

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 1, 1994

Municipal Engineers
c/o Babar M. Khan, R.L.S.
254 Laura - Suite 201
Wichita, KS 67211

Re: S/D 94-41 - SMITHMOOR FOURTH ADDITION (Final Plat)

Dear Mr. Khan:

At the regular meeting of the Metropolitan Area Planning Commission on June 30, 1994, 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 June 24, 1994.

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 for consideration:

1. Submission of the fully completed and signed tracing of the subdivision 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 and residential developers.

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Don Losew" followed by a stylized monogram.
Don Losew
Senior Planner

DL:rh

cc: Smith & Company, P. O. Box 780595, Wichita, KS 67278
Mike Lindebak, City Engineer

- O. Recording of the plat within 30 days after approval by the City Council.
- P. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- Q. As indicated by City Engineering, the final plat tracing shall show a drainage easement along Lots' 2 & 3, Block 1, common lot line rather than a drainage dedication.

Also as indicated by City Engineering, minimum building pad elevations will need to be established for certain lots. The final plat tracing shall properly indicate such elevations and needed benchmarks shall be referenced.

- R. The applicant is advised that various State and Federal requirements 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.
- S. The final plat shall indicate the utility easements requested by K.G.& E. which are indicated on the enclosed "marked" copy of the plat.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-3

June 30, 1994

STAFF REPORT
(Final Plat Approved 6/23/94)

CASE NUMBER: S/D 94-41 SMITHMOOR FOURTH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

OWNER/APPLICANT: Smith & Company, P. O. Box 780595, Wichita, KS 67278

SURVEYOR/ENGINEER: Municipal Engineers, c/o Babar M. Khan, R.L.S., 254 Laura - Suite 201, Wichita, KS 67211

LOCATION: South of Harry and west of Greenwich

SITE SIZE: 5.82 Acres

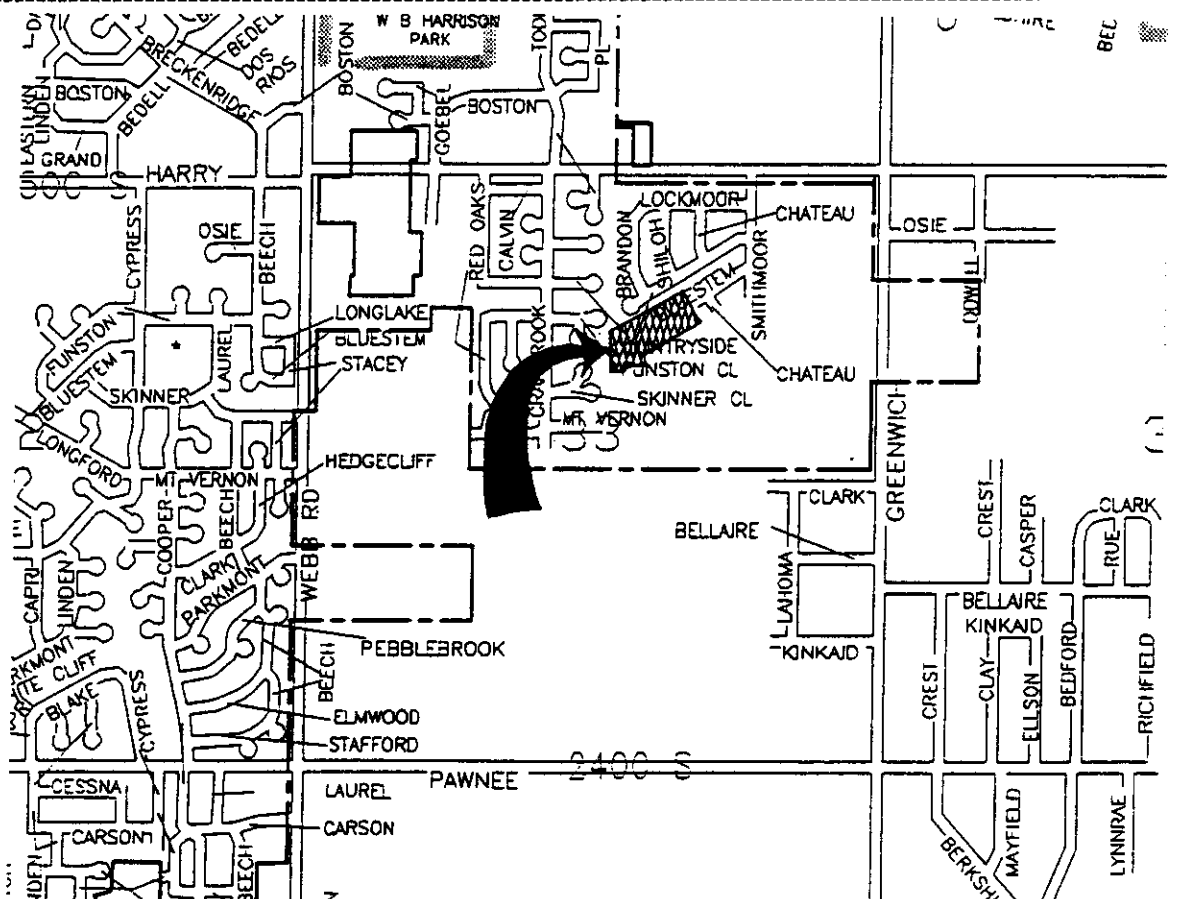
NUMBER OF LOTS

Residential:	24
Office:	
Commercial:	
Industrial:	
Total:	24

MINIMUM LOT AREA: 6,000 sq. ft.

CURRENT ZONING: "AA"

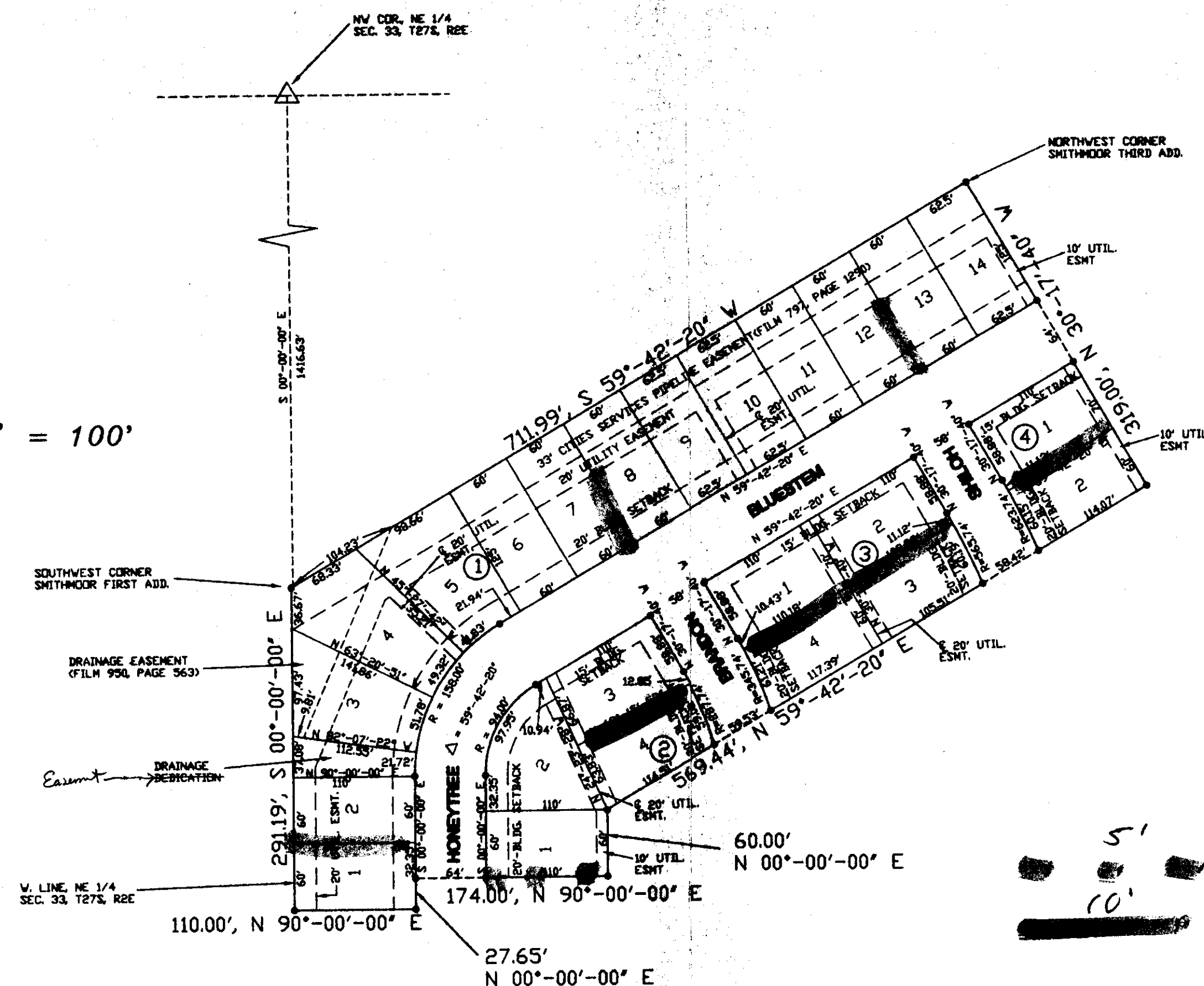
VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for temporary turnarounds for Honeytree, Brandon and Shiloh. Unless approved by City Engineering as on-site turnarounds, such turnarounds should be created off-site as either being shown as part of this Addition or created by separate instrument.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- H. The applicant shall submit a copy of the instrument which establishes the Cities Service Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- I. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- J. On the final plat tracing, all names of parties required to sign this plat shall be printed below their appropriate signature line.
- K. As indicated by the platting binder, property taxes are due on this site. The taxes must be paid prior to this plat being released for recording.
- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

SCALE: 1" = 100'



FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 6/23/94 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 6-24-94

FINAL PLAT OF SMITHMOOR FOURTH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE

STATE OF KANSAS >
> SS
SEDGWICK COUNTY >

I, BABAR M. KHAN, A LICENSED LAND SURVEYOR IN AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED 'SMITHMOOR FOURTH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS' AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF PROPERTY SURVEYED, DESCRIBED AS FOLLOWS:

A TRACT OF LAND DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SMITHMOOR FIRST ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. SAID POINT OF BEGINNING BEING 1,416.63 FEET SOUTH OF NORTHWEST CORNER OF NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH PRINCIPAL MERIDIAN; THENCE BEARING S 00°-00'-00" ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 291.19 FEET; THENCE BEARING N 90°-00'-00" E, 110.00 FEET; THENCE BEARING N 00°-00'-00" E, 27.65 FEET; THENCE BEARING N 90°-00'-00" E, 174.00 FEET; THENCE BEARING N 00°-00'-00" E, 60.00 FEET; THENCE BEARING N 59°-42'-20" E, 569.44 FEET TO THE SOUTHWESTERLY CORNER OF SMITHMOOR THIRD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING N 30°-17'-40" W, ALONG WESTERLY LINE OF SAID SMITHMOOR THIRD ADDITION, 319.00 FEET TO THE NORTHWESTERLY CORNER OF SAID SMITHMOOR THIRD ADDITION; THENCE BEARING S 59°-42'-29" W, 711.99 FEET TO THE POINT OF BEGINNING.

ALL EASEMENTS, RIGHT-OF-WAYS, PREVIOUSLY GRANTED ARE HEREBY VACATED IN ACCORDANCE WITH K.S.A. 12-512(b), AS AMENDED.

THIS SURVEY WAS COMPLETED IN MAY, 1994.

BABAR M. KHAN, R.L.S. # 985

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS, AND DRAINAGE DEDICATION, THE SAME TO BE KNOWN AS 'SMITHMOOR FOURTH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS'. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. THE DRAINAGE DEDICATION IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

STATE OF KANSAS >
> SS
SEDGWICK COUNTY >

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME _____ TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THAT FORGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE SAME AS HIS VOLUNTARY ACT AND DEED. IN THE TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

_____, NOTARY PUBLIC

WE, EMPIRE BANK, HOLDERS OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLAT OF 'SMITHMOOR FOURTH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS'.

STATE OF KANSAS >
> SS
SEDGWICK COUNTY >

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME _____ TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THAT FORGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE SAME AS HIS VOLUNTARY ACT AND DEED. IN THE TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

_____, NOTARY PUBLIC

THIS PLAT OF SMITHMOOR FOURTH ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA, SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED _____ DAY OF _____, 1994.

_____, CHAIRMAN
_____, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY CITY COUNCIL OF CITY OF WICHITA, KANSAS, THIS _____

DAY OF _____, 1994.

_____, MAYOR
_____, CITY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAYS OF _____, 1994.

_____, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ ON THIS _____ DAY OF _____, 1994.

_____, REGISTER OF DEEDS
_____, DEPUTY

- Temp. Improvements
- names below sq. lines
- Prop. Future plat Bundle
- ? CE on Survey plat. re want

MUNICIPAL ENGINEERS
104 - LAUREL STREET, 2ND FLOOR
WICHITA, KANSAS 67201
(316) 262-1211