

S/D No. 84-2 Name Hedgecliff 4th Addition
Date Application Rec'd. 1-19-84 Preliminary Approval _____
Scheduled S/D Meeting 2-2-84

DESCRIPTION

General Location South of Mt. Vernon in an area west of Cooper

Owner Fidelity Investment Company
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

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|--|---|-------------------------------------|------------------------|
| 1. Gross Acreage of Plat | <u>10.1 acres</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. _____ R/W _____ | ft. |
| Residential | <u>35</u> | b. _____ R/W _____ | ft. |
| Commercial | _____ | c. _____ R/W _____ | ft. |
| Industrial | _____ | d. _____ R/W _____ | ft. |
| Other | _____ | e. _____ R/W _____ | ft. |
| Total Number of Lots | <u>35</u> | TOTAL | _____ ft. |
| 3. Minimum Lot Frontage | <u>60*</u> at setback | 8. Sidewalk adjacent to all streets | <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area | <u>6,000 sq. ft.</u> | | |
| 5. Existing Zoning | <u>R-5 w/DP-77</u> | | |
| 6. Proposed Zoning | <u>R-5 w/DP-77</u> | | |
| 9. Is public water available | <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | | |
| 10. Is sanitary sewer available | <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | | |
| 11. Has Health Dept. approval been obtained (where applicable) | <u>Yes</u> _____ No | | |
| 12. City of Wichita | <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | | |

STAFF COMMENTS:

NOTE: This 35-lot replat of a portion of Block 5, Hedgecliff 3rd Addition is for the purpose of making numerous minor lot dimension changes. The streets are not yet paved and utilities have not yet been installed in this block.

- need re-petition to re-define districts*
- A. Representatives of the City Engineer and of the Water Department shall be prepared to comment on the possible need to re-petition for streets, sewers, or water. If streets are re-petitioned, sidewalks shall again be included for both sides of Cypress, Mt. Vernon, and Cooper.
 - B. If any petitions are submitted with this replat, a certificate confirming the petitions shall be submitted to the Planning Department for recording.
 - C. The applicant's agent and the City Engineer's representative shall be prepared to comment on the possible need to retain the drainage easement which was platted in Hedgecliff 3rd Addition at the southeast corner of Mt. Vernon and Cypress.
 - D. A 25-foot building setback from Mt. Vernon on Lot 24 shall be added to the final plat tracing.
 - E. A block number shall be added to the face of the plat and shall be referenced in the platting's text.
 - F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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