

January 9, 1986

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

Re: S/D 85-18 - Revised Final Plat of Hatstrup Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 9, 1986, 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 January 3, 1986.

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 platfor.
3. Certification that all real estate taxes for the first half of 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Tyler Properties, c/o Lindy Andeel, 358 N. Rock Rd., Wichita, KS 67206
Craig Steven, 437 N. Hillside, Wichita, KS 67214
Mike Lindebak, City Engineer

My App. Exp. _____ Notary Public

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?