

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-3

March 28, 1991

STAFF REPORT
(Final Plat Approved 3/21/91,
Preliminary Plat Approved 3/22/90)

CASE NUMBER: S/D 90-10 - SMITHMOOR THIRD ADDITION

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

SURVEYOR/ENGINEER: Municipal Engineers, 254 Laura, Suite 201,
Wichita, KS 67211

LOCATION: South of Harry and in an area west of
Greenwich Road

SITE SIZE: 5.0 Acres

NUMBER OF LOTS

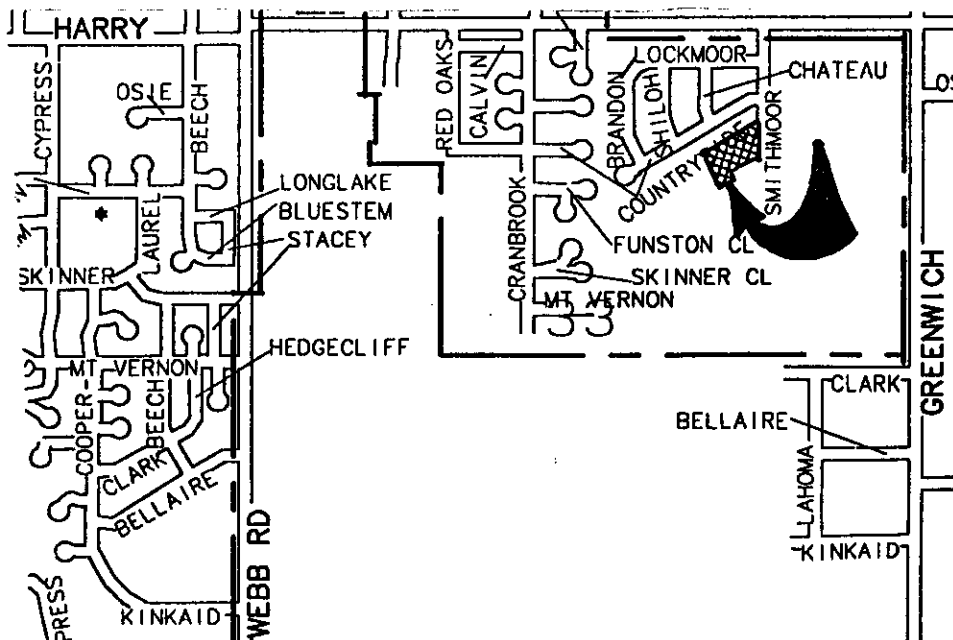
Residential:	18
Office:	
Commercial:	
Industrial:	
Total:	18

MINIMUM LOT AREA: 6,000 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

PROPOSED ZONING: "AA" One Family Dwelling

VICINITY MAP:



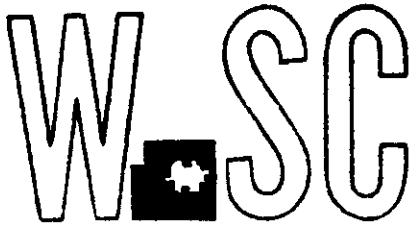
NOTE: This final plat only involves a portion of the site originally included in the preliminary plat. The preliminary plat originally proposed 41-lots versus the 18-lots now being platted.

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 construction of the storm sewers required by this plat. The applicant shall also provide, by separate instrument for recording with the plat, the off-site utility easement required for this storm sewer. This easement shall be submitted to City Engineering for approval and subsequently to Planning for recording.
- D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also include the paving of Smithmoor adjacent to the east line of this plat, including a sidewalk along the west side of this street, and the installation of temporary culs-de-sac for termination of the interior streets (Bluestem & Chateau). Since the property to the south and west of this site is in the same ownership as the area being platted, these culs-de-sac should be dedicated off-site. This dedication can either be provided by the plat or by separate instrument, with the vacation of each temporary cul-de-sac being effective upon the extension of a street southward and/or westward.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. On the final plat tracing, the name of the Addition shall be indicated.
- 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 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.
- I. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

- J. Since the pipeline crossing this site is a private easement, the reference to this easement should be deleted from the plat's text.
- K. The final plat shall reference a tie point to a previously plat-
ted lot corner or section corner.
- L. If the easement between lots 1 and 2, Block B is for sanitary
sewer, a 20 foot easement shall be shown on the final plat trac-
ing. Also, the easement along the south line of the plat shall
be clearly indicated as a 10-foot utility easement.
- M. The MAPC signature block shall be amended to indicate George
Sherman, "Chairman."
- N. 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.
- O. 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 sig-
nature.
- 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 deter-
mined.
- Q. Recording of the plat within 30 days after approval by the City
Council.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

Babar M. Khan
Municipal Engineers
254 Laura, Suite 201
Wichita, KS 67211

March 29, 1991

Re: S/D 90-10 (Final Plat) Smithmoor 3rd Addition

Dear Babar:

At the regular meeting of the Metropolitan Area Planning Commission on March 28, 1991, 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 March 22, 1991.

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.

Please call if you have any questions.

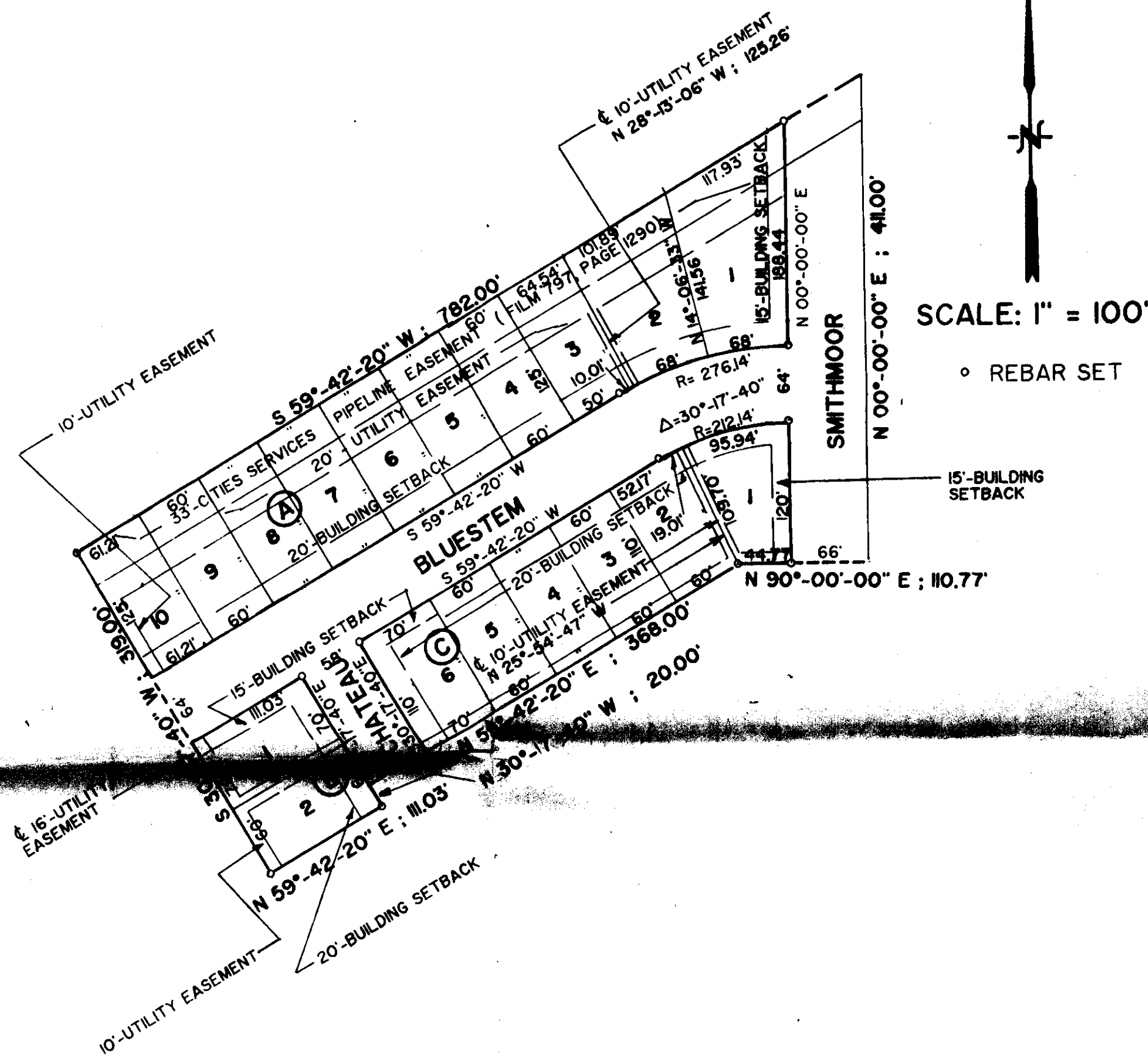
Sincerely,

A handwritten signature in cursive script that reads 'Kandace A. Jones'.

Kandace A. Jones
Associate Planner

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

FILE COPY



STATE OF KANSAS)
) SS
 SEDGWICK COUNTY)

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

BEGINNING AT A POINT 1290.00 FEET EAST AND 669.95 FEET SOUTH OF NORTHWEST CORNER OF THE EAST QUARTER OF SECTION 33, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH PRINCIPAL MERIDIAN IN SEDGWICK COUNTY, KANSAS: SAID POINT OF BEGINNING ALSO BEING THE SOUTHEAST CORNER OF SMITHMOOR FIRST ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS: THENCE BEARING S 59°-42'-20" W ALONG THE SOUTHERLY LINE OF SAID FIRST ADDITION, 782.00 FEET; THENCE BEARING S 30°-17'-40" E, 319.00 FEET; THENCE BEARING N 59°-42'-20" E, 111.03 FEET; THENCE BEARING N 90°-00'-00" E, 20.00 FEET; THENCE BEARING N 59°-42'-20" E, 368.00 FEET; THENCE BEARING N 90°-00'-00" E, 110.77 FEET; THENCE BEARING N 00°-00'-00" E, 411.00 FEET TO THE POINT OF BEGINNING.

THE SURVEY WAS COMPLETED IN FEBRUARY, 1991.

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

WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS AND STREETS, THE SAME TO BE KNOWN AS "SMITHMOOR THIRD ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS". THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF PUBLIC. EASEMENTS AS INDICATED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. A PIPELINE EASEMENT IS HEREBY GRANTED.

R.L. SMITH, PRESIDENT

STATE OF KANSAS)
)
 SEDGWICK COUNTY)

I, _____, REMEMBERED THAT ON THIS _____ DAY OF _____, 1991, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME SMITH & CO., INC., A CORPORATION, BY IT'S PRESIDENT, R.L. SMITH, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FORGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE SAME AS THEIR VOLUNTARY ACT AND DEED AND THE ACT AND DEED OF A CORPORATION. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

EMPRISE BANK, HOLDERS OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY DO HEREBY CONSENT TO THIS "SMITHMOOR THIRD ADDITION, WICHITA, SEDGWICK COUNTY,

STATE OF KANSAS)
)
 SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 1991, BY _____, AS _____ OF _____ ON BEHALF OF EMPRISE BANK.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED _____ DAY OF _____, 1991.

GEORGE SHERMAN, PRESIDENT

MARVIN KROUT, SECRETARY

THIS PLAT APPROVED AND DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. THIS _____ DAY OF _____, 1991.

BOB KNIGHT, MAYOR

PAT BURNETT, DEPUTY CITY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____, ON THIS _____ DAY OF _____, 1991.

PAT KETTLER, REGISTER OF DEEDS

ED RESA, DEPUTY

Smithmoor
3rd