

PLAT NO. S/D 72-137 MAP NO. 6145
NAME SMITHMOOR FIRST ADDITION

LOCATION: South side of Harry, 3/8 mile west of
Greenwich Road.

ENGINEER Baughman Company

OWNER American Landmark Corp., et al

APPLICATION FILED Original application 12-28-72

SKETCH PLAT FILED _____

PRELIMINARY FILED 4-23-79

S/D ACTION 5-3-79 approve

FINAL FILED 1-23-81

S/D ACTION 2-5-81 defer indef. at applicant's request.

MAPC ACTION _____

BCC ACTION _____

RECORDED _____

REMARKS {Associated SCZ-0307 & SCZ-0311 (CV-151
all 3 cases - denied a closed -
failure to plat.)

6145
PLAT NO. S/D 72-137 MAP NO. H-11-A
NAME SMITHMOOR ADDITION

LOCATION At the Southwest corner of Harry Street and
Greenwich Road

ENGINEER Professional Engineering Consultants, P.A.

OWNER American Landmark Corporation

APPLICATION FILED 12/28/72

SKETCH PLAT FILED 12/28/72

PRELIMINARY FILED _____

S/D ACTION 4-5-73 approved subj to conditions
5-17-73 (revised prelim.) approved subj to conditions
7-18-73 (revised prelim.) approved

S/D ACTION _____

MAPC _____

MAPC ACTION _____

BCC ACTION _____

RECORDED _____

REMARKS 84400. SCZ-0307

continued

PLAT NO. S/D 72-137 MAP NO. 6145
 NAME SMITHMOOR FIRST ADDITION
 LOCATION: South side of Harry, 3/8 mile west of
Greenwich Road.
 ENGINEER Baughman Company
 OWNER American Landmark Corp., et al
 APPLICATION FILED Original application 12-28-72
 SKETCH PLAT FILED #1
 PRELIMINARY FILED 4-23-79
 S/D ACTION 5-3-79 appears
 FINAL FILED 1-23-81
 S/D ACTION 2-5-81 defers judgment at applicant's request.
 MAPC ACTION _____
 BCC ACTION _____
 RECORDED _____
 REMARKS Associated SCZ-0307 & SCZ-0311 (V-15)
(all 3 cases - denied a second -
failure to plat.)

PLAT NO. S/D 72-137 MAP NO. 6145 H-11-A
 NAME SMITHMOOR ADDITION
 LOCATION At the Southwest corner of Harry Street and
Greenwich Road
 ENGINEER Professional Engineering Consultants, P.A.
 OWNER American Landmark Corporation
 APPLICATION FILED 12/28/72
 SKETCH PLAT FILED 12/28/72
 PRELIMINARY FILED _____
 S/D ACTION 4.5.73 Approved only to conditions
5/7/73 (stated previous) approved July to conditions
FINAL FILED (and plans) approved
 S/D ACTION 7-26-73
 MAPC ACTION 8-3-73
 BCC ACTION _____
 RECORDED _____
 REMARKS Assoc. SCZ-0307
CLOSED

Continued

S/D 72-137 SMITHMOOR ADDITION -
At the SW corner of Harry St. and
Greenwich Rd. American Landmark
Corporation by ~~SEA~~

W. J. [Signature]

ACTION

	DATE
S/D COMMITTEE approved subj to (pubin.)	4-5-73
S/D Comm. (initial & pubin.)	5-17-73
M.A.P.C.	7-26-73
M.A.P.C.	8-3-73
B.C.C./B. CO. C.	_____
S/D Committee approved revised pubin.	7-19-73
S/D Review Pubin. #4	approve 5-3-79
S/D (final) referred. indefinitely at applicants request	8-5-81

POSTED
1-3-73

Closed

S/D 72-137 SMITHMOOR ADDITION -
At the SW corner of Barry St. and
Greenwich Rd. American Landmark
Corporation by ~~_____~~

ACTION

	DATE
S/D COMMITTEE ^(prelim.) approved subj to #18-73	4-5-73
S/D Comm. (revised conditions) ^(old prelim.) approved subj to conditions	5-17-73
M.A.P.C. ^{No questions}	7-26-73
M.A.P.C. ^{Approved Preliminary}	8-3-73
B.C.C./B. CO. C. _____	
S/D Committee approved revised prelim. 7-19-73	
S/D Revised Prelim #4 approve	5-3-79
S/D (final) deferred indefinitely at applicants request	2-5-81

Map No. M-11-A 6145
Sec. No. 33
Twp. No. 27
Range 2E

Subdivision Report and Progress
S/D No.: 72-137

Name: SMITHMOOR ADDITION

General Location: At the Southwest corner of Harry Street and Greenwich Road

Owner: American Ldnmark Corporation

Address: 838 S. Edgemoor Phone: 685-1401

Subdivider: Same as owner

Address: _____ Phone: _____

Engineer/Surveyor: Professional Engineering Consultants, P.A.

Address: 1440 E. English (Bill Keltner) Phone: 262-2691

Application Received 12/28/72

Conf. with Applicant _____

Sketch Plat Received 12/28/72

Present Zoning "R-1" & "Ic"

Proposed Zoning _____

Letter of Intent _____

FINAL PLAT RECEIVED _____

S/D Comm. Action _____

Dept. Report on Final _____

M.A.P.C. ACTION Copy Prelim 8-3-73

Dept. Report on Final _____

Letter on Irons Received _____

Title/Taxes Rec'd & Reviewed _____

Final Review _____

Referral to B.C.C. _____

PREL. PLAT RECEIVED _____

S/D Comm. Action 4-3-73 Approved

Subj. to conditions 5-17-73 Approved

Dept. Report on Prel. 7-20-73 Subj.

7-19-73 Revised Prelim. approved to

TRACING PROGRESS:

Received _____

Released _____

Received _____

Released _____

Recorded _____

Recorded _____

Recorded _____

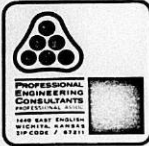
Recorded _____

Comments:

SMITHMOOR ADDITION
Send plats to:

Earl Fulk, Trustee
Minneha Township
14228 East 13th
Wichita, Kansas 67230

Butler Rural Electric Coop.
Wilson Dickson, Manager
P. O. Box 1259
Eldorado, Kansas 67042

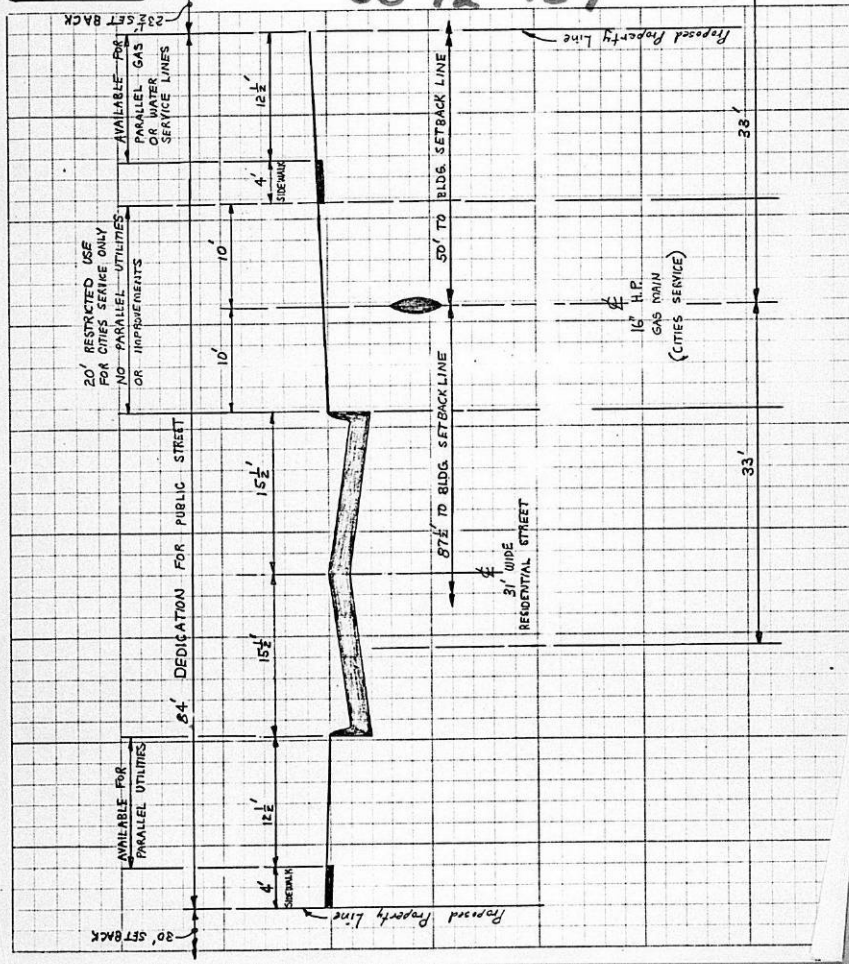


Date FEB 1 1973 Page 1 of 1

Project SMITHMOOR ADDITION

Item GAS LINE TYP. CROSS SECTION

SD 72-137



Map No. H-11-A
Sec. No. 33
Twp. No. 27
Range 2E

Subdivision Report and Progress
S/D No.: 72-137

Name: SMITHMOOR ADDITION

General Location: At the Southwest corner of Harry Street and Greenwich Road

Owner: American Landmark Corporation

Address: 838 S. Edgemoor

Phone: 685-1401

Subdivider: Same as owner

Address: _____

Phone: _____

Engineer/Surveyor: Professional Engineering Consultants, P.A.

Address: 1440 E. English

Phone: 262-2691

PLAT DATA

1. Gross Acreage of Plat 160
2. Number of Lots:
 - Residential 335
 - Commercial 1
 - Industrial _____
 - Other 1
 - Total 337
3. Min. Lot Frontage 325' ft.
4. Min. Lot Area _____ sq.ft.
5. Lineal Feet of New Streets:
 - (a) _____ R/W _____ ft.
 - (b) _____ R/W _____ ft.
 - (c) _____ R/W _____ ft.
 - (d) _____ R/W _____ ft.
 - (e) Total _____ ft.
6. Existing Zoning "R-1" & "LC"
7. Proposed Zoning _____
8. Lot Area Required by Zoning _____ sq. ft.
9. Assoc. Zoning Case _____

COMMENTS:

PLAT PROGRESS

Application Received 12/28/72
Conf. with Applicant _____
Sketch Plat Received 12/28/72
Letter of Intent _____

PREL. PLAT RECEIVED

S/D Comm. Action _____

Dept. Report on Prel. _____

FINAL PLAT RECEIVED

S/D Comm. Action _____

Dept. Report on Final _____

M.A.P.C. ACTION

Dept. Report on Final _____

Tracing Received _____

Letter on Irons Rec'd _____

Title/Taxes Rec'd & Reviewed _____

Final Review _____

Referral to B.C.C. _____

B.C.C. ACTION

Prints _____

Released _____

Recorded _____

✓ S/D 72-137

December 17, 1982

Ron L. Smith
P.O. Box 18585
Wichita, Kansas 67218

Re: SCE-0307 - "R-1" to "AA";
SCE-0311 - "R-1" to "AA" & "LC";
CU-151 - Conditional Use For Multiple
Family Dwellings

Dear Mr. Smith:

Your request for an extension of time to complete the plat associated with the above zone cases and conditional use case was considered by the Board of County Commission on December 22, 1982. Their action was to deny your request. As a result of this action, all three cases will be marked "denied and closed - failure to plat" on December 29, 1982.

Any additional platting on this property will first require a redesign of the plat to conform to the lot sizes of the existing zoning classification; or require the filing of new applications for a change of zoning. I would encourage that, prior to the filing of any new requests for zoning, you first attempt to determine how this property will be served with sewer. It would seem beneficial to work toward that end rather than to submit applications for changes in land use that are difficult to complete. If you would like the existing plat file kept open, please contact us at your earliest convenience. If we have not heard from you by January 31, 1983, this file will also be marked "closed".

If you have any questions on the closing of these files, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:el

*File closed
2-10-83
no response from
applicant*

LAWRENCE E. WELLS

Architect

254 LAURA - SUITE 205
WICHITA, KANSAS 67211
PHONE (316) 262-3049

Feb. 25, 1981

Sedgwick Co. Public Works
1015 Stillwell
Wichita, Kansas 67213

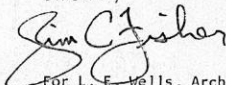
RE: Drainage Plan, Smithmoor Addn.

Gentlemen:

In response to Staff comments dated Jan. 28, 1981, Our office is providing a copy of Smithmoor Drainage Plan revised to show Harry St. drainage structure and rip-rap changes.

Duplicates will also be sent to City of Wichita Engineering Dept.
Thank you for your assistance.

Sincerely



For L. E. Wells, Architect

cc: R. L. Smith, Box 18595, Wichita, Kansas 67218
Chris Breitenstein, City of Wichita Engineering
Louise Olivarez, MAPD

RECEIVED

MAR 5 1981
METROPOLITAN PLANNING
ROUTE 1000

LAWRENCE E. WELLS

Architect

254 LAURA - SUITE 205
WICHITA, KANSAS 67211
PHONE (316) 262-3649

March 5, 1981

City of Wichita Engineering
Seventh Floor
455 N. Main
Wichita, Kansas 67202

RE: Drainage Plan, Smithmoor Addn.

Gentlemen:

With this letter, our office is delivering a copy of Smithmoor Drainage Plan revised per County Staff comments dated Jan. 28, 1981, for your files.

Thank you for your assistance, and if you have any questions please call our office.

Sincerely,



For L. E. Wells, Architect

CC: R. L. Smith, Box 18595, Wichita, Kansas, 67218
Louise Olivarez, MAPD

February 6, 1981

Baughman Company
330 Laura
Wichita, Ks. 67211

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

Gentlemen:

At the February 5, 1981 meeting of the Subdivision Committee, action on the final plat of Smithmoor First Addition was deferred indefinitely until it is determined how sewer services can be provided to this property. After that determination has been made, the plat can be rescheduled.

If you have any questions, please call me at 268-4406.

Sincerely,

Louise Olivares
Senior Planner

LO:hh

cc: Janelle Properties, Attention: R. L. Smith, President, 838 S. Edgemoor
67218
Jim Fisher, c/o Lawrence Wells, Architect, 254 Laura, Suite 205, 67211
Andy Markness, County Department of Public Works
Mike Lindebak, City Engineering



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA
WICHITA, KANSAS 67213

PHONE 268-7901

Joe D. Freeman, P.E.
Acting County Engineer

January 28, 1981

Lawrence Wells Co.
254 Laura, Suite 205
Wichita, Kansas 67211

Att: Jim Fisher

Re: Drainage Plan, Smithmoor Addition

Dear Mr. Fisher,

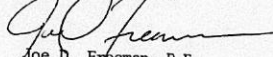
This office has reviewed the Drainage Plan for the above referenced Addition and approve the same subject to the following:

1. Rip-rap needs to be indicated on the plan downstream from proposed crossroad structure on Harry beginning at Sta. 30+50 and extending to north end of proposed crossroad culvert. It should also be indicated beginning at the south end of proposed crossroad culverts and extending upstream to Sta. 32+90. This rip-rap is in the area of two sharp turns in the channel alignment.
2. Indicate on the plans the removal of the existing 2 @ 5'x2'x30' RCBC and install 5 @ 54" RCP's, or 2 @ 10'x4.5' RCBC. This would provide uniformity of flow lines of the proposed structure.

Please provide a revised set of plans indicating the above changes at your earliest convenience. We would also request a duplicate set of the drainage plan be sent to the City of Wichita Engineering for their files.

If you should have any questions regarding the above items, please call.

Very truly yours,


Joe D. Freeman, P.E.
Acting County Engineer

JDF/PD/dn

cc: Louise Olivarez, MAPD
Chris Breitenstein, City of Wichita Engineering
Plat File

RECEIVED

JAN 29 1981

METROPOLITAN PLANNING

ROUTE

Final plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

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> <input type="checkbox"/> |
| 4. Minimum Lot Area <u>7,700</u> sq. ft. | |
| 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 <u>X</u> | |

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

(over)

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.

LAWRENCE E. WELLS

Architect

254 LAURA - SUITE 205
WICHITA, KANSAS 67211
PHONE (913) 262-3648

Nov. 10, 1980

RECEIVED

NOV 14 1980

METROPOLITAN PLANNING
ROUTE Louise

Max Green
Sedgwick Co. Public Works
1015 Stillwell
Wichita, Kansas

Dear Mr. Green:

With this letter, we would like to resubmit the Drainage Plan for Smithmoor 1st Addition for your approval. The Developer wishes to continue with final platting and due to the extended length of time spent for processing this plat, it was suggested that our office resubmit this plan for review.

If additional copies or other information is needed, please let me know.

Sincerely,

Jim Fisher
for L. E. Wells, Architect

JF/jf

cc: Louise Olivarez, Senior Planner, City of Wichita.

American Landmark Corp., Mr. Ron Smith,
838 S. Edgemoor, Wichita, Kansas 67218

LAWRENCE E. WELLS

Architect

254 LAURA - SUITE 205
WICHITA, KANSAS 67211
PHONE (316) 262-3649

Oct. 24, 1980

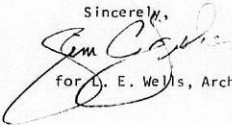
Chris J. Breitenstein
Dept. of Engineering,
City of Wichita,
455 N. Main
Wichita, Kansas 67202

Dear Mr. Breitenstein:

With this letter, We would like to resubmit the Drainage Plan for Smithmoor 1st Addition for approval. The Developer wishes to continue with final platting and due to the extended length of time spent for processing this plat; it was suggested that our office resubmit this plan for your review.

If additional copies or other information is needed, please let me know.

Sincerely,


for L. E. Wells, Architect

JF/jf

cc: Louise Olivarez, Senior Planner, City of Wichita.
American Landmark Corp., Mr. Ron Smith,
838 S. Edgemoor, Wichita, Kansas 67218.

SCCD-COES-5 (Rev 11/77)
 RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

DATE: May 3, 1979

PROPERTY NAME: SMITHMOOR FIRST ADDITION

LOCATION: South of Harry, approximately 3/8 mile west of Greenwich Road

MAILED TO: Baughman Company
 330 Laura
 Wichita, Kansas 67211

PREPARED BY: Larry L. Henry
 District Conservationist
 USDA-Soil Conservation Service
 4100 Maple, Wichita, Kansas
 942-8422 67209

REQUESTED BY: Wichita-Sedgwick County
 Metropolitan Area Planning
 Commission



28

Scale: 4" equals 1 mile

NE 1/4 28-27-2E

<u>Symbols</u>	<u>Class</u>	<u>Soil</u>	<u>SOILS LEGEND</u>	<u>Brief Description</u>	<u>Hydro Group</u>
3HB	IIIe-3	Rosehill silty clay 1 to 3% slopes		Moderately deep and shallow gently sloping, well drained soils on uplands. These soils have medium to rapid runoff and low available water capacity. Permeability is slow and very slow. <u>Prime agricultural land.</u>	D
F26B	IIIe-1	Irwin silty clay loam, 1 to 3% slopes		Deep, gently sloping, moderately well and well drained soils on uplands and terraces. These soils have medium runoff and high avail- able water capacity. Permeability is very slow and moderate. <u>Prime agricultural land.</u>	D

Situation and/or Problems:

The soils in this area are subject to both wind and water erosion also the soils have permeability problems. Special precautions should be taken during construction to minimize these potential problems.

-2-
 SCCD-CONS-5 (con't)
 RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

<u>Symbol</u>	<u>Class</u>	<u>SOIL INTERPRETATIONS</u>				<u>Reason</u>
		<u>Soil</u>	<u>Items</u>	<u>Limitations</u>		
3HB	IIIe-3	Rosehill silty clay	Dwellings	Severe		Shrink-Swell Low Strength
			Septic Tanks	Severe		Perce Slowly
			Local Roads & Streets	Severe		Shrink-Swell Low Strength

RECOMMENDATIONS:

1. Disturb only the area needed for construction.
2. Remove only those trees, shrubs, and grasses that must be removed for construction; protect the rest to preserve their esthetic and erosion-control values.
3. Disturbing as small an area as possible, install streets, curbs, water mains, electric and telephone cables, storm drains, and sewers in advance of home or other building construction.
4. Temporarily stabilize each segment of graded or otherwise disturbed land, by seeding and mulching or by mulching or by mulching alone. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to the Sedgwick County Conservation District standards and specifications.
5. Loose-pile material that is excavated for building construction purposes. Keep it loose-piled until it is used for foundation backfill or until the lot is ready for final grading and permanent vegetation.
6. Stabilize each lot within 60 days after work starts on home or other building construction.
7. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
8. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: 316-942-8422.

If you have any questions or if we can be of additional assistance, don't hesitate to call on us.

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. ^{ok} 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.

Prior to submission of a final plat, the applicant shall submit a drainage concept plan to the City Engineer for review and approval. (7-26-79 probably submit also to County)

1-22-81
County of H.
approved
at drainage
plan

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, 67218
Lawrence Wells, 254 Laura, Suite 205, 67211
Dean Sellers, Assistant City Engineer

? 7-20-79 annex to city if Huntrest 2nd gets annexed

Revised Preliminary Plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

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 streets? <u>X</u> yes _____ no _____ |
| 4. Minimum Lot Area <u>6300</u> square ft. | |
| 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)

- 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).

Map No.: 6145
Section No.: 33
Twp. No.: 27-S
Range: 2-E

S/D No. 72-137

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Smithmoor First Addition
General Location: 3/8 mile west of Research Road
south side of Harry between Webb and Greenwich
Name of Property Owner: American Landmark Corp. ATT: Ron Smith
Address: 838 S. Edgemoor Phone: 685-1401
Name of Subdivider: Lawrence Wells
Address: 254 Laura Suite 205 Phone: 262-3649
Name of Agent/Surveyor: Baughman Company
Address: 330 Laura Phone: 262-7271
Date of Application: April 23, 1979 *Original application: 12-29-72*

SUBDIVISION INFORMATION:

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

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: [Signature]

Wichita-Sedgwick County Metropolitan Area
Planning Commission, 10th Floor, City Hall,
455 North Main, Wichita, Kansas 67202.

Received by L.O.
Date 4-23
Fee Submitted \$111.00

T9-301B
(2-71)

*additional
fee
(\$179.00 paid
with original
plat)*

December 14, 1976

John Hale, Chairman
Board of County Commissioners
320 Sedgwick County Courthouse
Wichita, Kansas 67203

Re: Request for extension of platting time limit on zone cases SCZ-9307, "R-1" to "AA"; SCZ-0311, "R-1" to "2A" & "LC"; Conditional Use case CU-151 to permit multiple family development; and assoc. plats, V/S/D 72-137, Smithmoor Addition; S/D 73-89, Smithmoor 2nd Addition. Generally located at the SW corner of Harry St. and Greenwich Road.

Dear Mr. Hale:

We are in receipt of a copy of a letter to you from Mr. Ron Smith requesting a one year extension of a platting requirement for the above referred to cases. This request is the third request for time extension and we concur in this request for the reasons outlined in Mr. Smith's letter concerning the sewer system to serve the area.

Since this is the third request for extension, in accordance with Planning Commission policy statement #5, the County Commission will have to approve the extension. Therefore this matter should be scheduled for consideration by the Commission at their regular meeting of Wednesday, December 29, 1976.

Mr. John Hale
December 14, 1976
Page 2

If you have any questions concerning this matter, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:CLN:rme

cc: County Clerk, c/o Charmaine McDonald
Theodore Hill, County Counselor
Syd Werbin, Division Head, County Building,
Planning and Inspection

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

Mr. Ron Smith
835 South Edgemoor
Wichita, Kansas 67218

November 29, 1976

Re: SCZ-0307 - zone change from
"R-1" to "AA"; SCZ-0311
"R-1" to "AA", "BB" and "LC";
Conditional Use Case CU-151
to permit multiple family
development; and associated
plats S/D 72-137 Smithmoor
Addition and S/D 73-89
Smithmoor 2nd Addition. All
cases for property generally
located at the SW corner of
Harry Street and Greenwich
Road.

Dear Mr. Smith:

As you will recall, the above captioned zone cases and conditional use case were approved by the Board of County Commissioners in 1973. The action of the governing body for each case was to approve the request subject to the application area being platted within a specified period of time or the case be considered denied and closed. Since that time, both zone cases and the conditional use case have had extensions granted to the allotted platting time by the Board of County Commissioners.

This letter is to advise you that the time limit for all three cases will now expire on December 3, 1976. If you desire another extension of time to complete the associated plats, please address your request to John Hale, Chairman, Board of County Commissioners and send a copy of the request to Jack Galbraith, Chief Planner, Metropolitan Area Planning Department. If a request for platting time extension has not been made by December 10, 1976, the zone cases and the conditional use case will be marked denied and closed as required by the action of the Board of County Commissioners.

WICHITA—SEDGWICK COUNTY

Mr. Ron Smith
November 29, 1976
Page 2

If we can be of any assistance in this matter, please call.

Sincerely,

Louise Olivarez
Planning Analyst

LO:rme

cc: Professional Engineering Consultants, 1440 E. English, 67211



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 5, 1975

Earl E. Rush, Chairman
Board of County Commissioners
320 Sedgwick County Courthouse
Wichita, Kansas 67203

Re: Request for extension of platting time limit on zone cases SCZ-0307, "R-1" to "AA"; SCZ-0311, "R-1" to "AA" & "IC"; Conditional Use case CU-151 to permit multiple family development; and assoc. plats, S/D 72-137, Smithmoor Addition; S/D 73-83, Smithmoor 2nd Addition. Generally located at the SW corner of Harry St. and Greenwich Road.

Dear Mr. Rush:

We are in receipt of a copy of a letter to you from Mr. Ron Smith requesting a two year extension of a platting requirement for the above referred to cases. This request is the second request for time extension and we concur in this request for the reasons outlined in Mr. Smith's letter concerning the sewer system to serve the area.

We feel, however, that the platting time limit on these cases should be extended until the Phase I grant for the County sewer district has been received from the Environmental Protection Agency and that the applicant be required to complete the platting within one year after the grant has been received.

Since this is the second request for extension, in accordance with Planning Commission policy statement #5, the County Commission will have to approve the extension. Therefore this matter should be scheduled for consideration by the Commission at their regular meeting of Wednesday, September 17, 1975.

WICHITA—SEDGWICK COUNTY

Earl E. Rush
September 5, 1975
Page 2

If you have any questions concerning this matter, please call.

Sincerely,

Robert A. Lakin
Director of Planning

RAL:CLN:rme

cc: County Clerk, c/o Charmaine McDonald
Jack Turner, County Counselor
Syd Werbin, Division Head, County Building,
Planning and Inspection

August 5, 1975

Mr. Ron Smith
838 South Edgemoor
Wichita, Kansas 67218

Re: SCE-0307 - zone change from
"R-1" to "AA", SCE-0311 "R-1"
to "AA" & "LC", Conditional
Use Case CU-151 to permit
multiple family development,
and plats E/D 72-137 Smithmoor
Addition and S/D 73-89 Smithmoor
2nd Addition. All cases for
property generally located at
the SW corner of Harry Street
and Greenwich Road.

Dear Mr. Smith:

As you may recall, the above captioned zone cases and conditional use case were approved by the Board of County Commissioners on the following dates: SCE-0307 - May 30, 1973; SCE-0311 - September 5, 1973; and CU-151 - September 5, 1973. The action of the governing body for each case was to approve the request subject to the application area being platted within one year from the date of approval by the Board of County Commissioners; and that in the event the plat is not recorded with the Register of Deeds within one year from the date of approval by the governing body, this case is considered denied and closed. Since that time, both zone cases and the conditional use case have had an extension granted to the allotted platting time by the Board of County Commissioners.

This is to advise you that the time limit will now expire on September 3, 1975 for both the zone cases and the conditional use case. In the event the plats have not been recorded by that date, based on the action of the governing body, all associated case files will be marked denied and closed.

Mr. Ron Smith
August 5, 1975
Page 2

We would appreciate your contacting our office at your earliest convenience and advising us as to your intent to comply with the condition of platting.

Sincerely,

John Richter
Planning Analyst

JR:rne

cc: American Landmark Corp., 938 South Edgewood, 67218
Professional Engineering Consultants, 1440 East English, 67211

November 18, 1974

Mr. Tom Scott, Chairman
Board of County Commissioners
Sedgwick County Courthouse

Subject: Zone Cases SCZ-0307 "R-1" to
"AA", SCZ-0311, "R-1" to "AA"
and "LC", Conditional Use Case
CU-151 to permit multiple family
development; and plats S/D 72-137
Smithmoor Addition and S/D 73-89
Smithmoor 2nd Addition. All cases
for property generally located at
the southwest corner of Harry St.
and Greenwich Road.

Dear Mr. Scott:

We have received a copy of a letter to you from Mr. R.L. Smith requesting an extension of time to complete the platting required as a condition of approval of the above referred to zone cases and conditional use case. Although the one year platting deadline has passed, we are aware that Mr. Smith's plats as well as several others in this area southeast of Wichita, are all awaiting the finalization of the sanitary sewer district currently being planned for said area of the County. We would therefore, concur in the requested one year extension of the platting time for the cases.

If you have any questions concerning this matter please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:CLM:vn

cc: Earl Rush, County Commissioner
Elmer Peters, County Commissioner
Jack Turner, County Counselor
Max Christman, County Zoning
Charmaine McDonald, County Clerks Office

Jack

AMERICAN LANDMARK CORP.
838 S. Edgemoor
Wichita, Kansas
67218

November 8, 1974

Board of County Commissioners
Sedgwick County, Kansas

Dear Sirs,

We hereby request that you grant a one year extension on platting of the following cases for Smithmoor Development:

Zone Case - SCZ-0311 - R-1 to AA and LC (Also includes CU-151.)

Zone Case - SCZ R-1 to AA

Subdivision - S/D 72-137 - Smithmoor (First Addition)

Subdivision - S/D - 73-09 - Smithmoor (Second Addition)

We are in the process of petitioning for sewer lateral district and request extension to the Sanitary Sewer Report being considered can be completed.

Sincerely,

R.L. Smith,
President
American Landmark Corp.

cc: W.H. Kelsor, Project Engineering Consultant
Jack Galbraith, Metropolitan Planning Commission



October 15, 1974

Mr. Ron Smith
835 South Edgemoor
Wichita, Kansas 67218

Re: SCZ-0307 - zone change from
"R-1" to "AA" on the south
side of Harry in an area between
Webb Road and Greenwich Road.

Dear Mr. Smith:

On May 30, 1973, the Board of County Commissioners approved the above captioned zone case subject to platting of the application area by May 30, 1974 or the case be considered denied and closed. In December of 1972, a plat entitled "Smithmoor Addition" was submitted including the application area of the zone case. The latest action of the plat was approval in preliminary form by the Metropolitan Area Planning Commission on August 3, 1973. Inasmuch as the plat has never been completed, based on the action of the governing body, these cases are to be considered denied and closed. If you have any questions concerning this matter, please contact our office.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:JR:rme

cc: American Landmark Corporation, 835 S. Edgemoor, 67218
Professional Engineering Consultants, 1440 E. English, 67211

August 27, 1974

American Landmark Corp.
835 South Edgemoor
Wichita, Kansas 67218

Re: Z-0311 zone change from
"R-1" to "AA", "BB" & "LC",
CU-151 conditional use
request for multiple family
dwellings, S/D 72-137
Smithmoor Addition and
S/D 73-89 Smithmoor Second
Addition. Generally located
on the south side of Harry
in an area west of Greenwich
Road.

Gentlemen:

As you will recall, the above captioned zone case was approved by the Metropolitan Area Planning Commission on July 12, 1973, and by the Board of County Commissioners on September 5, 1973. The action of the governing body was to approve the request subject to the application area being platted within one year from the date of approval by the Board of County Commissioners; and that in the event the plat is not recorded with the Register of Deeds within one year from the date of approval by the governing body, this case is considered denied and closed.

This is to advise you that the one year time limit will expire on September 5, 1974, and in the event the plat has not been recorded by the expiration date, based on the action of the governing body, these case files will be marked "denied and closed".

American Landmark Corp.
August 27, 1974
Page 2

We would appreciate your contacting our office at your earliest convenience and advising us as to your intent to comply with the condition of platting.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:JR:rme

cc: Professional Engineering Consultants
1440 East English, 67211

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
Dean Sellers, Assistant City Engineer

July 20, 1973

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

Subject: S/D 72-137 - *revised*
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

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 5-17-73
Scheduled S/D Meeting 4-5-73
7-19-73

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 streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>8,000 sq.</u> ft. | |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>AA</u> | |
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name County Sewer District (proposed)
11. Health Department Approval (where applicable) Yes (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.

- I. The installation of both telephone and electric service shall be underground.
- J. 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.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Professional Engineering
Consultants
1440 East English
Wichita, Kansas 67211

May 21, 1973

Subject: S/D 72-137 - ^{REVISED} 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

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

(over)

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.

Smithmoor Addition

U. S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

INVENTORY & EVALUATION

* { INDIVIDUAL
GROUP
UNIT OF GOVERNMENT

4100 Maple Street
Wichita, Kansas 67209

REQUESTED BY Wichita-Sedgwick Co. LOCATION Harry St. & Greenwich
Metropolitan Area Planning Commission Road
ASSISTED BY Guy Moorefield, District DATE 4/13/73
Conservationist, SCS

SITUATION: The area covers about 11 acres now producing small grains.
The overall slope is about .5%; however, it rises to the east.
The soil is silty clay.



SUGGESTED SOLUTION(S): Erosion and sediment can be controlled by
seeding or surfacing disturbed areas immediately. Tall Fescue
is well adapted and should be seeded at 100 pounds per acre.
Apply about 50 pounds of Nitrogen at seeding time. Areas that
cannot be permanently seeded quickly should be stabilized with
a mulch or annual grass cover.

* Circle appropriate category.

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.
- ck* 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
Dean Sellers, City Engineering

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>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</u> sq. ft. | streets? <input checked="" type="checkbox"/> yes _____ no |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Public Water Supply <u>Yes (Yes-No)</u> , Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes (Yes-No)</u> , 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).

Map No.: _____
 Section No.: _____
 Twp. No.: _____
 Range: _____

S/D No. _____

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Smithson Addition

General Location: South of Harry Street 1/2 mile west of Greenwich Road,
 Sedgwick County, Kansas

Name of Property Owner: American Landmark Corp.

Address: 338 South Edgemoor, Wichita, Kans. Phone: 685-1401

Name of Subdivider: (Same as Owner)

Address: _____ Phone: _____

Name of Agent/Surveyor: Professional Engineering Consultants

Address: 1440 East English Phone: 262-2691

Date of Application: March 26, 1973

SUBDIVISION INFORMATION:

- | | |
|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| 1. Gross Acreage of Plat _____ | 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 _____ ft. |
| 3. Minimum Lot Frontage <u>46'</u> ft. | 8. Sidewalk adjacent to all streets? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no |
| 4. Minimum Lot Area <u>8000</u> sq. ft. | |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>AA</u> (Conditional use on 2 lots) | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita Water Dept.</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 <u>Three-Mile Area</u> | |

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: By W.H. Kalthor for American Landmark Corp.

Wichita-Sedgwick County Metropolitan Area
 Planning Commission, Room 402, City Building
 Annex, 104 South Main Street, Wichita, Kansas

Received by Curt Healy
 Date 3-26-73
 Fee Submitted \$179.00

March 9, 1973

Professional Engineering Consultants
Attention: Bill Keltner
1440 East English
Wichita, Kansas 67211

Subject: S/D 72-137 - Revised
Sketch Plat of Smithmoor Addition.
Generally located at the southwest
corner of Harry Street and Greenwich
Road.

Dear Mr. Keltner:

As we discussed last week, we have reviewed the above revised sketch plat and find that the plat has taken into account several of the major concerns which were expressed in the earlier discussion concerning the problems associated with the platting of subject property. Also, as we discussed, one of our major concerns is the large area designated as proposed for multiple family dwellings and light commercial. Prior to our being able to approve the sketch plat in this form or prior to the Subdivision Committee approving a preliminary plat with this large area designated for these uses, it is first necessary for you to file and have approved the necessary zoning district changes. Inasmuch as you expressed having an immediate interest in only the area at the northwest corner of the plat, we authorize the preparation of a preliminary plat for that area only and reserve our comments on the remainder of the area until it is redesigned and appropriate zoning requests approved.

As I discussed with Ron Smith Friday, one of our staff has sketched several alternatives for the area to the northwest which we would like for you to review and consider. The problems still unresolved with the northwest corner of the plat are drainage, the vacation of Cambridge Avenue and the conflict between the street right-of-way and the City Service Pipeline easement crossing subject property.

Page 2 - Mr. Bill Keltner
March 9, 1973

In addition to the above comments, the following should be taken into consideration on the preliminary plat for the smaller area.

- A. "Complete access control" along Harry Street shall be indicated on all lots.
- B. The applicant shall guarantee the improvement of the streets to urban standards including curb and gutter, and sidewalks.
- C. The installation of both telephone and electric service shall be installed underground.
- D. The applicant shall proceed with his plans for the creation of a sewer benefit district to serve subject property, and it will be necessary that said district become a part of a county wide sewer benefit district in accordance with the county wide sewer plan.
- E. Requirements for a preliminary plat of the MAPC Subdivision Regulations.

In addition to the above, the applicants engineer shall continue working with the Maintenance-Flood Control Office relative to resolving the drainage problems associated with subject property.

Enclosed is a marked "engineers copy" of the revised Sketch Plat for your information and records. If you have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:JHG:rme

cc: American Landmark Corporation, 835 South Edgemoor, 67218

January 31, 1973

Dick Linn, City Engineering
John Richter, Planning Analyst

S/D 72-137 - SMITHMOOR ADDITION, generally located
at the southwest corner of Harry Street and Greenwich Road.

Please review this sketch plat of Smithmoor Addition and
return any appropriate comments that you may have regard-
ing it to the Planning Department.

JR:rme

Attachment

Copies sent to: Paul Graves, Traffic Engineering
M. S. Mitchell, Maintenance-Flood Control

1-18-73

Held meeting in M. S. Mitchell's office
re: Smithmoor Add. sketch plat.
attending the meeting were Bill Keltner, P.E.C.
representing the applicant, M. S. Mitchell,
Jack Salbrauth and myself.

The discussion centered on revising the
sketch plat to take into account a variety
of existing drainage problems, designing
the plat around the existing gas line
crossing subject property to avoid conflict
between gas line and proposed street right-
of-way, and to give further design, study
consideration to the two large areas
proposed for multi-family and commercial
use. Mr. Keltner also advised that
sanitary sewer for the area would be handled
by a county sewer district which had yet
to be set up and which would include
other properties in the area which were
needing sanitary sewer.

It was agreed upon that P.E.C. would
submit a revised sketch plat for
review before the planning Department
would write a formal reply to the
sketch plat.

C. Newby.

Map No.: _____
Section No.: _____
Twp. No.: _____
Range: _____

S/D No. 72-137

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Smithmoor Addition
General Location: Quarter section south west at intersection of Harry Street and Greenwich Road, Sedgwick County, Kansas
Name of Property Owner: American LandMark Corp.
Address: 838 South Edgemoor, Wichita, Ks Phone: 685-1401
Name of Subdivider: (Same as Owner)
Address: _____ Phone: _____
Name of Agent/Surveyor: Professional Engineering Consultants, P.A.
Address: 1440 East English (BILL KEITNER) Phone: 262-2691
Date of Application: December 29, 1972

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 160 acres
2. Number of Lots:
 - Residential 335
 - Commercial 1
 - Industrial _____
 - Other _____
3. Minimum Lot Frontage 75' ft.
4. Minimum Lot Area _____ ft.
5. Existing Zoning B-1+CC
6. Proposed Zoning _____
7. Lineal Feet of New Streets:
 - a. _____ R/W _____ ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL _____ ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply _____ (Yes-No), Name _____
10. Public Sanitary Sewers _____ (Yes-No), Name _____
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: _____

American LandMark Corp.
By R. J. Smith, President

Wichita-Sedgwick County Metropolitan Area
Planning Commission, Room 402, City Building
Annex, 104 South Main Street, Wichita, Kansas

Received by Carl
Date 12-28-72
Fee Submitted none