

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 10**

**December 11, 1997**

**STAFF REPORT  
(One-Step Final Plat)**

**CASE NUMBER:** S/D 97-90 - MEDITERRANEAN DENTAL PLAZA  
ADDITION

**OWNER/APPLICANT:** Anthony W. Martin, D.D.S., P.A., 446 N. Dellrose Street,  
Wichita, KS 67208

**SURVEYOR/ENGINEER:** Mid-Kansas Engineering Consultants, Inc., 411 North  
Webb Road, Wichita, KS 67206

**LOCATION:** North side of 29th Street and West of Webb

**SITE SIZE:** 1.76 acres

**NUMBER OF LOTS**

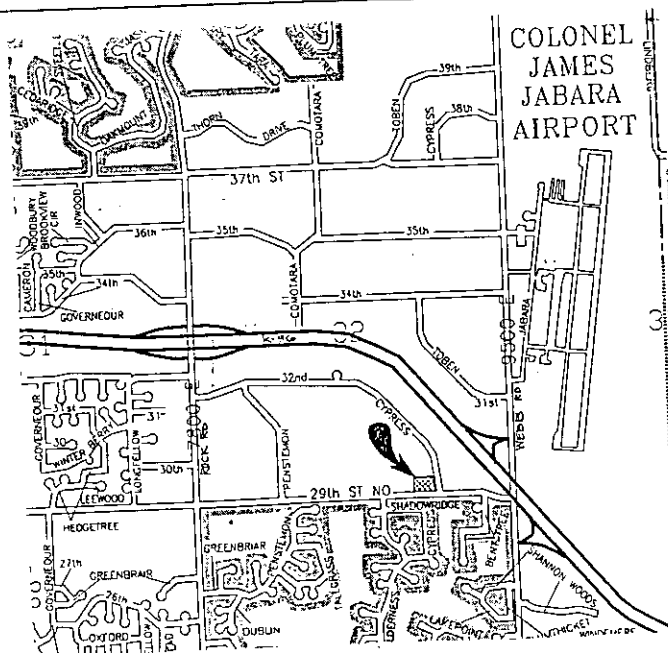
Residential:	
Office:	2
Commercial:	
Industrial:	
Total:	<u>2</u>

**MINIMUM LOT AREA:** 38,284 sq. ft.

**CURRENT ZONING:** GO, General Office

**PROPOSED ZONING:** Same

**VICINITY MAP**



STAFF COMMENTS:

- A. City Engineering needs to indicate if guarantees are required for municipal services.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. Traffic Engineering needs to comment on the acceptability of access controls. The plat denotes complete access control for Lot 2 along 29th Street North and one access opening for Lot 1.
- D. City Engineering needs to comment on the status of the applicant's drainage plan.
- E. Based upon the platting binder, property taxes are still outstanding. Before the plat is forwarded to City Council for consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- F. The final plat tracing shall also be signed by any party holding a mortgage on the site. The plat binder shows that Emprise Bank is holding such a mortgage. If this mortgage has been released, proof shall be provided to Planning.
- G. Since Lot 2 is an office lot adjoining a non-arterial street, a paving guarantee for a sidewalk along Cypress for Lot 2 will be required per the Sidewalk Ordinance.
- H. Traffic Engineering needs to indicate of the need, if any, for improvements to 29th Street North.
- I. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on the subject property.
- J. 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.)

- K. 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.
- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. 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.
- Q. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

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## \* MEDITERRANEAN DENTAL PLAZA ADDITION -- FINAL PLAT

AREA BEARINGS 1 \* BOUNDARY

AREA = 76569.5000 (ACRES = 1.7578)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
1	N 89 06 44.957 E	350.0000	2786.3178	16889.2220
3	S 00 53 15.043 E	218.7700	2791.7390	17239.1800
4	S 89 06 44.957 W	350.0000	2572.9953	17242.5686
6	N 00 53 15.043 W	218.7700	2567.5740	16892.6106
1			2786.3178	16889.2220

2 \* LOT 1

AREA = 38284.7500 (ACRES = .8789)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
1	N 89 06 44.957 E	175.0000	2786.3178	16889.2220
2	S 00 53 15.043 E	218.7700	2789.0284	17064.2010
5	S 89 06 44.957 W	175.0000	2570.2846	17067.5896
6	N 00 53 15.043 W	218.7700	2567.5740	16892.6106
1			2786.3178	16889.2220

3 \* LOT 2

AREA = 38284.7500 (ACRES = .8789)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
2	N 89 06 44.957 E	175.0000	2789.0284	17064.2010

3			2791.7390	17239.1800
	S 00 53 15.043 E	218.7700		
4			2572.9953	17242.5686
	S 89 06 44.957 W	175.0000		
5			2570.2846	17067.5896
	N 00 53 15.043 W	218.7700		
2			2789.0284	17064.2010

PRINTER

\*\* PRINTER HAS BEEN TURNED OFF