

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 72-137 Name SMITHMOOR ADDITION
Date Application Rec'd. 3-26-73 Preliminary Approval 4-5-73
Scheduled S/D Meeting 5-17-73

DESCRIPTION

General Location At the southwest corner of Harry Street and Greenwich Road
Owner American Landmark Corporation
Surveyor/Engineer Professional Engineering Consultants
Address 1440 East English Phone 262-2691

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>10.9</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>64</u> R/W <u>2000</u> ft. |
| Residential <u>42</u> | b. <u>70</u> R/W <u>620</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>42</u> | TOTAL <u>X</u> <u>2620</u> ft. |
| 3. Minimum Lot Frontage <u>46</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>8,000</u> sq. ft. | |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>County Sewer District (proposed)</u> | |
| 11. Health Department Approval (where applicable) <u>Yes</u> (Yes-No) | |
| 12. City of Wichita _____: Three-Mile Area _____ | |

STAFF COMMENTS:

- A. Approval of the plat is subject to the approval of the associated zone case SCZ-0307, "R-1" to "AA".
- B. It should be noted that this plat is being submitted and reconsidered as a revised preliminary plat. The drainage and utility easement on the west line of the plat is now being shown as 80 feet.
- C. Cambridge Avenue shall be labeled adjacent to the west line of the plat.
- D. The applicant shall contact the City of Wichita Water Department and make satisfactory arrangements for the extension of City water to serve all lots being platted.
- E. The applicant shall guarantee the improvement of the streets to urban standards including curb and gutter, and sidewalks.
- F. The installation of both telephone and electric service shall be underground.
- G. The applicant shall make satisfactory arrangements for the installation of a municipal sewer system to serve subject property.
- H. The applicant shall contact Guy Moorefield of the Soil Conservation Service relative to taking adequate precautions to prevent erosion from wind and water while developing subject property.
- I. The applicant shall make satisfactory arrangements and guarantee for handling of the drainage problem associated with subject property.
- J. Recording of the plat within 30 days after approval by the Board of County Commissioners.

NOTE: For the record, it should be pointed out that the Planning Department is of the opinion that the design of this plat, creating double frontage lots in Block 4, is not the best solution, that costs for pavement of streets and sidewalks will be an excessive burden on these lots.

PRELIMINARY PLAT
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METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 72-137 Name SMITHMOOR ADDITION
Date Application Rec'd. 3-26-73 Preliminary Approval _____
Scheduled S/D Meeting 4-5-73

DESCRIPTION

General Location At the southwest corner of Harry Street and
Greenwich Road

Owner American Landmark Corporation

Surveyor/Engineer Professional Engineering Consultants

Address 1440 East English Phone 262-2691

- | | |
|--|----------------------------------|
| 1. Gross Acreage of Plat <u>10.9</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>64</u> R/W <u>2000</u> ft. |
| Residential <u>44</u> | b. <u>70</u> R/W <u>620</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>44</u> | TOTAL <u>2620</u> ft. |
| 3. Minimum Lot Frontage <u>46</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>8,000 sq.</u> ft. | streets? <u>X</u> yes _____ no |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>County Sewer District (proposed)</u> | |
| 11. Health Department Approval (where applicable) <u>Yes</u> (Yes-No) | |
| 12. City of Wichita _____: Three-Mile Area _____ | |

STAFF COMMENTS:

- A. Approval of the plat is subject to the applicant filing and receiving approval of a zone change on subject property from "R-1" to "AA".
- B. It should be noted that Lots 16-18, Block 4 are double frontage lots. They shall be oriented so as to front on Brandwood Court.
- C. "Complete access control" shall be indicated on both sides of Heather Ridge Street adjacent to all lots.
- D. Smithlock Court shall be relabeled as Brandwood Court.
- E. The applicant shall be prepared to discuss that portion of Cambridge Avenue adjacent to subject plat on the west as it relates to this plat.
- F. The applicant shall guarantee the improvement of the streets to urban standards including curb and gutter, and sidewalks.
- G. The installation of both telephone and electric service shall be underground.
- H. The applicant shall make satisfactory arrangements for the installation of a municipal sewer system to serve subject property.
- I. The applicant shall install or guarantee the installation of all applicable utilities and facilities as described in Article 8 of the MAPC Subdivision Regulations.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 72-137 Name SMITHMOOR ADDITION
Date Application Rec'd. 3-26-73 Preliminary Approval _____
Scheduled S/D Meeting 4-5-73

DESCRIPTION

General Location At the southwest corner of Harry Street and
Greenwich Road
Owner American Landmark Corporation
Surveyor/Engineer Professional Engineering Consultants
Address 1440 East English Phone 262-2691

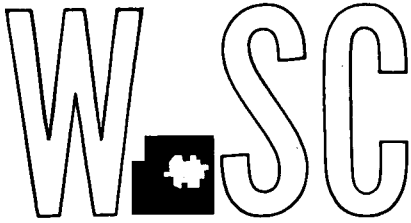
- | | |
|--|---|
| 1. Gross Acreage of Plat <u>16</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>64</u> R/W <u>3570</u> ft. |
| Residential <u>69</u> | b. <u>70</u> R/W <u>700</u> ft. |
| Commercial _____ | c. <u>30</u> R/W <u>1300</u> ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>69</u> | TOTAL <u>5570</u> ft. |
| 3. Minimum Lot Frontage <u>50</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>8,000 sq.</u> ft. | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>County Sewer District (proposed)</u> | |
| 11. Health Department Approval (where applicable) <u>Yes</u> (Yes-No) | |
| 12. City of Wichita _____: Three-Mile Area _____ | |

STAFF COMMENTS:

- A. This latest revision of a preliminary plat called Smithmoor Addition which was approved by the Subdivision Committee on May 17, 1973, now has eliminated most of the design problems which were of concern. However, the open spaces indicated along the south line of the plat would appear to be of little benefit to the plat.
- B. Associated zone case SCZ-0307, "R-1" to "AA" has been approved by the Board of County Commissioners subject to platting.
- C. The applicant and/or his engineer shall contact the County Zoning and Planning Office, and Bob Vinson of the Department of Public Works regarding appropriate street names to be indicated on the plat, as there is another existing street called Heather Ridge at a location which would not align with the "Heather Ridge Drive" shown on the plat.
- D. "Complete access control" adjacent to the south line of Harry Street, shall be indicated on Lots 5, 6, 7 & 8, Block 1.
- E. The applicant shall guarantee the paving of the streets within the plat, to urban standards including curb and gutter, and sidewalks adjacent to all streets.
- F. The applicant shall contact the Wichita Water Department and make satisfactory arrangements and guarantee for the extension of City water to serve all lots being platted.
- G. The applicant shall make satisfactory arrangements for the installation of a municipal sanitary sewer system to serve subject property.
- H. The applicant and/or his engineer shall consult with the County Engineer and M. S. Mitchell of the Maintenance-Flood Control Office relative to handling of the drainage problems on subject property and shall guarantee any improvements associated with said drainage problems.

(OVER)

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

April 9, 1973

Professional Engineering
Consultants
1440 East English
Wichita, Kansas 67211

Subject: S/D 72-137 - Preliminary
Plat of SMITHMOOR ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 5, 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. Approval of the plat is subject to the applicant filing and receiving approval of a zone change on subject property from "R-1" to "AA".
- B. "Complete access control" shall be indicated on both sides of Heather Ridge Street adjacent to all lots.
- C. Smithlock Court shall be relabeled as Brandwood Court.
- D. Ten foot utility easements between Lots 3 & 4 and 7 & 8, Block 2 and on the rear 10 feet of Lots 16, 17, 18, Block 4, shall be indicated on the plat.
- E. A vacation application shall be submitted requesting the vacation of Cambridge Street adjoining subject property on the west. Approval of the plat is subject to the approval of the vacation of Cambridge Street.
- F. That applicant shall contact the City of Wichita Water Department and make satisfactory arrangements for the extension of City water to serve all lots being platted.
- G. The applicant shall guarantee the improvement of the streets to urban standards including curb and gutter, and sidewalks.

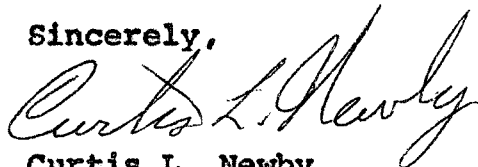
Page 2 - Preliminary Plat of SMITHMOOR
ADDITION
April 9, 1973

- H. The installation of both telephone and electric service shall be underground.
- I. The applicant shall make satisfactory arrangements for the installation of a municipal sewer system to serve subject property.
- J. The applicant shall contact Guy Moorefield of the Soil Conservation Service relative to taking adequate precautions to prevent erosion from wind and water while developing subject property.
- K. The applicant shall install or guarantee the installation of all applicable utilities and facilities as described in Article 8 of the MAPC Subdivision Regulations.
- L. 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,



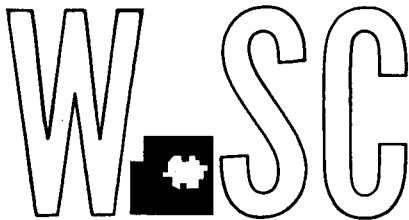
Curtis L. Newby
Junior Planner

CLN:rme

Enclosure

cc: American Landmark Corporation
838 South Edgemoor 67218

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 21, 1973

**Professional Engineering
Consultants
1440 East English
Wichita, Kansas 67211**

**Subject: S/D 72-137 - Preliminary
Plat of SMITHMOOR ADDITION**

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 17, 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. Approval of the plat is subject to the approval of the associated zone case SCZ-0307, "R-1" to "AA".
- B. Cambridge Avenue shall be labeled adjacent to the west line of the plat.
- C. Labeling the 80 foot drainage easement as a "drainage dedication" and indicating a utility easement on the east and west 10 feet thereof.
- D. The applicant shall contact the City of Wichita Water Department and make satisfactory arrangements for the extension of City water to serve all lots being platted.
- E. The applicant shall guarantee the improvement of the streets to urban standards including curb and gutter, and sidewalks.
- F. The installation of both telephone and electric service shall be underground.
- G. The applicant shall make satisfactory arrangements for the installation of a municipal sewer system to serve subject property.

Page 2 - Preliminary Plat of SMITHMOOR ADDITION
May 21, 1973

- H. The applicant shall contact Guy Moorefield of the Soil Conservation Service relative to taking adequate precautions to prevent erosion from wind and water while developing subject property.
- I. The applicant shall make satisfactory arrangements and guarantee for handling of the drainage problem associated with subject property.
- J. Recording of the plat within 30 days after approval by the Board of County Commissioners.

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 Corporation
838 South Edgemoor, 67218

Dean Sellers, City Engineering

S/D NO. 73-89 Name SMITHMOOR SECOND ADDITION
Date Application Rec'd. 6-25-73 Preliminary Approval _____
Scheduled S/D Meeting 7-5-73

DESCRIPTION

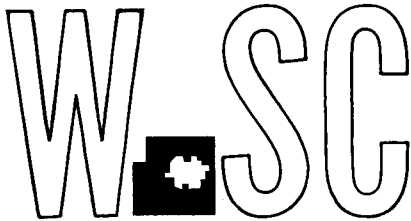
General Location On the south side of Harry in an area west of
Greenwich Road
Owner American Landmark Corp.
Surveyor/Engineer Professional Engineering Consultants
Address 1440 East English Phone 262-2691

- | | |
|---|---------------------------------|
| 1. Gross Acreage of Plat <u>9.9</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>64</u> R/W <u>705</u> ft. |
| Residential <u>1</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>705</u> ft. |
| 3. Minimum Lot Frontage <u>705</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>34,8480.0</u> sq.ft. | streets? <u>X</u> yes _____ no |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name _____ | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita _____: Three-Mile Area _____ | |

STAFF COMMENTS:

- A. It is recommended that this plat be deferred since it does not correspond with the overall sketch plan or the revised preliminary plat of Smithmoor Addition approved by the Subdivision Committee on May 17, 1973.
- B. An associated zone case SCZ-0311, "R-1" to "AA" and CU-151 has been submitted proposing 15 dwelling units per acre on subject property.
- C. 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.
- D. The applicant shall furnish to the Planning Department an executed and recorded release of the existing Cities Service Gas Line easement.
- E. 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.
- F. The installation of both telephone and electric service shall be underground.
- G. The applicant shall install or guarantee the installation of sidewalks adjacent to the east side of Heather Ridge Street, the south side of Harry Street and the west side of Smithlock Street.
- H. The applicant shall be advised that the construction of the sidewalk will be required at the time of final building inspection when said sidewalk is required as a condition of plat approval.
- I. The applicant shall guarantee the paving of Heather Ridge Street and Smithlock Street.
- J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the

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 72-137 - Preliminary
Plat of SMITHMOOR 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. A 10-foot utility easement shall be shown on the center line of Lots 11 and 12, Block 2.
- B. A 20-foot drainage and utility easement shall be indicated on the centerline of Lots 14 and 15, Block 2.
- C. All lots along the south line of the plat shall be extended to the centerline of the Cities Service Gas line easement.
- D. A 20-foot utility easement shall be indicated adjacent and parallel to the north line of the Cities Service pipeline easement on all lots abutting the south line of the plat.
- E. The applicant and/or his engineer shall contact the County Zoning and Planning Office, and Bob Vinson of the Department of Public Works regarding appropriate street names to be indicated on the plat, as there is another existing street called Heather Ridge at a location which would not align with the "Heather Ridge Drive" shown on the plat.
- F. "Complete access control" adjacent to the south line of Harry Street shall be indicated on Lots 5, 6, 7, and 8, Block 1.

Page 2
Preliminary Plat of SMITHMOOR
ADDITION
July 20, 1973

- G. The applicant shall guarantee the paving of the streets within the plat, to urban standards including curb and gutter, and sidewalks adjacent to all streets.
- H. The applicant shall contact the Wichita Water Department and make satisfactory arrangements and guarantee for the extension of City water to serve all lots being platted.
- I. The applicant shall make satisfactory arrangements for the installation of a municipal sanitary sewer system to serve subject property.
- J. The applicant shall contact M. S. Mitchell of the Maintenance Flood Control Office relative to the drainage dedication indicated on the south side of Harry Street and the depth of the Cities Service Pipeline crossing the drainage dedication on the southwest corner of subject plat.
- K. The installation of both telephone and electric service shall be underground.
- L. The applicant shall contact Guy Moorfield of the Soil Conservation Service relative to taking adequate precautions to prevent erosion from wind and water while developing subject property.
- M. 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.

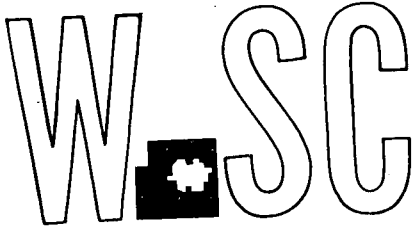
Sincerely,

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

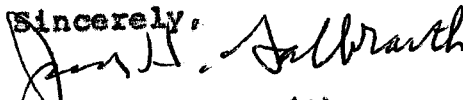
Re: S/D 72-137 - Preliminary
Plat of SMITHMOOR ADDITION

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 20, 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

S/D NO. 72-137 Name Smithmoor First Addition
 Date Application Rec'd. 12-28-72 Preliminary Approval _____
 Scheduled S/D Meeting 5-3-79

DESCRIPTION

General Location South side of Harry 3/8 mile west of Greenwich Road

Owner American Landmark Corp. Att: Ron Smith

Surveyor/Engineer Baughman Company

Address 330 Laura 67211 Phone 262-7271

- | | |
|--|----------------------------------|
| 1. Gross Acreage of Plat <u>30.2</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>58</u> R/W <u>3540</u> ft. |
| Residential <u>81</u> | b. <u>66</u> R/W <u>620</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>81</u> | TOTAL <u>4160</u> ft. |
| 3. Minimum Lot Frontage <u>60</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>6300 square</u> ft. | streets? <u>X</u> yes _____ no |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>AA (SCZ-0307 & SCZ-0311)</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewer <u>Yes</u> (Yes-No), Name <u>Park Meadows Sewer District</u> | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita _____: Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

Note: This is the fourth revised preliminary plat which has been submitted on this property. The last preliminary plat, Smithmoor Addition, was approved by the Subdivision Committee July 19, 1973. The property has been approved for "AA" county zoning with a conditional use permit allowing duplexes on Lots 1 thru 4, Block 1.

- A. The applicant is proposing to join the Park Meadows sewer district. Approval of this or connection to some other municipal sanitary sewer system will be a requirement for completing this plat.
- B. The applicant shall guarantee the extension of a municipal water supply to serve each lot.
- C. The applicant shall guarantee the improvement of all interior streets to City of Wichita standards.
- D. Sidewalks will be required on both sides of all interior streets.
- E. Since the streets are being platted with 58 feet of right-of-way, parking will be permitted on only one side. Four off-street parking spaces shall be provided for each dwelling unit.
- F. Complete access control to Harry shall be indicated adjacent to Lots 1 thru 4, Block 1.
- G. The representatives of the City and County Public Works Departments shall be prepared to comment on the acceptability of the proposed street names.
- H. Any drainage improvements required by the platting of this T9-303 property shall be guaranteed by the applicant.

(Over)

Drainage Concept Plan?

- I. All utilities shall be installed underground.
- J. Lot 27, Block 1 appears to have very little buildable space behind the required 25-foot front yard setback. Consideration should be given to realigning Honeytree Circle to provide greater depth for Lot 27.
- K. 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.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D NO. 72-137 Name Smithmoor First Addition
 Date Application Rec'd. 12-28-72 Preliminary Approval 5-3-79
 Scheduled S/D Meeting 2-5-81

DESCRIPTION

General Location South side of Harry, 3/8 mile west of Greenwich Road

Owner Janelle Properties, Attention: R. L. Smith, President
 Surveyor/Engineer Baughman Company
 Address 330 Laura, 67211 Phone 262-7271

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>30.2</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>58</u> R/W <u>3540</u> ft. |
| Residential <u>81</u> | b. <u>66</u> R/W <u>620</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>81</u> | TOTAL <u>4160</u> ft. |
| 3. Minimum Lot Frontage <u>36.24</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>7,700 sq. ft.</u> | |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>AA (SCZ-0307 & SCZ-0331 and CU-151)</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name _____ | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita _____: Three-Mile Area <input checked="" type="checkbox"/> | |

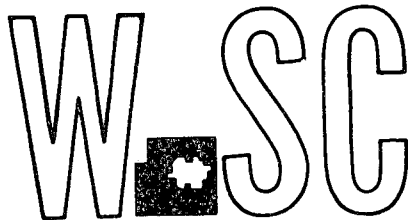
STAFF COMMENTS:

- A. The applicant is hereby advised that the approved county conditional use case CU-151, allowing one duplex per platted lot on Lots 1 thru 4, Block 1, does not cover the south fifteen feet of these lots or the west eleven feet of Lot 4.
- B. The applicant shall be prepared to explain to the Committee how sanitary sewer service is to be provided to this subdivision. A guarantee for sewer extension to each lot will be a requirement of plat approval to be submitted prior to the plat being forwarded to the governing body.
- C. The applicant shall guarantee extension of City water to serve each lot and shall submit an application for outside-the-City water service.
- D. The applicant shall guarantee the paving of all streets (except Harry) to urban standards, including storm sewers.
- E. Sidewalks shall be guaranteed on both sides of Smithmoor, a collector street.
- F. The applicant shall guarantee construction of the drainage channel within the drainage dedication.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall submit a covenant which provides for four off-street parking spaces per dwelling unit within this entire subdivision since all lots are on 58-foot streets.
- I. All utilities shall be installed underground.
- J. The applicant shall obtain approval from Cities Service for the proposed easement width and setback restrictions and the crossing

of this easement with Smithmoor Street OR shall furnish the Planning Department with a copy of a recorded easement agreement which addresses these matters. Any cost of relocating or encasing pipelines within this easement shall be at the applicant's expense.

- K. Several lots have inadequate frontage, even at the setback line, for their amount of square footage and several do not meet the recommended width-to-depth ratio. Approval of this final plat, as currently drawn, will constitute a waiver of these design requirements. It is recommended that the common lot line between Lots 50 and 51 in Block 1 be shifted to provide more frontage for Lot 51.
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 4, 1979

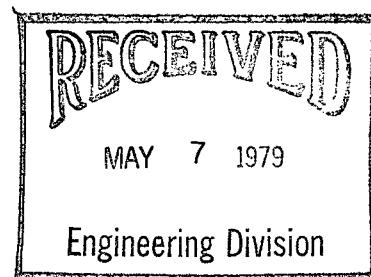
Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 72-137 - Preliminary plat of Smithmoor First Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 3, 1979, 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 is proposing to join the Park Meadows sewer district. Approval of this or connection to some other municipal sanitary sewer system will be a requirement for completing this plat.
- B. The applicant shall guarantee the extension of a municipal water supply to serve each lot.
- C. The applicant shall guarantee the improvement all interior streets to City of Wichita standards.
- D. Sidewalks will be required on both sides of all interior streets.
- E. Since the streets are being platted with 58 feet of right-of-way, parking will be permitted on only one side. Four off-street parking spaces shall be provided for each dwelling unit.
- F. Complete access control to Harry shall be indicated adjacent to Lots 1 thru 4, Block 1.
- G. Prior to submission of a final plat, the applicant shall contact Roberta Mendenhall of the City Public Works Department regarding the appropriate street names to be indicated on the final plat.
- H. Prior to submission of a final plat, the applicant shall submit a drainage concept plan to the City Engineer for review and approval.



Baughman Company

May 4, 1979

Page 2

- I. Any drainage improvements required by the platting of this property shall be guaranteed by the applicant.
- J. All utilities shall be installed underground.
- K. Lot 27, Block 1 appears to have very little buildable space behind the required 25-foot front yard setback. Consideration should be given to realigning Honeytree Circle to provide greater depth for Lot 27.
- L. The existing private K. G. and E. easement on the west line of this plat shall be shown on the final plat.
- 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).

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
Junior Planner

LO:hh

cc: American Landmark Corp. Attention Ron Smith, 838 S. Edgemoor, 67211
Lawrence Wells, 254 Laura, Suite 205, 67211
Dean Sellers, Assistant City Engineer

Smithmoore Add'n

10/2/79

1. Is CSC method applicable when one big watershed is broken into small parcels?
CN for developed area seems low?
2. t_r should be longer for unimproved creeks for undeveloped flow as compared with improved channel. Their calculation results in overestimation of present flow and low storage requirements.
3. Portion of Parcel 4^{10/2/79} is draining north to the ditch. It should not be included in estimating present flow at Greenwich.
4. Storm Sewer calculation did not use 15 min as minimum - oversizing the pipe capacity.

Smithmore Addition

I: Area B, C, D, 1 & 2 drain to Harry St

& Undeveloped flow

$$\text{Total Area} = 100 + 44 + 36 + 35 + 30 = 245 \text{ Ac} = .383 \text{ Mi}^2$$

$$l = 5500'$$

$$Y = 1\%$$

$$L = \frac{(5500)^8 (3.5)^7}{1900 (1)^5} = 1.2 \text{ hr}$$

$$T_c = 1.2 / 1.6 = 2 \text{ hr}$$

$$\text{Peak flow} = 192 \times .383 \times 3.7 = 272 \text{ cfs}$$

2500' Overland: 3600' Channel

$$t_c = \frac{1.8(1.1-4)\sqrt{2500}}{2 \times 1.2} + \frac{3600}{1.4 \times 60} = 102 = 1.8 \text{ hr}$$

$$I_{100} = 2.6$$

$$Q = 0.4 \times 2.6 \times 245 = 255 \text{ cfs}$$

Why?

& B remain undeveloped, Area C, D, 1 & 2 developed

For B

$$l = 2500$$

$$CN = 80$$

Use their CN

$$Y = 1.2$$

$$L = \frac{(2500)^8 (3.5)^7}{1900 (1.2)^5} = .6 \text{ hr}$$

$$t_c = 1 \text{ hr}$$

$$t_{ch} = 3600 / (4 \times 60 \times 60) = .25 \text{ hr}$$

For C, D, 1, 2

$$CN = 87 \text{ (95)}$$

$$l = 3400$$

$$S = 0.5$$

$$Y = 1\%$$

$$L = \frac{(3400)^8 (1.5)^7}{1900 (1.)^5} = .45$$

$$t_c = .75 \text{ hr}$$

$$t_{ch} = 0$$

Time	11	11.5	11.7	11.8	11.9	12.0	12.1	12.2	12.3	12.4
B	5.8	10.4	13.9	18.5	26.0	39.3	59.0	84.4	111.6	137.6
Rest	18.0	34.9	68.6	117.9	196.7	298.4	395.8	451.1	467.8	443.9
Total	23.8	45.3	82.5	136.4	222.7	337.7	454.8	535.5	589.4	581.5

48-

12.5	12.6	12.7	12.8	12.9	13.0	13.2	13.5	14.0	14.5
157.3	169.4	172.9	169.4	159.0	145.7	115.6	80.4	46.8	31.2
391.0	332.0	279.1	234.6	198.5	170.8	128.7	91.4	61.4	46.9
548.3	501.4	452.0	404.0	347.5	316.5	244.3	171.8	108.2	78.1

$Q_0/Q_1 = 272/589 = .46$
 $V_s/V_R = 1.305$
 $V_s = .305 \left(\frac{5.31 \times 145}{12} + \frac{3.7 \times 100}{12} \right) = .29$ Ac ft

II Area A, 3, 4, 5, 6, 7, 8, 9

§ Undeveloped Flow

Total Area = 60 + 70 = 130 Ac

$L = \frac{(2900)^8 (3.5)^7}{1900 (1.1)^5} = 9.0 \text{ hr}$

$t_c = \frac{9}{6} = 1.5 \text{ hr}$

$t_c = \frac{18 \times \sqrt{2200}}{31.3} + \frac{1800}{1.7 \times 60} = 1.20$
 $I_{100} = 3.43$
 $Q = 4 \times 3.43 \times 130 = 178 \text{ cfs}$

$Q = 237 \times 3.7 \times \frac{130}{640} = 178 \text{ cfs}$

§ A Remain Undeveloped

$l = 2200$

$L = \frac{(2200)^8 (3.5)^7}{1900 (1.3)^5} = .52$

$t_c = .87 \text{ hr}$

$k_t = \frac{1800}{4 \times 60 \times 60} = .125$

Area 3, 4, 5, 6, 7.

$$\bar{Q} = 2400 \quad Y = 1.25$$

$$L = \frac{(2400)^8 (1.25)^7}{1900 (1.25)^5} = .30$$

$$t_e = .50$$

$$t_r = 0$$

Time	11	11.5	11.7	11.8	11.9	12.0	12.1	12.2	12.3	12.4
A	4.3	8.0	13.4	20.4	32.6	49.5	69.4	87.2	101.7	108.9
Rest	10.5	20.9	46.5	96.4	174.8	281.5	288.1	275.3	229.4	179.5
Total	14.8	28.9	59.9	116.8	207.4	301.0	357.5	362.5	331.1	288.4

	12.5	12.6	12.7	12.8	12.9	13.0	13.2	13.5	14.0	14.5
A	110.0	105.6	97.9							
Rest	140.5	112.7	31.8							
Total	250.5	218.3	129.7							

$$Q_0/Q_1 = 178/363 = .49 \quad V_S/V_R = .28$$

$$V_S = .28 \left(\frac{5.31 \times 10}{12} + \frac{3.7 \times 60}{12} \right) = 13.9 \text{ AC-ft}$$

December 12, 1979

Louise Olivarez, Jr. Planner, MAPD

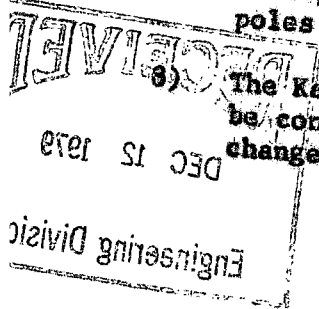
Paul Johnston

- Smithmoor Addition
S/D 72-137

With reference to subject plat, it should be noted that on September 18, 1979 Jim Fisher, working with Architect Lawrence Wells, submitted a set of drainage plans to Yash Desai and to me. At that time questions existed on the plans and it was mentioned that an engineer was required to do the drainage plans or at least review the concept and calculations and stamp their approval of the plans. Since that date no further information has been provided or any indication made as to whether an engineer had reviewed their work.

After reviewing the sketch plat you submitted for review on subject plat, my comments are as follows:

- 1) The hydrology information on the cover sheet of the plans does not agree with the actual calculations used.
- 2) Some discrepancy exists concerning the boundaries of the drainage basin.
- 3) Unless a plan is submitted and approved before the Commission concerning a policy to be used for this particular drainage basin, Parcel B must be considered in its developed state for calculating purposes and for sizing the proposed channel, no allowances were made for development.
- 4) Due to the location of the City Service line within the proposed channel, the depth of the line is needed.
- 5) Since the improvement of the structure at Harry (from 2-2'x5' RCBC, 28' long to 3 - 3.5'x4.5' RCBC, 60' long) is not in the Capital Improvement Program, arrangements for the costs and building of the structure must be addressed.
- 6) The proposal to drop the flowline at the existing structure 2.5' will require the replacement of the structure. It will also be necessary to supply cross section information north of Harry to insure that the drainage will daylight. The acquisition of a temporary construction easement may be necessary. It might be expected that the proposed flow lines will alter from the additional runoff of Parcel B in a developed state.
- 7) Cross section information of the proposed channel south of Harry should be supplied showing existing utilities. It was indicated that power line poles and a water main may exist in the area.
- 8) The Kansas State Board of Agriculture/Division of Water Resources should be contacted to determine if a permit is required for the proposed channel change. A copy of the response should be placed in the file.



Louise Olivarez

Subject: Smithmoor Addition, S/D 72-137

Dec. 12, 1979

Pg. 2

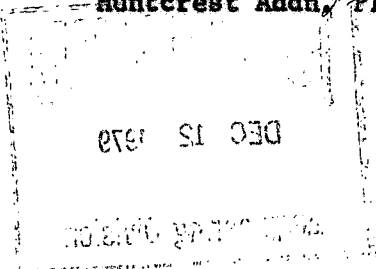
- 9) Does a proposal exist to maintain the drainage reserve indicated as a Floodway Reserve - to be maintained by a Home Owner's Association? If not, is this to be dedicated? The County has expressed concern over the maintenance.
- 10) The backwater calculations and profile are required to be furnished to the Flood Control Office from the structure in Harry through the proposed channel.
- 11) After determining the minimum pad elevations, they should be indicated on the plat and in the text.
- 12) The drainage details indicate a potential problem that, based upon past experience, may develop in the future, ie. proposing to drain between property lots. Was this to be handled by swales, drainage easements, etc.?
- 13) Storm sewer easements will be necessary at the proposed locations.
- 14) The Hunterest Addition plat will be draining into the proposed channel; however, to date no hydrology data has been supplied. Contact should be made so a comparison of the figures may be made.
- 15) The hydrograph information supplied was compiled using factors taken from SCS TR-55 based upon a 24-hour storm. A 100-year, 6-hour storm should be used.
- 16) Using the SCS Method, calculations indicated a Type D soil with 1/4 acre lots. It appears that the lots fall between 1/8 and 1/4 acre, therefore a larger CN should be considered.

As indicated, changes and calculations are required and comments should be addressed. If there are any further questions, please advise.

Paul Johnston,
Flood Control Engineer
Flood Control and Landfill Division

PJ/glm

cc: Phil Dietrich/Sedgwick County
Yash Desai/City Engineer's Office
Lawrence Wells/Architect
Smithmoor Addn. Plat File
Hunterest Addn. Plat File



Flood Control and Landfill Div.

December 12, 1979

Louise Olivarez, Jr. Planner, MARD

Paul Johnston

- Smithmoor Addition
S/D 72-137

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Louise Olivarez

Subject: Smithmoor Addition, S/D 72-137

Dec. 12, 1979

Pg. 2

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- 14) The Nuttcrest Addition plat will be draining into the proposed channel; however, to date no hydrology data has been supplied. Contact should be made so a comparison of the figures may be made.
- 15) The hydrograph information supplied was compiled using factors taken from SCS TR-55 based upon a 24-hour storm. A 100-year, 6-hour storm should be used.
- 16) Using the CM method, calculations indicated a Type B soil with 1/4 acre lots. It appears that the lots fall between 1/3 and 1/4 acre, therefore a larger CM should be considered.

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Paul Johnson,
Flood Control Engineer
Flood Control and Landfill Division

PJ/gim

cc: Phil Dietrich/Sedgwick County
Yash Desai/City Engineer's Office
Lawrence Wells/Architect
Smithmoor Addn. Plat File
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