

## Sub-Division 4-25-85

- 1 Access Control Lot 1 Block B, Airport Industrial Addition.  
No Problem
- 2 Vacation of Platted Setback Lot 1 Block B, Mona Key  
Moloch Addition. No Problem
- 3 St. Francis Regional Med. Center Access Control Vacation.  
No problem
- 4 Red Oaks Homes Utility Esm't vacation. No problem
- 5 Golden Hills Addition. Item B. Existing 16" AC Main in  
Central. Interior mains to be petitioned. Also  
discuss possibility of a supply line being run in  
119th St. going north from Central to North line  
of the Addition. An argument was made by D. Linn  
about the supply line in Weedbridge which could be  
used to support the extension of such a supply line.
- 6 Midtown Third Addn. Access to water main in the  
vacated area of Water street to be maintained.
- 7 Phillippi Addition. Item A, No water available
- 8 Schimming Addition. 6" Water Line on W. side of  
Yale. No problem
- 9 Sherwood Acres Mobile Home Park. Item C. 12" Water  
Main to be extended as necessary across frontage  
on 47th St., 8" to be extended N. along interior  
St. to and including Cut-de-Sac.
- 10 Sanctuary Addition. Item B, No water available, No Problems.
11. S. Vogt End Addition. Item F. End of existing 8" Water main  
located 60' N and 8' W of NE Property Corner  
of 11th St. N. & Smith. End of existing 6" main  
located 243' U.W. PL of Anna 8' SNPL 12th.  
Either main could be extended if R/W exists on 12th.  
May be extended by petition or Private Contract. To  
Extend N along Smith on E. Side to 12th St. then to W side if nec.

## STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2667) requesting "A" to "LC" on approximately the south 120 feet has been approved subject to replatting with their ownership to the north.

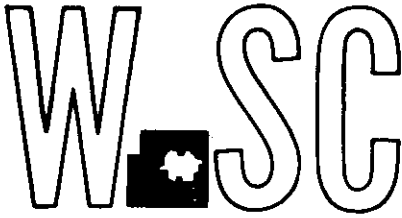
- A. The applicant shall submit an avigational easement and restrictive noise covenant for this property.
- B. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Gouverneur Road at the time of site development.
- C. The applicant shall guarantee the closure of the five (5) residential drive approaches to Orme.

- 12 C.C.R. Addition. Item C. End of existing 12" Main  
at N line of Security Storage Properties.  
12" to be extended N along Rock Road  
to N. line of CCR Addition.
- 13 Schotfield - Hatchett Addition. Water as shown. No  
Problem.
14. Carpenters 201 Addn. Item C. 8" Water to be extended  
from Seneca to West line of Lot 1 (E Line of  
Mortinson.
- 15 First Presb. Church. No problem
- 16 Amortibank. No problem
- 17 Voelker No Problem
- 18 No Problem

Note: Items 15-18 No problem unless prior esmt.

- 19 No Problem

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

April 26, 1985



Baughman Company, P.A.  
330 Laura  
Wichita, KS 67211

Re: S/D 85-34 - Final Plat of Scholfield-Hatchett Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 25, 1985, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall submit an avigational easement and restrictive noise covenant for this property.
- B. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Gouverneur Road at the time of site development.
- C. The applicant shall guarantee the closure of the five (5) residential drive approaches to Orme.
- D. The applicant shall guarantee the closure or reconstruction of the vacated alley approach at Gouverneur. This guarantee shall also provide for closure of the vacated alley right-of-way where it intersects the north/south alley.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. On the final plat tracing, the wording in the plattor's text regarding the contingent street dedication shall be amended to read: "The contingent street dedication is hereby dedicated contingent upon the need for the right-of-way for any street related purpose."
- G. The final plat tracing shall indicate the platting of a 45-foot building setback from the north line of the contingent street dedication (property line).

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Baughman Company, P.A.

Re: S/D 85-34 - Final Plat of Scholfield-Hatchett Addition

April 26, 1985

Page 2

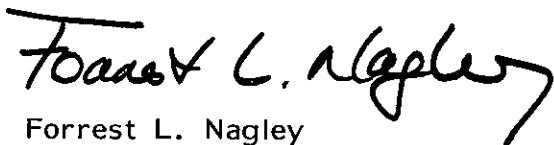
- H. Prior to the time this plat is scheduled for Board of City Commission review, the applicant shall resolve the particulars of his drainage plan with City Engineering. This plat shall not be submitted for scheduling before the City Commission until all drainage issues have been resolved.
- I. Closure computations shall be submitted with the final plat tracing.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

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 Thursday, May 2, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



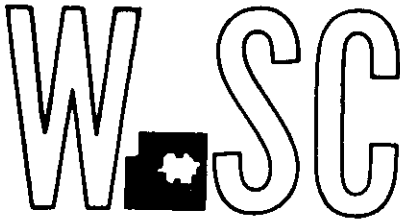
Forrest L. Nagley  
Senior Planner

FLN:mlh

Enclosure

cc: Scholfield-Hatchett Partnership, c/o Gary Austerman, One Main Place,  
Suite 1000, Wichita, KS 67202  
Walter Morris Investment Co., c/o Gary Austerman, One Main Place,  
Suite 1000, Wichita, KS 67202  
✓ Mike Lindebak, City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

May 2, 1985

Baughman Company, P.A.  
330 Laura  
Wichita, KS 67211

Re: S/D 85-34 - Final Plat of Scholfield-Hatchett Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 2, 1985, 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 April 26, 1985.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
3. Certification that all real estate taxes for 1984 (both first and second halves) and prior years have been paid.

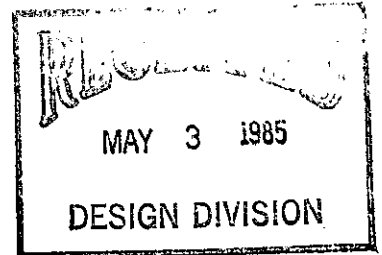
Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni  
Junior Planner

BRB:mlh

cc: Scholfield-Hatchett Partnership, c/o Gary Austerman, One Main Place,  
Suite 1000, Wichita, KS 67202  
Walter Morris Investment Co., c/o Gary Austerman, One Main Place,  
Suite 1000, Wichita, KS 67202  
✓ Mike Lindebak, City Engineer



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DRAINAGE EASEMENT

WHEREAS, Scholfield-Hatchett, a partnership, is the owner of property which is being platted as Scholfield-Hatchett Addition, to Wichita, Sedgwick County, Kansas; and

WHEREAS, said owner is desirous of making a dedication to the City of Wichita of a drainage easement on the property legally described in Exhibit "A" attached hereto and which is further described in the cross-hatched area of the diagram attached as Exhibit "B"; and

WHEREAS, such easement is being dedicated to the City for the purpose of insuring the drainage of surface waters from the north and west of the designated easement area to sewer drainage currently in place on Gouverneur and Orme streets adjacent to the southeast corner of the legally described easement area;

NOW, THEREFORE, Scholfield-Hatchett, a partnership, being the legal owner of the above-described real estate, does hereby dedicate to the City of Wichita for drainage right-of-way purposes an easement and right-of-way above described in Exhibit "A" to the City of Wichita.

EXECUTED this \_\_\_\_ day of June, 1985.

SCHOLFIELD-HATCHETT,  
a partnership

By \_\_\_\_\_  
Victor H. Scholfield, Partner

By \_\_\_\_\_  
Steven A. Hatchett, Partner

STATE OF KANSAS            )  
                                  ) ss:  
COUNTY OF SEDGWICK    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of June, 1985, by Victor H. Scholfield and Steven A. Hatchett, partners, on behalf of Scholfield-Hatchett, a partnership.

\_\_\_\_\_  
Notary Public

My appointment expires:

WILLIAM L. KORBER, L.S.

JOHN E. LUNDBLADE, L.S.

N. BRENT WOOTEN, P.E.



**BAUGHMAN COMPANY, P.A.**

SURVEYING & ENGINEERING

316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

PART OF LOT 1 DESCRIPTION

That part of Lot 1, Scholfield-Hatchett Addition, Wichita, Kansas, described as beginning at the S.E. Corner thereof; thence N 00° E, along the east line of said Lot 1, 110 feet; thence N 89°48'30" W, 250 feet; thence N 56°10'38" W, 36.11 feet to a point in the west line of said Lot 1; thence S 00° E, along the west line of said Lot 1, 10 feet to a corner of said Lot 1; thence N 89°48'30" W, 0.23 feet to a corner of said Lot 1; thence S 00°07'30" W, 120 feet to the S.W. Corner of said Lot 1; thence S 89°48'30" E, 280.49 feet to the place of beginning.

EXHIBIT A



S/D No.: 85-34 Name: SCHOLFIELD-HATCHETT ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 4/25/85

DESCRIPTION

General Location: At the southwest corner of Kellogg Drive and Gouverneur Road.  
Owner: Scholfield-Hatchett Partnership & Walter Morris Investment Co., c/o  
Gary Austerman, One Main Place, Suite 1000, Wichita, KS 67202  
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 2.5 Acres
2. Number of Lots:  
Residential:  
Office:  
Commercial: 1  
Industrial:  
Total: 1
3. Minimum Lot Area:
4. Existing Zoning: "LC" and "A"
5. Proposed Zoning: "LC" (Z-2667)

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STAFF COMMENTS:

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- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- I. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's lot grading plan.

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