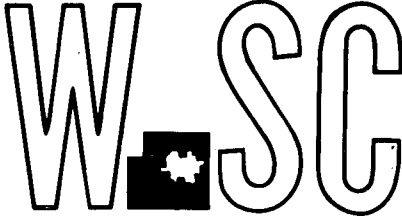
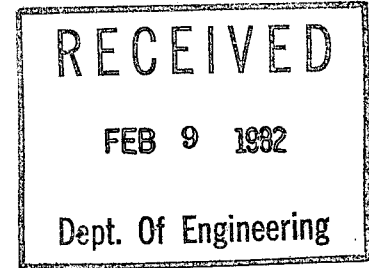


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



February 5, 1982

Van Doren-Hazard-Stallings
260 N. Rock Rd., Suite 250
Wichita, Ks. 67206

Re: S/D 32-11 - Final plat of Chelsea Square Second Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission February 4, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The dimension for the west half of Broadmoor shall be shown on the final plat tracing.
- B. The area to the north and east of this plat shall be labeled on the final plat as "Exception - (part of Sheffield Place Addition)".
- C. Since the center lines of most easements are indicated, with bearings, the easement shall reference these centerlines.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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 February 11, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

cc: Landmark Communities & City Center Dev.
Co. and Land Mark Communities, Inc.
2471 Hathway Circle, 67226
X Mike Lindebak, City Engineering

FLN:bh

S/D No. 82-11 Name Chelsea Square Second Addition
Date Application Rec'd. 1-22-82 Preliminary Approval _____
Scheduled S/D Meeting 2-4-82

DESCRIPTION

General Location West side of Broadmoor in an area south of 21st St. North

Owner Landmark Communities & Center City Development Company
Surveyor/Engineer Van Doren-Hazard-Stallings
Address 260 N. Rock Rd., Suite 250 Zip Code 67206 Phone 686-7303

- | | |
|--|------------------------------|
| 1. Gross Acreage of Plat <u>14.1 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential <u>1</u> | 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>265 ft.</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>14.1 acres</u> | streets _____ yes _____ no |
| 5. Existing Zoning <u>R-5 w/CUP (DP-62)</u> | |
| 6. Proposed Zoning <u>R-5 w/CUP (DP-62)</u> | |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

NOTE:

The purpose of this replat is to reduce most of the 30-foot utility easements to 20 feet in order to allow for building overhangs.

- A. The dimension for the west half of Broadmoor shall be shown on the final plat tracing.
- B. The area to the north and east of this plat shall be labeled on the final plat as "Exception - (part of Sheffield Place Addition)".
- C. Since the center lines of most easements are indicated, with bearings, the easement shall reference these centerlines.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This replat was submitted in final form only since the only change from the previous plat was the size of some utility easements.