



July 25, 1996

METROPOLITAN AREA PLANNING
DEPARTMENT

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

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

RE: S/D 96-33, Final Plat of SMITHMOOR 5TH ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 25, 1996, 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 July 18, 1996.

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 developments.

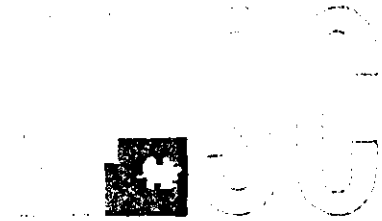
Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

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



July 18, 1996

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RE: S/D 96-33, Final Plat of SMITHMOOR 5TH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 18, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee will be with the County for use of the 4-Mile Creek System.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall submit an agreement or square footage figures for the lots being platted, in order to allow for the respreading of existing special assessments for drainage improvements planned for this site.
- D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall provide for a temporary turnaround (cul-de-sac) at the south end of Honeytree and a looped street connection between Brandon and Shiloh. This "looped street connection" shall be constructed to the standard considered necessary by the City's Fire Department and City Engineer. As agreed to by the applicant, paving of these temporary turnaround areas will use reclaimed asphalt instead of gravel. Since such turnarounds are to be off-site, appropriate dedications shall be submitted for recording with the plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. Both City and County Certificates shall be provided as appropriate.
- F. 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.

G. Since off-site utility easements need to be granted to serve this site, such easements shall be submitted with the final plat tracing for acceptance and recording.

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. (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.)

I. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).

J. 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.

K. 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.

L. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.

M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

N. Recording of the plat within 30 days after approval by the City Council.

O. As noted by City Engineering, minimum building pad elevations for two of the lots adjacent to the drainage ditch may need to be revised on the final plat tracing. The applicant shall confirm any such changes with City Engineering.

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,

July 25, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

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

July 25, 1996

STAFF REPORT

(Final Plat Approved 7/18/96, Preliminary Plat Approved 6/6/96)

CASE NUMBER: S/D 96-33 SMITHMOOR 5TH ADDITION

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

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

LOCATION: South of Harry and west of Greenwich Road

SITE SIZE: 10.7 Acres

NUMBER OF LOTS

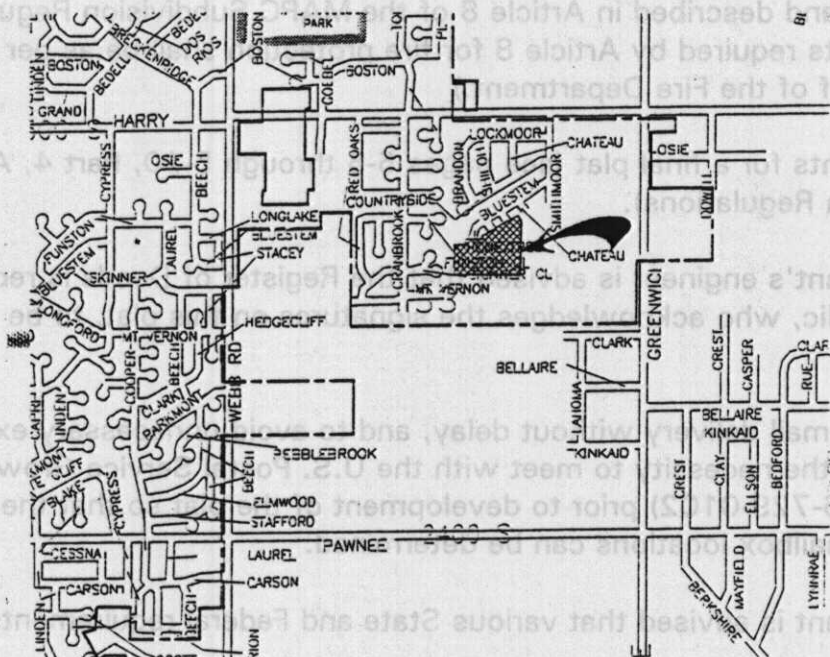
- Residential: 50
- Office:
- Commercial:
- Industrial:
- Total: 50

MINIMUM LOT AREA: 6,000 sq. ft.

CURRENT ZONING: "SF-6" Single Family

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

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