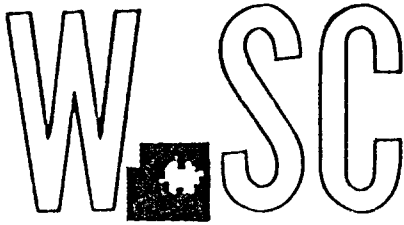


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

September 30, 1999

Municipal Engineers
254 S. Laura, Ste. 201
Wichita, KS 67211

RE: S/D 99-41 — Final Plat of SMITHMOOR COMMERCIAL ADDITION

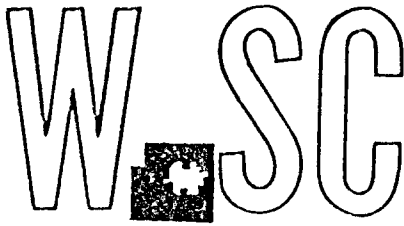
At the regular meeting of the Metropolitan Area Planning Commission on September 30, 1999, 1999, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of September 24, 1999. Please note, however, that Item B, regarding the extension of city water, will not be required for the plat; but may be needed at the time of site development for fire protection.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.



WICHITA — SEDGWICK COUNTY



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FILE COPY

September 24, 1999

Municipal Engineers
254 S. Laura, Ste. 201
Wichita, KS 67211

RE: S/D 99-41 — Final Plat of SMITHMOOR COMMERCIAL ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 23, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City.
- B. The applicant shall guarantee the extension of City water to serve the site.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved. An off-site drainage agreement is required. A drainage guarantee is required.
- E. Traffic Engineering needs to comment on the access controls. The access controls coincide with those proposed for the CUP. The plat denotes two access openings along Greenwich and three access openings along Harry. Distances shall be shown for all segments of access control. The proposed joint access openings need to be established by separate instrument .
- F. The wall easement shall be referenced in the plat's text.
- G. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.

- H. The setback from the pipeline easement shall be indicated as a building setback line for the Williams Pipeline.
- I. The bearings for the tapered right-of-way within Lot 7 need to be included on the final tracing.
- J. The final plat shall reference a tie point to a section corner.
- K. Traffic Engineering has required right turn lanes for the access points on Harry and Greenwich, left turn lanes for all major access openings on Harry and Greenwich, and 12.5% of the signalization cost at the Harry and Greenwich intersections.
- L. Traffic Engineering needs to comment on the need for additional right-of-way along Harry. No additional right-of-way is needed.
- M. A CUP Certificate shall be submitted identifying the approved CUP and its special conditions for development on the property.
- N. The signature line for the MAPC Chairman should reference William M. Johnson.
- O. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- P. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- Q. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- R. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- S. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- T. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm

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

- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- X. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 30, 1999, at 1:30 p.m.

The enclosed "marked" copy of the plat is for your information and files.

If you should have any questions, please call.

Sincerely,



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Smith and Company, P.O. Box 7785, Andover, KS 67002
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

STAFF REPORT

(Final Plat Approved 9/23/99; Preliminary Plat Approved 8/5/99)

CASE NUMBER: S/D 99-41 - SMITHMOOR COMMERCIAL ADDITION

OWNER/APPLICANT: Smith & Company, P.O. Box 785, Andover, KS 67002

SURVEYOR/ENGINEER: Municipal Engineers, Attn: Babar Khan, 254 Laura, #201, Wichita, KS 67211

LOCATION: Southwest corner of Harry and Greenwich

SITE SIZE: 26 acres

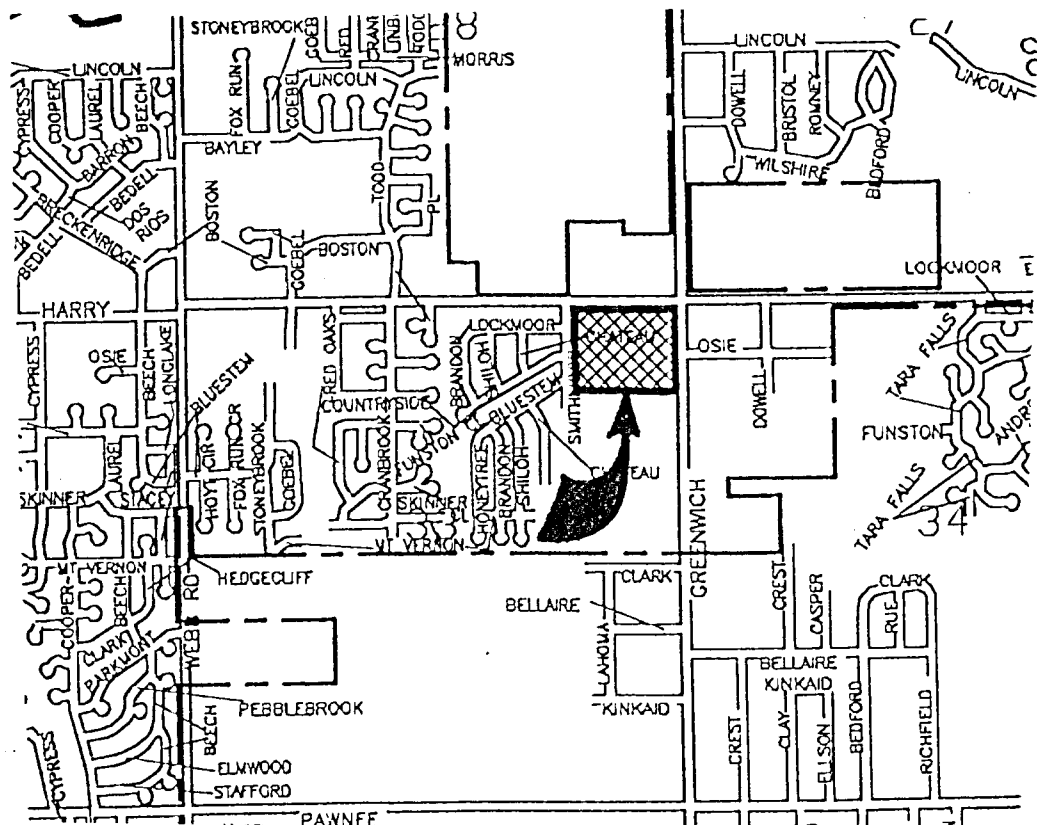
NUMBER OF LOTS

Residential:	
Office:	1
Commercial:	8
Industrial:	
Total:	9

MINIMUM LOT AREA: 40,000 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential
LC, Limited Commercial

PROPOSED ZONING: LC, Limited Commercial (Lots 2-9)
GO, General Office (Lot 1)

VICINITY MAP

Note: A zone change (Z-3325) was approved to GO, General Office for lot 1 and for LC, Limited Commercial for the remainder of the lots. A Community Unit Plan (DP-243) was also approved for the site.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City.
- B. The applicant shall guarantee the extension of City water to serve the site.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. **City Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved. An off-site drainage agreement is required. A drainage guarantee is required.**
- E. **Traffic Engineering** needs to comment on the access controls. The access controls coincide with those proposed for the CUP. The plat denotes two access openings along Greenwich and three access openings along Harry. Distances shall be shown for all segments of access control. The proposed joint access openings need to be established by separate instrument .
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- M. A CUP Certificate shall be submitted identifying the approved CUP and its special conditions for development on the property.
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S/D 99-41 – Final Plat of SMITHMOOR COMMERCIAL ADDITION
September 23, 1999 - Page 4

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- T. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
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