

6145

PLAT NO. S/D 73-89 MAP NO. H-11-A

NAME SMITHMOOR SECOND ADDITION

LOCATION On the South side of Harry in an area West of
Greenwich Road

ENGINEER PEC

OWNER American Landmark Corp.

APPLICATION FILED 6-25-73

SKETCH PLAT FILED REV SKETCH FILED 11-30-79

PRELIMINARY FILED 6-25-73

S/D ACTION 7-5-73 deferred indef. 2-19-73 app

FINAL FILED _____

S/D ACTION 7-26-73

M.A.P.C. 720 Graham

M.A.P.C. ACTION Appx Preliminary 8-3-73

B.C.C. ACTION CLOSED

RECORDED _____

REMARKS Assoc. SGT-0311, CU-151

S/D 73-89 SMITHMOOR SECOND ADDITION
On the SS of Harry in an area West
of Greenwich Rd. - American Land-
mark Corp. by PEC

POSTED
6-26-73
② 11

[Handwritten signature]

ACTION

	DATE
SID COMMITTEE (prelim.) designed	7-5-73
SID Committee (prelim.) approved	7-19-73
M.A.P.C. 7th session	7-26-73
M.A.P.C. Approves Preliminary	8-3-73
B.C.C./B. CO. C.	—

POSTED
6-26-73
211

S/D 73-89 SMITHWOOD SECOND ADDITION
On the SS of Harry James and Kate
of Greenwich Rd. American Land-
mark Corp. by P&C

Closed

ACTION

	DATE
S/D COMMITTEE (prelim.) deferred	7-5-73
S/D Committee (prelim.) approved	7-19-73
M.A.P.C. <i>No quorum</i>	7-26-73
M.A.P.C. <i>Approve Preliminary</i>	8-3-73
B.C.C./B. CO. C.	—

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

Subdivision Report and Progress
S/D No.: 73-89

Name: SMITHMOOR SECOND ADDITION

General Location: On the South side of Harry in an area West of
Greenwich Road.

Owner: American Landmark Corp.

Address: 835 S. Edgemoor Phone: 685-4211

Subdivider: _____

Address: _____ Phone: _____

Engineer/Surveyor: PEC

Address: 1440 E. English Phone: 262-2691

Application Received 6-25-73

Conf. with Applicant _____

Sketch Plat Received _____

Present Zoning "R-1"

Proposed Zoning "AA"

Letter of Intent _____

FINAL PLAT RECEIVED _____

S/D Comm. Action _____

Dept. Report on Final _____

M.A.P.C. ACTION Agreed Preliminary 8-3-73

Dept. Report on Final _____

Letter on Irons Received _____

Title/Taxes Rec'd & Reviewed _____

Final Review _____

Referral to B.C.C. _____

B.C.C. ACTION _____

Recorded _____

PREL. PLAT RECEIVED 6-25-73

S/D Comm. Action 7-5-73 deferred

under for redesign 7-18-73 approved

Dept. Report on Prel. 7-20-73

TRACING PROGRESS:

Received _____

Released _____

Received _____

Released _____

Comments:

SMITHMOOR 2ND ADDITION

Arnold Sawyer, Trustee
Minneha Township
1417 North 143rd Street East
Wichita, Kansas 67230

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

- Soil Conservation Service
- County Planning & Zoning

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

Subdivision Report and Progress

S/D No.: 73-89

Name: SMITHMOOR SECOND ADDITION

General Location: On the South side of Harry in an area West of
Greenwich Road

Owner: American Landmark Corp.

Address: 835 S. Edgemoor Phone: 685-4211

Subdivider: _____

Address: _____ Phone: _____

Engineer/Surveyor: PEC

Address: 1440 E. English Phone: 262-2691

PLAT DATA

1. Gross Acreage of Plat 3.9
2. Number of Lots: _____
 - Residential 1
 - Commercial _____
 - Industrial _____
 - Other _____
 - Total 1
3. Min. Lot Frontage 705 ft.
4. Min. Lot Area 34,8480.0sq.ft.
5. Lineal Feet of New Streets:
 - (a) 64 R/W 705 ft.
 - (b) _____ R/W _____ ft.
 - (c) _____ R/W _____ ft.
 - (d) _____ R/W _____ ft.
 - (e) Total 705 ft.
6. Existing Zoning "R-1"
7. Proposed Zoning "AA"
8. Lot Area Required by Zoning _____ sq. ft.
9. Assoc. Zoning Case 462-0307

COMMENTS:

PLAT PROGRESS

Application Received 6-25-73
Conf. with Applicant _____
Sketch Plat Received _____
Letter of Intent _____

PREL. PLAT RECEIVED 6-25-73

S/D Comm. Action 7-5-73

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
✓ J/D 73-89

December 27, 1982

Ron L. Smith
P.O. Box 13585
Wichita, Kansas 67213

Re: SCX-0307 - "R-1" to "AA",
SCX-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*

December 20, 1979

Mr. Jim Fisher
c/o Lawrence E. Walls, Architect
254 Laura, Suite 205
Wichita, Kansas 67211

Re: S/D ⁷³⁻⁸⁷ 72-137 - Revised sketch plat - Smithmoor Additions

Dear Mr. Fisher:

We have reviewed your Smithmoor sketch plat with several other departments and have the following comments to offer:

- A. County Public Works has advised that a drainage problem exists in the easterly one-half of the plat with particular problems in the northeast 10 acres. They have suggested that a possible solution to this drainage problem would involve channeling the run-off from this property and from Greenwich Road into the ditch along the west side of Greenwich. This, however, would require additional right-of-way for Greenwich. Because of the significant drainage problems in this area, we advise you to meet with Phil Dietrich of County Public Works and Yash Desai of City Public Works to discuss the various methods of solving the drainage problems prior to submitting a preliminary plat. Both public works departments will be involved in reviewing the drainage plans because although this land is outside the City limits, it is within the 3 mile ring.
- B. Since Greenwich Road is included in the F.A.S. System, 60 feet of half street right-of-way is required adjacent to this plat. The drainage solution may require even more right-of-way.
- C. It is anticipated that most of this quarter section of land will eventually be sewered through the Park Meadows treatment system. However, at the present time that system is still privately owned and the County cannot act to enlarge the treatment plant or accept petitions for service into the system. You will need to work closely with Andy Harkness of County Public Works with regard to sanitary sewer service. A portion of this northeast quarter section

(1-19-81 Jim Fisher called to talk about the Smithmoor plats and said the revised sketch submitted 12-79 was for Smithmoor 2nd plat 1st (Smithmoor 2nd previously included only 10¹/₂ acres)

Mr. Jim Fisher - Page 2
December 20, 1979

does not flow toward the Park Meadows plant and most likely will have to await implementation of the Four-Mile Creek sewer system.

- D. A guarantee for extension of municipal water will be required. This water will have to be provided by the City of Wichita. Request for water service to land outside the City will require that the owner sign an annexation request.
- E. A guarantee for the improvement of all interior streets to City of Wichita standards will be required.
- F. Four off-street parking spaces per dwelling unit on lots being platted on 58-foot streets will be required.
- G. It is recommended by the City Traffic Engineer that the following access controls be noted on the preliminary plat:
 - 1. Complete access control to Harry from Parcel #2.
 - 2. Access control except for 2 openings to both Harry and Greenwich from Parcel #9 (one opening to each street will be required to be a major opening with a decel lane).
 - 3. Access control except for 1 opening to Greenwich from Parcel #8.
 - 4. Complete access control to Greenwich from Parcel #7.
 - 5. Complete access control across the east line of all lots and the drainage reserve being platted adjacent to Greenwich.
- H. Sidewalks will be required on both sides of all streets being platted with 66 feet of right-of-way except adjacent to Parcel 6. Also, one street shown on the sketch plat will need a sidewalk on one side since it is being platted with greater than 48 dwelling units abutting it.
- I. All proposed street names should be indicated on the preliminary plat. It would be advisable for you to check your proposed street names with Roberta Mendenhall in City Public Works Administration prior to filing the preliminary plat.
- J. On all plats of Huntcrest 2nd Addition which we have reviewed and on the recent Smithmoor 1st Addition plat, the drainage area in the northwest portion of the plat is labeled as a "drainage dedication" rather than a "drainage reserve." A drainage reserve would require that drainage improvements and maintenance be accomplished by the developer whereas a drainage dedication would allow for construction and maintenance by the public authorities. The County and townships have

Mr. Jim Fihser - Page 3
December 20, 1979

recently advised us that neither has the funds nor the authority to maintain drainage areas unless they are specifically related to major street drainage.

- K. We have talked with you on several occasions about annexation of this property and have advised that, in order for the conditionally approved county zone changes to become effective, this land must be outside the City limits when platted. It is the City's current policy to annex platted lands (especially ones with City water service) as soon as they become annexable (i.e., touch the City limits at any point). Therefore, if the Hunterest 2nd Addition land is annexed, the Smithmoor lands will most likely be annexed as soon as they are platted and rezoned.
- L. Existing structures on this site, if any, should be shown on the preliminary plat.
- M. The one block west of Smithmoor Street and south of the pipeline which has only five lots will have very high special assessment costs due to its small size. We recommend that you try to combine this block with the block to the south.
- N. The lots southeasterly of the pipeline do not have much buildable area considering the 50 foot pipeline setback and the 25 foot front yard setback. Perhaps these lots need to be deeper than 110 feet.
- O. A temporary cul-de-sac will need to be provided at the south end of the westernmost street.

These are all the comments we have at this time. If you wish to discuss any of these comments or requirements with us, please call.

Sincerely,

Louise Olivares
Senior Planner

LO:bh

cc: American Landmark Corporation, Attention: Mr. Ron Smith,
838 S. Edgemoor, 67218
Baughman Company, P.A., 330 Laura, 67211

THE CITY OF WICHITA

OFFICE OF Flood Control and Landfill Div. DATE December 12, 1979

TO Louise Olivarez, Jr. Planner, MAPD

FROM Paul Johnston

SUBJECT - Smithmoor Addition

S/D-72-137

5/073-89

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 - 5.5'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 Huntcrest 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
Huntcrest Addn. Plat File



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1018 STILLWELL
WICHITA, KANSAS 67213

PHONE 268-7801

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

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

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

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

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

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

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

1. (cont.)

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

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

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

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

RECEIVED

DEC 11 1979

S/D No. _____

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

METROPOLITAN PLANNING
ROUTE main
APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Smithmoor 2nd Addition

General Location: NE 1/4 Section 33, Harry & Greenwich Road, Sedgwick Conty, Kansas

Name of Property Owner: American Landmark Corporation attn Ron Smith
Address: 838 So. Edgemoor Zip Code: 67218 Phone: 685-1401
Name of Subdivider: American Landmark Corporation
Address: 838 So. Edgemoor Zip Code: 67218 Phone: 685-1401
Name of Engineer/Surveyor: Baughman Co.
Address: 330 Laura Zip Code: 67211 Phone: 262-7271
Date of Application: November 30, 1979

DESIGN COORDINATION: Mr. Jim Fisher, Lawrence E. Wells, Architect, 254 Laura, Suite 205, 67211. 262-3649.

SUBDIVISION INFORMATION:

- | | |
|---|------------------------------------|
| 1. Gross Acreage of Plat <u>130 Acres</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>66'</u> R/W <u>8,100</u> ft. |
| Residential <u>263</u> | b. <u>64'</u> R/W <u>6,000</u> ft. |
| Commercial <u>2</u> | c. <u>58'</u> R/W <u>1,400</u> ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>265</u> | TOTAL <u>15,500</u> ft. |
| 3. Minimum Lot Frontage <u>70</u> ft. | 8. Are Sidewalks existing? |
| 4. Minimum Lot Area <u>7000</u> sq. ft. | Yes _____ No _____ |
| 5. Existing Zoning <u>S.F., Dup., Multi-F. & Com.</u> | |
| 6. Proposed Zoning <u>Same</u> | |
| 9. Is a public water supply available? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, Name <u>City of Wichita</u> | |
| 10. Is a sanitary sewer available? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, Name <u>Park Meadows Sewer District</u> | |
| 11. Has Health Department approval been obtained (where applicable) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| 12. City of Wichita <u>Three Mile Area</u> <input checked="" type="checkbox"/> <u>Outside of Wichita</u> <input checked="" type="checkbox"/> | |

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 for 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 _____
Date _____
Fee Submitted _____

T9-301B
(7-79)

August 6, 1973

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

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

Dear Mr. Keltner:

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

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

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

July 20, 1973

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

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

Dear Mr. Keltner:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 19, 1973, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

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

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

- F. The applicant shall install or guarantee the installation of a sidewalk adjacent to the east side of Heather Ridge Street and the west side of Smithlock Street. The total estimated construction cost to be determined upon submission of a final plat.
- G. The applicant shall guarantee the paving of Heather Ridge Street and Smithlock Street.
- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

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

July 6, 1973

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

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

Dear Mr. Keltner:

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

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

cc: American Landmark Corp.
835 South Edgemoor, 67218

Dean Sellers, City Engineering

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

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. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> 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? <input checked="" type="checkbox"/> yes <input type="checkbox"/> 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> </u> | |
| 11. Health Department Approval (where applicable) <u> </u> (Yes-No) | |
| 12. City of Wichita <u> </u> : Three-Mile Area <u> </u> | |

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

MAPC Subdivision Regulations. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.

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

S/D No. _____

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Smithmoor Second Addition

General Location: Approx. 800' West of Greenwich Road on the South side of Harry Street

Name of Property Owner: American Landmark Corp.
Address: 835 S. Edgemoor Wichita, Ks. Phone: 685-4211

Name of Subdivider: Same Phone: _____

Address: _____

Name of Agent/Surveyor: Professional Engineering Consultants, P.A.

Address: 1440 East English, Wichita, Ks. Phone: 262-2691

Date of Application: June 25, 1973

SUBDIVISION INFORMATION:

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>9.9</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: <u>1</u> | a. <u>64'</u> R/W <u>705</u> ft. |
| Residential _____ | 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 _____ ft. |
| 3. Minimum Lot Frontage <u>705</u> ft. | 8. Sidewalk adjacent to all streets? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no |
| 4. Minimum Lot Area <u>34,8480.0</u> ft. | |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name _____ City of Wichita | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name _____ | |
| 11. Health Department Approval (where applicable) _____ (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 including petitions for improvements such as streets, sewer, sidewalks, etc. with the register of deeds as well as all costs of publication of initiating resolutions approving any petition for improvements 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: William H. Keltner

William H. Keltner for Professional Engineering Consultants, P.A. Agent for American Landmark Corporation

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

Received by Carl Healy
Date 6-25-73
Fee Submitted \$50.70

Form 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Pibg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION AMOUNT

Name _____

Address _____

Type _____ Due Date _____

Comments: _____

Date _____ By _____