

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2001-42 -- SMITHMOOR TENTH ADDITION

OWNER/APPLICANT: Smith & Company, P.O. Box 758, Wichita, KS 67002

SURVEYOR/ENGINEER: K.E. Miller Engineering, 516 S. Market, Wichita, KS 67202

LOCATION: South of Harry, West side of Greenwich

SITE SIZE: 34.7 Acres

NUMBER OF LOTS

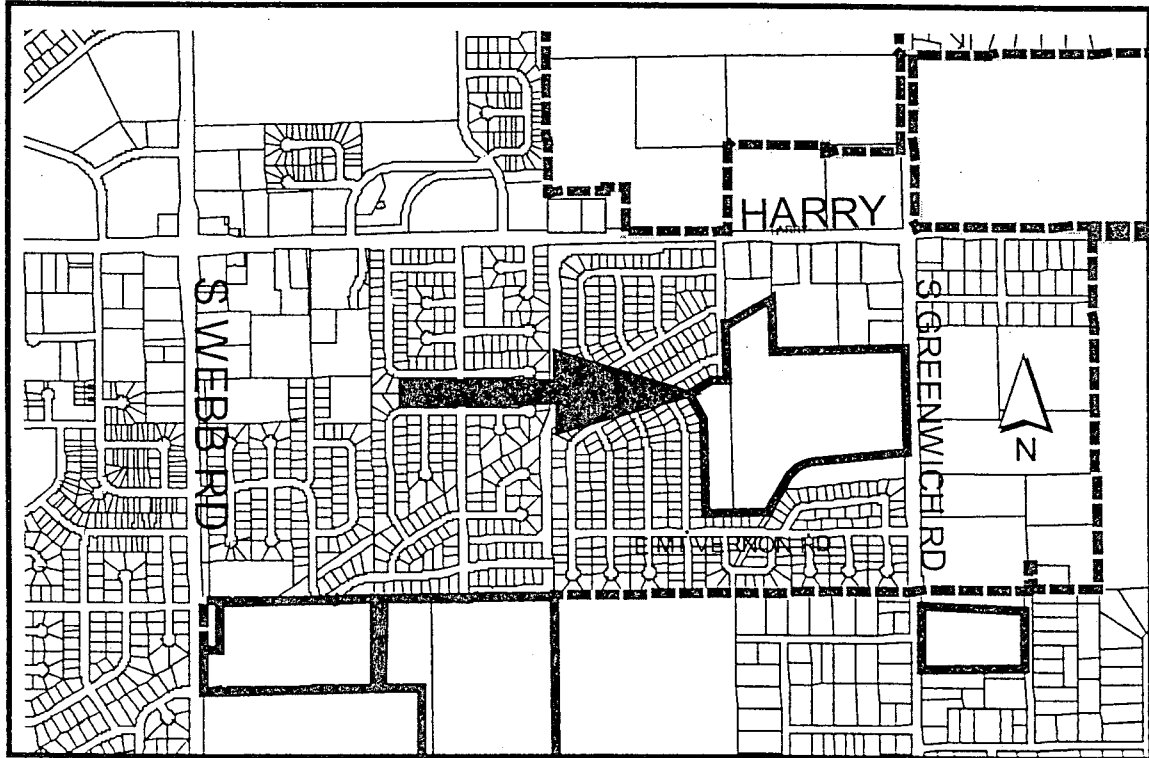
Residential:	133
Office:	
Commercial:	
Industrial:	
Total:	133

MINIMUM LOT AREA: 6,000 Sq. Ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is an unplatted site located within the City.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the City for service through the Four Mile Creek sanitary sewer system.
- B. The applicant shall guarantee the extension of public water to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan.
- E. The plat should dedicate complete access control along Greenwich. The final plat tracing shall reference the access controls in the plat's text.
- F. The applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on one side of the through streets.
- 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. Reserve A shall be extended to Funston and Smithmoor to increase its accessibility and usefulness for all homeowners in the Addition. This may be accomplished through access easements through the lots or extensions of the Reserve.
- I. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- K. The County Commissioners signature block may be omitted as this plat is located within the City of Wichita.
- L. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 10, 27, 66, 86 in Block 1; and Lots 2, 16 and 19 in Block 2. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- M. The City Fire Department needs to comment on the plat's street names.
- N. Various utility, wall and drainage easements that are labelled need to be platted.

- O. The wall easement needs to be referenced in the plattor's text.
- P. The reference in the plattor's text regarding temporary cul-de-sac easements is not portrayed on the drawing, and may be omitted.
- Q. The reference in the plattor's text to "repairing public street" needs to be omitted.
- R. The applicant has platted 20-ft building setbacks which represents an adjustment of the Zoning Code standard of 25 feet for the SF-6, Single-Family District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- S. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- T. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- U. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- V. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- W. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- X. 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.
- Y. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- Z. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- AA. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge

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Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

- BB. Perimeter closure computations shall be submitted with the final plat tracing.
- CC. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- DD. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- EE. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.



January 9, 2002

Mike Gabel
City of Wichita
Office of Central Inspection
7th Floor - City Hall
Wichita, KS 67202

Re: Lot 35, Block 1, Smithmoor 10th Addition

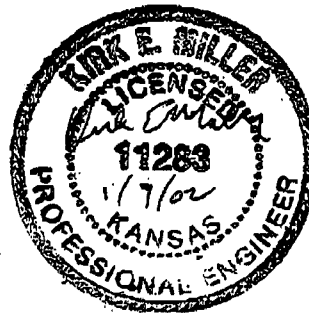
Dear Mr. Gabel:

The foundation on the referenced lot and block, as constructed, will be sufficient and not cause a drainage problem. The FF on the lot grading plan is the finished floor, and the top of the foundation is from 12 to 16 inches below that elevation.

Please call me at 264-0242 if you have any questions.

Sincerely,
K.E. Miller Engineering

Kirk E. Miller, P.E.
President / Owner



VICKY

KURT S. THOUGHT
YOU MIGHT WANT
TO PUT THIS IN
THE MASTER DRAINAGE
FILE.

MIKE G.
OCT

516 S. MARKET
WICHITA, KS 67202

SMITHMOOR 10th

Course: S 84-54-39 W Distance: 691.43
North: 5953.09 East: 4251.29
Course: S 57-54-33 W Distance: 208.85
North: 5842.14 East: 4074.36
Course: S 30-54-28 W Distance: 306.72
North: 5578.98 East: 3916.81
Course: N 90-00-00 W Distance: 449.38
North: 5578.98 East: 3467.43
Course: N 00-00-00 E Distance: 702.11
North: 6281.09 East: 3467.43
Course: N 30-17-40 W Distance: 220.99
North: 6471.90 East: 3355.95
Course: N 59-42-20 E Distance: 200.00
North: 6572.79 East: 3528.64
Course: S 90-00-00 E Distance: 110.77
North: 6572.79 East: 3639.41
Course: N 00-00-00 E Distance: 411.00
North: 6983.79 East: 3639.41

Press any key for more...

Course: N 59-42-20 E Distance: 394.60
North: 7182.84 East: 3980.12
Course: S 00-01-25 W Distance: 387.34
North: 6795.50 East: 3979.96
Course: N 89-41-28 E Distance: 960.05
North: 6800.68 East: 4940.00
Course: S 00-00-01 W Distance: 786.25
North: 6014.43 East: 4940.00

Perimeter: 5829.49

Area: 1510918.06 34.69 acres

Mathematical Closure - (Uses Survey Units)

Error of Closure: 0.000 Course: S 90-00-00 E

Precision 1: 5829486980.41