

S/D No.: 85-18 Name: HATTRUP ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 2/28/85

DESCRIPTION

General Location: East side of Tyler Road just south of Central Avenue.
Owner: Richard J. Hattrup, 2959 N. Webb, Wichita, KS 67226
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 2.0 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 87,995.35 Sq. Ft.
 4. Existing Zoning: LC
 5. Proposed Zoning: LC
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STAFF COMMENTS:

NOTE: This plat proposes to replat part of Lot 1, Block A, West Center Addition. The property is subject to the provisions of Community Unit Plan (DP-19). The property will be developed with retail sales, general and professional offices, restaurants, personal services or similar uses.

- A. The applicant is advised that, in accordance with the C.U.P., a parking layout and circulation plan will need to be submitted to the City Traffic Engineer for review and approval prior to the issuance of any additional building permits on this proposed lot.
- B. The final plat shall reference, in the plat's text as well as on the face of the plat, that building setbacks are per the West Center Commercial C.U.P. (DP-19).
- C. Since fee title to public lands is now vested with the City of Wichita rather than Sedgwick County for City of Wichita plats, the final plat tracing shall omit the signature block for County Commission approval.
- D. Since this plat is vacating the platted 100-foot building setback from Tyler Road and the 35-foot building setback from the south line of this property which were platted as part of West Center Addition, the engineer's text on the final plat tracing shall be amended to reference the vacation of platted setbacks, as well as street right-of-way, by virtue of K.S.A. 12-512(b).
- E. Closure computations shall be submitted with the final plat tracing.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- G. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

NOTE: This plat has been submitted in final form only.

S/D No.: 85-18 Name: HATTRUP ADDITION

Previous Final Approved: 2/28/85
Scheduled S/D Meeting: 1/2/86

DESCRIPTION

General Location: East side of Tyler Road just south of Central Avenue.
Owner: Richard J. Hattrup, 2959 North Webb, Wichita, KS 67226
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 2.0 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 2
 - Industrial:
 - Total: 2
 3. Minimum Lot Area: 27,098.72
 4. Existing Zoning: "LC"
 5. Proposed Zoning: "LC"
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STAFF COMMENTS:

NOTE: This revised plat of Hattrup Addition creates two (2) lots instead of one. The property is subject to the provisions of Community Unit Plan (DP-19). The property will be developed with retail sales, general and professional offices, restaurants, personal services or similar uses.

- A. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- B. The applicant is advised that, in accordance with the C.U.P., a parking layout and circulation plan will need to be submitted to the City Traffic Engineer for review and approval prior to the issuance of any additional building permits on these proposed lots.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Proof shall be submitted as to which partners comprising the partnership must execute documents on behalf of the partnership (e.g., copy of partnership agreement or certification from a title company).
- F. Closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- H. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any guarantees needed for drainage improvements?