

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 11.

September 18, 1997

STAFF REPORT
(One-Step Final)

CASE NUMBER: S/D 97-72 CHADSWORTH COMMERCIAL 3RD ADDITION

OWNER/APPLICANT: Mesa Homes, Inc., Attn. Larry Bottenburg,
7230 W. 13th, Wichita, KS. 67212

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis,
Wichita, KS. 67211

LOCATION: North of 21st St. N and east of Maize Road

SITE SIZE: 3.54 acres

NUMBER OF LOTS

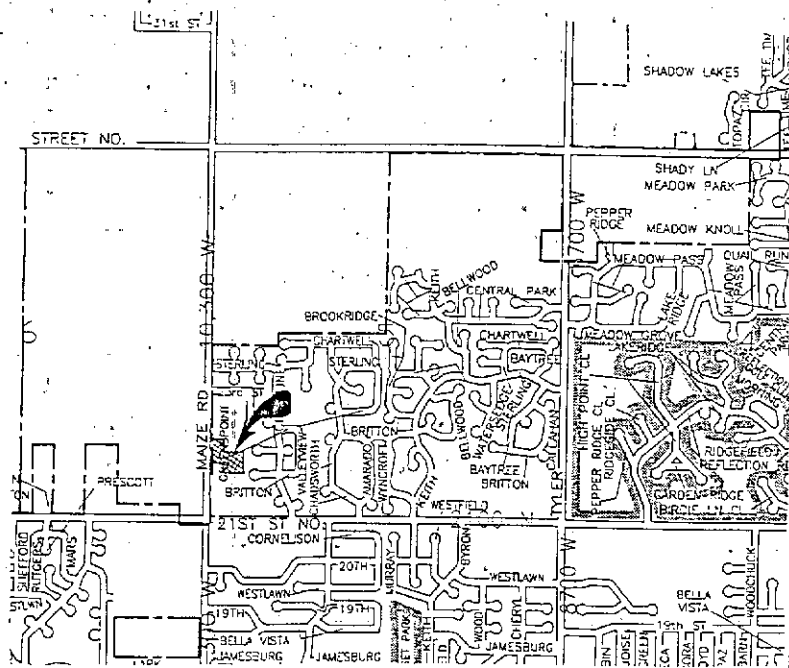
Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	3

MINIMUM LOT AREA: 26,346 sq. ft.

CURRENT ZONING: "LC" Limited Commercial

PROPOSED ZONING: "LC" Limited Commercial

VICINITY MAP:



STAFF COMMENTS:

- A. A CUP adjustment shall be filed and approved before this plat is heard by the full MAPC. This adjustment will ask for an increase in the number of CUP parcels as well as an adjustment to the building setbacks.
- B. City services appear to be available to this site. **City Engineering** needs to verify if any other guarantees are required, i.e. sewer, water, drainage and so forth.
- A 20 foot utility easement should be provided along the water line between Lot 3, Chadsworth Commercial 3rd Addition and the bowling alley, or the existing line should be moved.
- C. **Traffic Engineering** should be ready to comment on any improvements needed to Maize Road.
- A joint access easement shall be provided to the bowling alley and Lot 1, Chadsworth Commercial 2nd Addition. This easement will be provided by separate easement and shall remain open and unencumbered. The joint access easement shall be shown on the plat and the appropriate wording placed in the plat's text.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that overly wide utility easements (30 foot) be platted in order to allow for the installation of the utilities without damage to such tree rows.
- F. 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.)
- G. 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.
- H. 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.
- I. 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.

- J. Perimeter closure computations shall be submitted with the final plat tracing.
- K. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- L. 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.

CLOSURE - CHADSWORTH COMMERCIAL 3RD ADDITION

L001

1		N	5000.000	E	5000.000	S	0+00
S	89-48'00.0"E		200.000				
2		N	4999.302	E	5199.999	S	2+00.000
S	00-12'00.0"W		175.380				
3		N	4823.923	E	5199.387	S	3+75.380
N	88-56'00.0"E		304.950				
4		N	4829.600	E	5504.284	S	6+80.330
S	00-12'00.0"W		290.200				
5		N	4539.402	E	5503.271	S	9+70.530
S	87-27'14.0"W		280.180				
6		N	4526.955	E	5223.367	S	12+50.710
N	89-48'00.0"W		25.010				
7		N	4527.042	E	5198.358	S	12+75.720
N	00-12'41.0"E		149.980				
8		N	4677.021	E	5198.911	S	14+25.700
N	89-47'43.0"W		200.030				
9		N	4677.736	E	4998.882	S	16+25.730
N	00-11'55.5"E		322.266				
1		N	5000.000	E	5000.000	S	19+47.996
LENGTH=	1947.996	AREA=	154111.795 SF		3.538 ACRES		

CHADSWORTH COMMERCIAL THIRD

S 0.1200 M
HD=290.2000

N5=539.4016

E5=1,503.2708

S 87.2714 M
HD=280.1800

N6=526.9550

E6=1,223.3674

N 89.4800 M
HD=25.0100

N7=527.0423

E7=1,198.3575

N 0.1241 E
HD=149.9800

N8=677.0213

E8=1,198.9108

N 89.4743 M
HD=200.0300

N9=677.7360

E9=998.8821

N 0.1200 E
HD=322.2600

N10=999.9941

E10=1,000.0070

ZHD=1,947.9900

AREA=154,110.6606

CLOSURE

N 49.5045 M
HD=0.0092

N11=1,000.0000

E11=1,000.0000

AREA=3.5379