

STAFF COMMENTS:

- A. When the zone change for a portion of this site was approved, the applicant agreed to provide a plan and landscaping adjacent to Orme. The applicant shall either prior to the release of the plat for recording complete the landscaping as indicated on the submitted plan or provide a fiscal guarantee for the landscaping. The applicant has indicated that the landscaping has been installed as required.
- B. When the original Schofield-Hatchett Addition was approved, the applicant agreed, as required by the sidewalk ordinance to install sidewalk along the plat adjacent to Gouverneur. A sidewalk certificate was subsequently submitted with this plat. However, this sidewalk has apparently not been installed. Based upon the existing sidewalk in this area, however, the Planning Commission recommends that this requirement be waived.
- C. The area of the zone change involved two existing homes, with driveways out to Orme. This area is now being platted with complete access control. If these drives have not been closed, a guarantee shall be submitted for the closure of these drives. The applicant has indicated that the drives have been closed.
- D. On the final plat tracing the recording information for the drainage easement shall be indicated.
- E. 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 any habitable structures constructed on subject property.
- F. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- G. 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.
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

June 4, 1992

STAFF REPORT
(Final Plat Approved 5/28/92)

CASE NUMBER: S/D 92-20 SCHOFIELD-HATCHETT 3RD ADDITION

OWNER/APPLICANT: Schofield-Hatchett Partnership

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Southwest corner of Kellogg and Gouverneur

SITE SIZE: 2.8 Acres

NUMBER OF LOTS

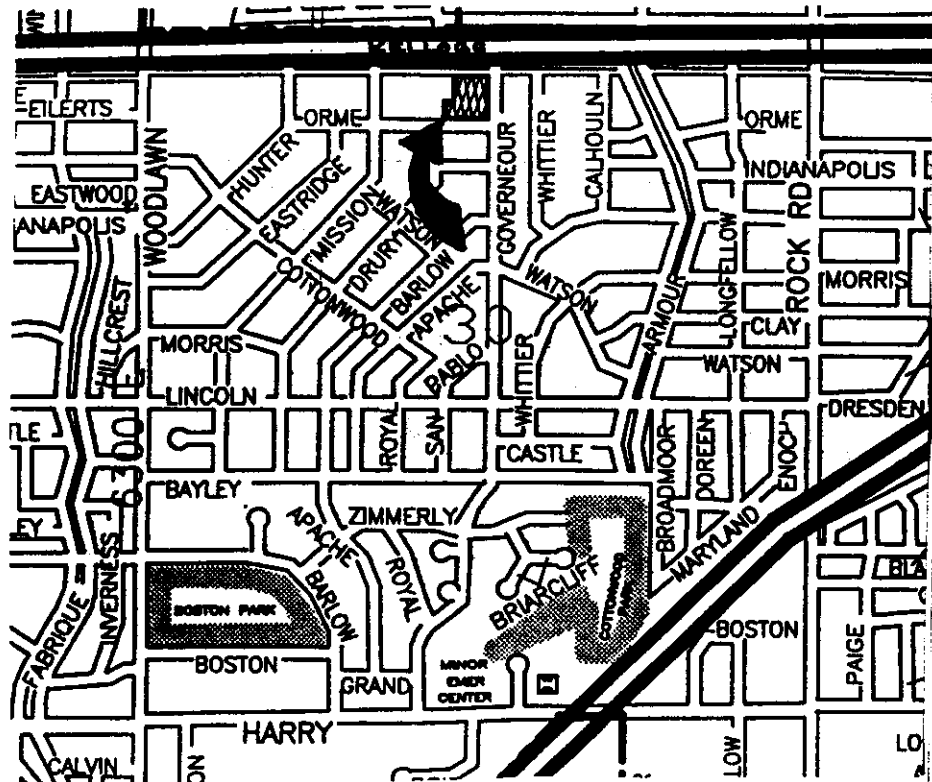
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 122,713.2 sq. ft.

CURRENT ZONING: "LC" & "A"

PROPOSED ZONING: "LC" (Z-3046)

VICINITY MAP:



Baughman Company, P. A.
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Please call if you have any questions.

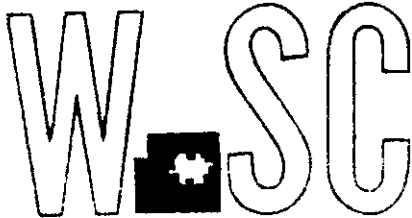
Sincerely,

A handwritten signature in black ink, appearing to read "Don Losew". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Don Losew
Senior Planner

DL:rh

cc: Schofield-Hatchett Partnership, 7633 E. Kellogg, Wichita, KS
67207
Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING
DEPARTMENT

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

June 9, 1992

Baughman Company, P. A.
315 Ellis
Wichita, KS 67211

Re: S/D 92-20 SCHOFIELD-HATCHETT 3RD ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 4, 1992, 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 May 29, 1992, with, however, the following change in Comment "B".

- ~~B.~~ The applicant shall submit a sidewalk certificate or agreement approved by the City's Law Department, indicating that the applicant shall install sidewalk along the site's frontage to Gouverneur at such time as sidewalk is installed along Gouverneur immediately to the south of this site or in the area between this site and the school to the south.

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 developers.

SCHOLFIELD - HATCHETT 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed
and platted "SCHOLFIELD-HATCHETT 3RD ADDITION", Wichita, Sedgwick
County, Kansas and that the accompanying plat is a true and cor-
rect exhibit of the property surveyed, described as and being a replat
of Lot 1, Scholfield-Hatchett Addition, Wichita, Kansas and Lot 6, ex-
cept the west 9 feet thereof and Lot 7 except the east 39 feet there-
of, Block 10, Eastridge Addition to Wichita, Kansas.

All being situated in the NW1/4 of Sec. 30, Twp. 27-S, R-2-E of
the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Date _____

Surveyor

Mark A. Savoy

Know all men by these presents that we,
the undersigned, have caused the land described in the surveyors cer-
tificate to be platted into a Lot to be known as "SCHOLFIELD-HATCHETT
3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility easement
is hereby granted as indicated for the construction and maintenance
of all public utilities. The contingent street dedication is hereby ded-
icated contingent upon the need for the right-of-way for any street
related purpose. This contingent dedication shall run with the land
and be binding on all future owners of Lot 1. Access Controls are
hereby granted as indicated on the face of the plat.

Scholfield-Hatchett, a partnership

Partner

Victor H. Scholfield

Partner

Steve A. Hatchett

Scholfield-Devlin-Hatchett, a partnership

Partner

Victor H. Scholfield

Partner

Steve A. Hatchett

Partner

Devlin

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____ 1992, by Victor H.
Scholfield and Steve A. Hatchett, partners of Scholfield-Hatchett, a
partnership and Victor H. Scholfield and Steve A. Hatchett and _____
Devlin, partners of Scholfield-Devlin-Hatchett, a partnership on behalf
of the partnerships.

Notary Public

My App't. Exp. _____

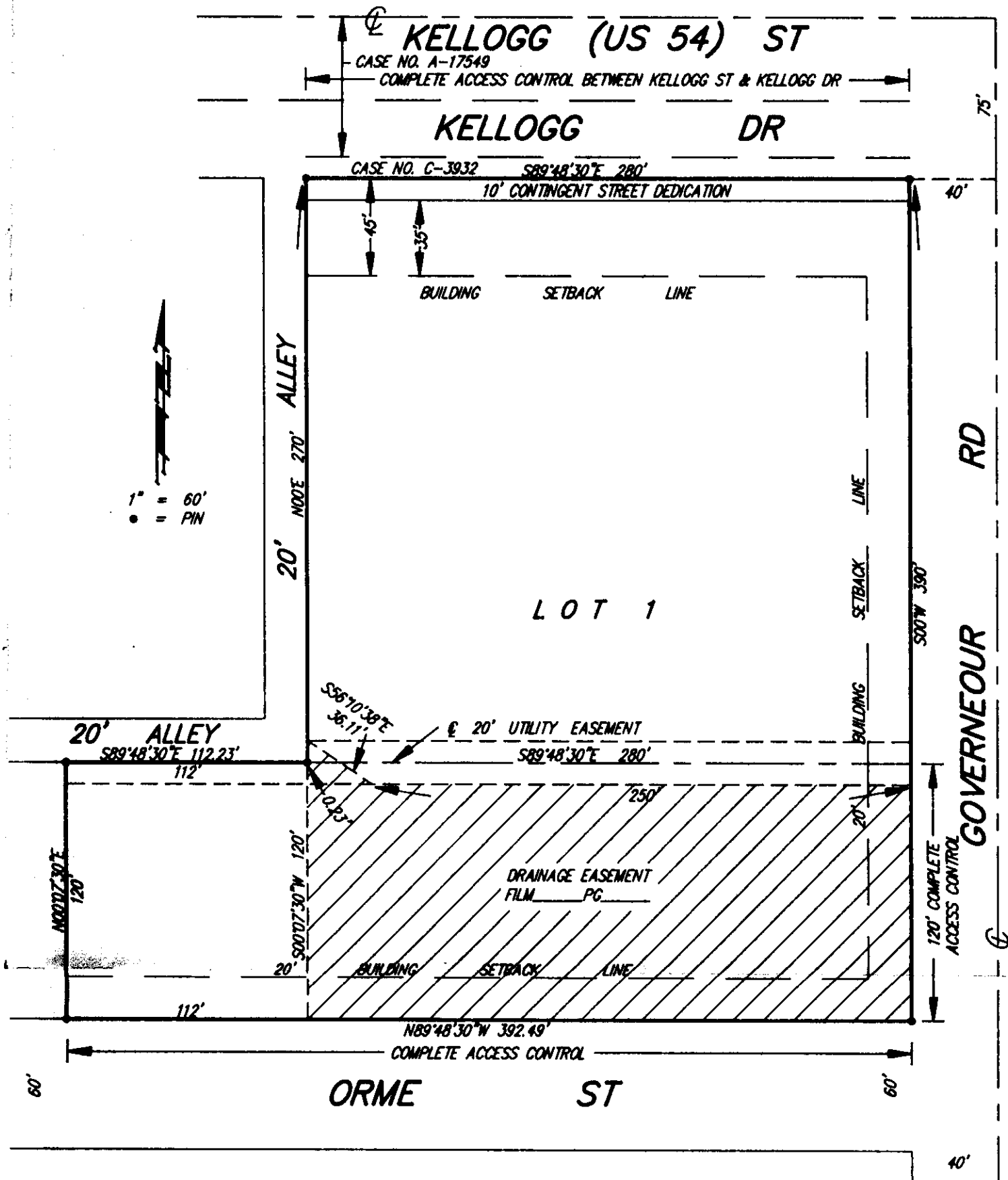
We, the undersigned, holders of a mortgage
on the above described property do hereby consent to this plat of
"SCHOLFIELD-HATCHETT 3RD ADDITION", Wichita, Sedgwick County,
Kansas.

General Motors Acceptance Corporation

State of _____) SS The foregoing instrument acknowledged be-
County of _____) fore me, this _____ day of _____ 1992, by _____
_____ of General Motors Acceptance Corp-
oration, on behalf of the corporation.

Notary Public

My App't. Exp. _____



This plat of "SCHOLFIELD-HATCHETT 3RD
ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to
and approved by the Wichita-Sedgwick County Metropolitan Area Plan-
ning Commission, Wichita, Kansas.

Dated this _____ day of _____ 1992.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Chairman

Christopher J. Gobel

Secretary

Marvin S. Krout

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____ 1992.

Mayor

Bob Knight

Deputy City Clerk

Pat Burnett

Entered on transfer record this _____ day
of _____ 1992.

County Clerk

Don Wright

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____ 1992, at _____ o'clock _____ M; and is duly record-
ed.

Register of Deeds

Pat Kettler

Deputy

Ed Resa