

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

April 28, 1988

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

Re: Final Plat S/D 88-23 - HEDGEWOOD ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 28, 1988, 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 22, 1988.

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 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 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

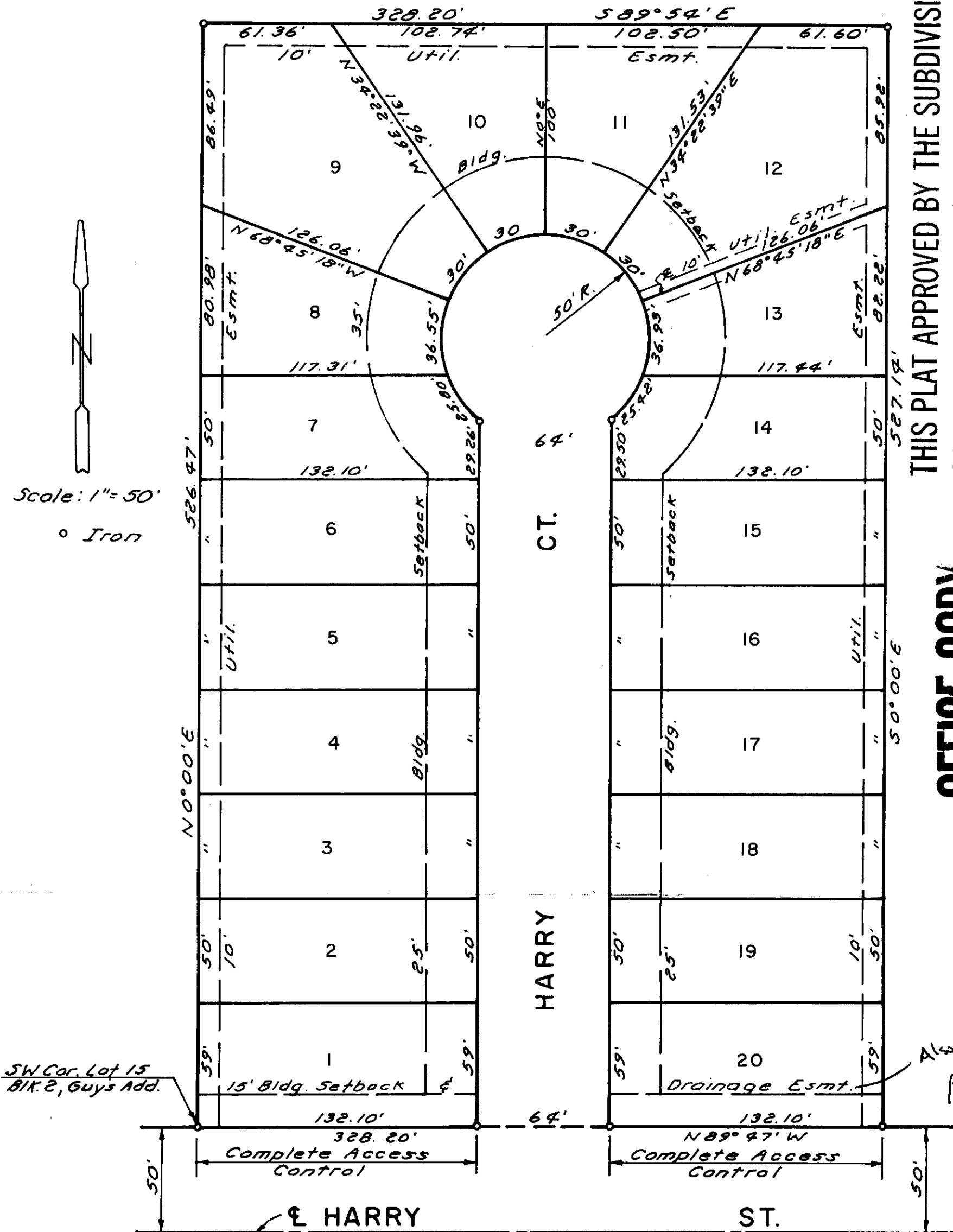
DL:dlk

cc: Casado-McKay Properties, 236 S. Topeka, Wichita, KS 67202

FILE COPY

HEDGEWOOD ADDITION

WICHITA, KANSAS



THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 4/21/88 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 4/22/88

OFFICE COPY

DO NOT REMOVE

FINAL PLAT

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots and a street to be known as "HEDGEWOOD ADDITION", Wichita, Kansas. The easements are hereby granted as indicated for the construction and maintenance of public utilities. The street is hereby dedicated to and for the use of the public. All abutters rights of access to Harry are hereby granted to the City of Wichita, Kansas.

Casado-McKay Properties, a Partnership

Arthur J. Casado Partner
Dorothy L. McKay Partner
John W. McKay, Jr. Partner

State of Kansas } S.S. The foregoing instrument
Sedgwick County } was acknowledged before me this _____ day of
_____, 1988, by Arthur J. Casado, Dorothy L.
McKay and John W. McKay, Jr., partners of
Casado-McKay Properties, a Partnership.

My Commission Expires _____ Notary Public

This plat of "HEDGEWOOD ADDITION", Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 1988.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Eltan Parsons Chairman
Mervin S. Kraut Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1988.

Robert B. Knight Mayor
Dale E. Rea Deputy City Clerk

Entered on transfer record this _____ day of _____, 1988.

Don Wright County Clerk

State of Kansas } S.S. We, Baughman Company, P.A.,
Sedgwick County } surveyors in aforesaid county and state, do hereby
certify that we have surveyed and platted "HEDGEWOOD ADDITION", Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed described as a replat of Lot 15, Block 2 of Guy's Addition, Wichita, Kansas, located in the SW 1/4 of Sec. 29-27-2 E. The existing building setback and access controls along Harry as platted in Guy's Addition, are being vacated by virtue of KSA 12-512(b)

Date _____ Baughman Company, P.A.

John E. Lundblade Surveyor

State of Kansas } S.S. This is to certify that this
Sedgwick County } plat has been filed for record in the Office
of the Register of Deeds this _____ day of
_____, 1988, at _____ o'clock, _____ M., and is duly
recorded.

Pat Kettler Register of Deeds
Ed Rea Deputy

HEDGEWOOD ADDITION

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- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- P. Recording of the plat within 30 days after approval by the City Council.
- Q. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

<u>CASE NUMBER:</u>	S/D 88-23 - HEDGEWOOD ADDITION
<u>OWNER/APPLICANT:</u>	Casado-McKay Properties, 236 S. Topeka, Wichita, KS 67202
<u>SURVEYOR/ENGINEER:</u>	Baughman Company, P.A.
<u>LOCATION:</u>	North side of Harry, in an area east of Rock Road.
<u>SITE SIZE:</u>	4.0 Acres
<u>NUMBER OF LOTS:</u>	
Residential:	20
Office:	
Commercial:	
Industrial:	
Total:	20
<u>MINIMUM LOT AREA:</u>	6,600 Sq. Ft.
<u>CURRENT ZONING:</u>	"BB"
<u>PROPOSED ZONING:</u>	"AA"

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee construction of the storm sewers required by this plat.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Since this property is being platted for the development of single-family homes, the applicant shall request that this property be down-zoned to the "AA" zoning district. Approval of this preliminary plat is subject to approval of this zone change case. Down-zoning will remove all sidewalk requirements required by the City's Sidewalk Ordinance and will avoid the need to plat right-of-way for a 41-foot wide paved street (business/office street standard).
- I. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- J. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D)(1). It is noted that the subdivider is proposing the creation of 50-foot wide lots, whereas the Subdivision Regulations require a minimum of 60-feet of width. Given the fact that much of the adjacent property has been developed with apartments, the added density generated by the proposed 50-foot wide lots appears to be appropriate for the area. Also, the subdivider has agreed to plat a wider residential street to handle the added residential activity. With the above factors in mind, it is recommended that the 50-foot wide lots be permitted.
- K. On the final plat tracing, both the drainage easement and a 15-foot building setback shall be indicated on Lot 20 along Harry Street. The 15-foot dimension shall also be shown on Lot 20.
- L. On the final plat tracing, the platlor's text shall be amended to reference the granting of the drainage easement.