)	4,544 ⁰⁰				4,544	0
Inspection (20%)	11,360 ⁰⁰				11,360	0
Administration	1,514 ⁰⁰				1,514	0
Publication	200 ⁰⁰				200	0
Contingencies (5%)	<u>2,840⁰⁰</u>				<u>2,840</u>	<u>0</u>
	<u>* 77,258⁰⁰</u>				<u>49,208</u>	<u>28,050</u>

Suggested Budget * 80,000⁰⁰

28,050

49,208

77,258

8" Cast

1320	@	20 ⁰⁰	=	26,400 ⁰⁰
1	@	650 ⁰⁰	=	650 ⁰⁰
1	@	1,700 ⁰⁰	=	<u>1,700⁰⁰</u>
				28,750 ⁰⁰ (50.62)

Imp. Dist. 50% (*40,000⁰⁰)

63.69

W. Dept 50% (*40,000⁰⁰)

36.31%

100.00%

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 6

August 23, 1990

STAFF REPORT
(Final Plat; Preliminary Plat Approved 9/7/89)

CASE NUMBER: S/D 89-61 - SMITHMOOR 2ND ADDITION

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

SURVEYOR/ENGINEER: Municipal Engineers

LOCATION: Southwest corner of Harry and Greenwich Road.

SITE SIZE: 47.3 Acres

NUMBER OF LOTS

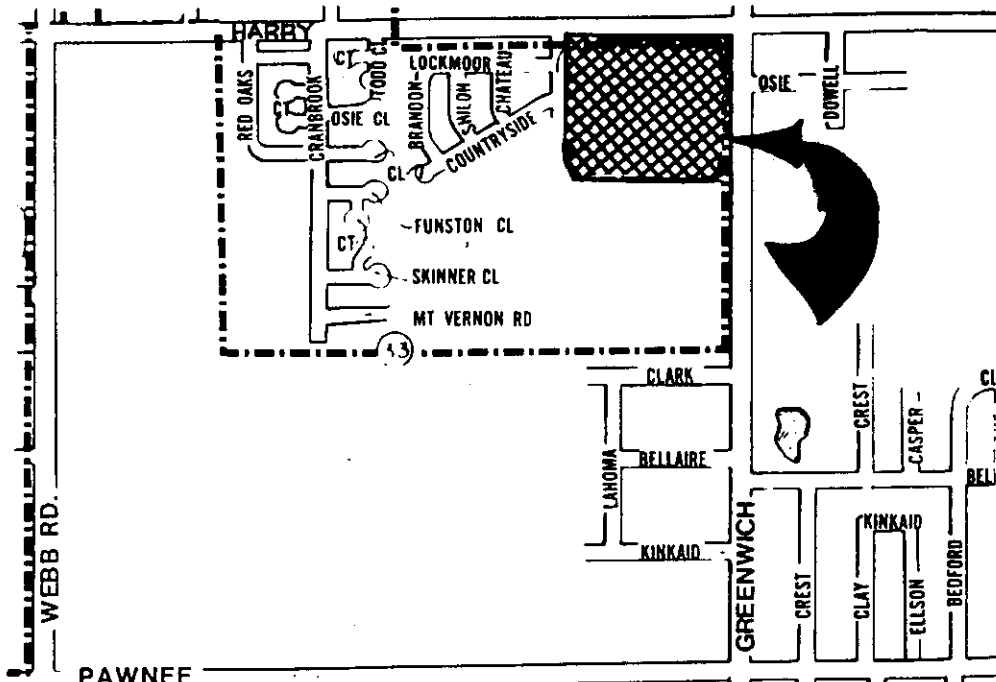
Residential:	1
Office:	
Commercial:	2
Industrial:	
Total:	3

MINIMUM LOT AREA: 0.7 Acres

CURRENT ZONING: "LC" Light Commercial & "AA" One Family Dwelling

PROPOSED ZONING: "LC" Light Commercial & "R-6" Suburban Residential (Z-2860) (DP-174)

VICINITY MAP:



STAFF COMMENTS:

NOTE: A zone change request (Z-2860) and Community Unit Plan (DP-174) are on file for this site. The zone change involves a request for "LC" and "R-6" (Light Commercial and General Residence) zoning for the presently "AA" (One Family) zoned site. Lot 3 is proposed for "R-6" zoning, with Lots 1 and 2 being proposed for the "LC" classification. This site was originally required to plat by September 15, 1989 and consequently the applicant has requested a platting time extension, which was approved, with an extension to September 15, 1990.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee construction of the storm sewers required by this plat.
- D. As required by the Smithmoor Commercial Community Unit Plan (DP-174), the following improvements are to be provided:
 1. That portion of the major entrances to Harry and Greenwich Road, on public right-of-way, will be guaranteed. That portion of the major entrances on private property will be a requirement at the time of building permit(s) for Lot 2.
 2. Arterial street improvements: The applicant shall guarantee the construction of a left turn lane along the north and east line of Lots 1 and 2. Guarantees for the left turn lanes will be held by the City of Wichita until such time as Harry and Greenwich Road are constructed to arterial street standards.
 3. The applicant shall guarantee the construction of a continuous accel/decel lane including the right-turn lane along the north and east line of Lots 1 and 2. Construction of the accel/decel lane will not be required until such time as Lot 2 develops in excess of 60,000 square feet of gross floor area, or Harry and Greenwich Road are improved to arterial standards.
 4. The applicant shall guarantee the construction of a temporary third lane in both Harry and Greenwich Road. Guarantees for the temporary third lanes will be held by the City of Wichita until development occurs. (Partial development would necessitate partial development of the third lane.)

- E. Since this plat is now including Smithmoor Street within its perimeter, the paving of this street to a collector status shall be guaranteed. This guarantee shall also include a sidewalk along this street's east and north sides, from Harry to Greenwich.
- 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 provide proof, by letter or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement and the use of part of this pipeline easement as a general utility easement are acceptable and that the building setback line as shown is sufficient. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the City.
- H. The final plat tracing shall indicate the recording information for the 66-foot Northwest Central Pipeline Corporation gas line easement on this property.
- I. The final plat tracing shall provide additional information to precisely describe this pipeline's location. The center line shall be dimensioned from the northwest and northeast corners of Lot 2.
- J. On the final plat the north terminus for Smithmoor Street shall be indicated by a dashed line. Solid lines are used to indicate a private street.
- K. On the final plat tracing, the following names and titles shall be printed by the appropriate signature line:
MAPC = George D. Sherman, Acting Chairman
MAPC Secretary = Marvin Krout
Mayor = Bob Knight
City Clerk = Pat Burnett, Deputy City Clerk
County Clerk = Don Wright
Register of Deeds = Pat Kettler
Deputy = Ed Resa
- L. The preliminary plat indicated a number of utility easements. The plattor's text of the final plat also references the platting of utility easements, however, the face of the final plat indicates no utility easements. The applicant and utility representatives should be prepared to comment on the need for any such utility easements.

- 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. 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.
- Q. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan and as to the acceptability of the floodway's boundary.
- R. Since both Harry and Greenwich, adjacent to this site are still under County responsibility, the County Engineer's representative should be prepared to indicate any conditions they may have in regard to these roads. In particular, if they have drainage requirements.

SMITHMOOR RESIDENTIAL AND COMMERCIAL
COMMUNITY UNIT PLAN

GENERAL:

TOTAL GROSS AREA = 47.3 ACRES +
TOTAL NET AREA = 43.5 ACRES + (EXCLUSIVE OF PUBLIC STREET R/W)

THIS DEVELOPMENT IS PROPOSED TO CONTAIN 17.5 ACRES ± OF "LC" ZONING, AND 26.3 ACRES ± OF "R-6" ZONING.

GENERAL PROVISIONS:

- 1.) ACCESS CONTROL: ACCESS TO HARRY SHALL BE LIMITED TO FIVE OPENINGS; ONE OPENING TO PARCEL 1, THREE OPENINGS TO PARCEL 2, AND ONE OPENING TO PARCEL 3. ACCESS TO GREENWICH ROAD SHALL BE LIMITED TO SIX OPENINGS; ONE OPENING TO PARCEL 1, THREE OPENINGS TO PARCEL 2, AND TWO OPENINGS TO PARCEL 3. ONE OPENING TO HARRY AND ONE OPENING TO GREENWICH ROAD, FROM PARCEL 2, SHALL BE CONSTRUCTED TO TRAFFIC ENGINEERING MAJOR ENTRANCE STANDARDS.

THAT PORTION OF THE MAJOR ENTRANCES TO HARRY AND GREENWICH ROAD, ON PUBLIC RIGHT-OF-WAY, WILL BE GUARANTEED AT THE TIME OF PLATTING. THAT PORTION OF THE MAJOR ENTRANCES ON PRIVATE PROPERTY WILL BE A REQUIREMENT AT THE TIME OF BUILDING PERMIT(S) FOR PARCEL 2.
- 2.) ACCEL/DECEL LANES: AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE THE CONSTRUCTION OF ACCEL/DECEL LANES ALONG HARRY AND GREENWICH ROAD, WHERE DETERMINED NECESSARY.
- 3.) ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 4.) DRAINAGE WILL BE HANDLED AT THE TIME OF PLATTING. ANY REQUIRED DRAINAGE IMPROVEMENTS WILL BE GUARANTEED WITH THE FINAL PLAT.
- 5.) BUILDING SETBACKS: MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN.
- 6.) PARKING RATIO SHALL BE IN ACCORDANCE WITH THE APPROPRIATE CODE OF THE CITY OF WICHITA, OR AS NOTED IN THE PARCEL DESCRIPTIONS.
- 7.) SIGNS: ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 28.04.139, OF THE CODE OF THE CITY OF WICHITA. NO OFF-SITE OR PORTABLE SIGNS SHALL BE ALLOWED.

- 8.) A FIRE LANE, HARD SURFACED AND TWENTY FOUR FEET MINIMUM IN WIDTH SHALL BE PROVIDED AROUND ALL MAIN STRUCTURES CONSTRUCTED WITHIN PARCEL 2. SAID FIRE LANE SHALL BE CONSTRUCTED WITH A MINIMUM OF 3 1/2 INCH ASPHALT BASE AND 1 1/2 INCH ASPHALT SURFACE OR THE EQUIVALENT THEREOF. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING.

PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN AS TO LOCATION AND DESIGN OF THE FIRE LANE(S).

- 9.) SCREENING AND LANDSCAPING: THE PLANTING STRIP, AS INDICATED IN PARCEL 2, SHALL CONSIST OF TREES, GRASS, AND LOW SHRUBBERY NOT LESS THAN TEN FEET IN WIDTH AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS TO NOT CONSTITUTE A TRAFFIC HAZARD. FAILURE TO PROPERLY MAINTAIN THE PLANTING STRIP SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION.

A SOLID OR SEMI-SOLID WALL AT LEAST FIVE FEET, BUT NOT MORE THAN EIGHT FEET HIGH, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL, SPECIFICALLY EXCLUDING WOOD OR WOVEN WIRE, SHALL BE SUBSTITUTED FOR THE PLANTING STRIP IN PARCEL 2, WHERE THE STORAGE AREA, SERVICE AREA, OR THE REAR OF THE NON-RESIDENTIAL BUILDING(S) FACE DIRECTLY INTO A RESIDENTIAL DISTRICT. SHOULD A WALL BE SUBSTITUTED FOR THE PLANTING STRIP, APPROPRIATE STREET TREES (AS APPROVED BY THE CITY FORESTER) SHALL BE PLANTED NO FARTHER APART THAN FIFTY FEET ON CENTERS IN THE PUBLIC PARKING AREA BETWEEN THE CURB AND THE WALL AND SHALL BE MAINTAINED BY THE OWNER(S) OF PARCEL 2.

A WALL, AS DESCRIBED ABOVE, SHALL BE INSTALLED WHERE PARCEL 2 ABUTS THE RESIDENTIAL DISTRICT TO THE SOUTH AND WEST AS INDICATED ON THE PLAN. SAID WALL MAY BE REDUCED TO THREE FEET IN HEIGHT AT THE BUILDING SETBACK ALONG HARRY AND GREENWICH ROAD.

NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT, AND A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY WALL.

TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.

- 10.) A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, INDICATING THE TYPE, LOCATION, SPECIFICATION OF PLANT MATERIALS, AND METHOD OF PROVIDING WATER, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) FOR PARCEL 2.

A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT FOR PARCEL 2, IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.

PARCEL DESCRIPTIONS:

PARCEL ONE

PROPOSED USE - FINANCIAL INSTITUTIONS, OFFICE, PERSONAL SERVICES, RESTAURANTS, SERVICE STATIONS (INCLUDING CONVENIENCE SALES), CAR WASH (IF FIRST APPROVED BY THE B.Z.A.), AND RETAIL SALES AS PERMITTED BY THE ZONING DISTRICT.

NET AREA - 0.70 ACRES+ (30,625 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 30% OR 9,187 SQ. FT.
FLOOR AREA RATIO - 30%
MAXIMUM GROSS FLOOR AREA - 9,187 SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE (TWO FOR SERVICE STATIONS WITH ASSOCIATED DETACHED CAR WASH)

PARCEL TWO

PROPOSED USE - SHOPPING CENTER, FINANCIAL INSTITUTIONS, OFFICE, RESTAURANTS, PERSONAL SERVICES, AND RETAIL SALES, AS PERMITTED BY THE ZONING DISTRICT.

NET AREA - 16.8 ACRES+ (730,529 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 30% OR 219,158 SQ. FT.
FLOOR AREA RATIO - 40%
MAXIMUM GROSS FLOOR AREA - 292,200 SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - FOUR

PARCEL THREE

PROPOSED USE - GARDEN APARTMENTS AND ASSOCIATED COMMUNITY FACILITIES.
NET AREA - 26.0 ACRES+
DENSITY - 26 D.U.'S PER NET ACRE OR 676 D.U.'S
MAXIMUM BUILDING HEIGHT - 35 FEET
PARKING RATIO - 1.5 PER D.U.