

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 81-27 Name Hedgecliff 3rd Addition
Date Application Rec'd. 3-20-81 Preliminary Approval _____
Scheduled S/D Meeting 4-2-81

DESCRIPTION

General Location South side of Mt. Vernon, in an area west of Webb Road

Owner Fidelity Investment and Kessler Bros., Inc., et al
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. 67211 Phone 262-7271

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>52 acres</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>64</u> R/W <u>5700</u> ft. |
| Residential <u>141</u> | b. <u>70</u> R/W <u>2040</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>141</u> | TOTAL <u>7740</u> ft. |
| 3. Minimum Lot Frontage <u>*60</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes X</u> no |
| 4. Minimum Lot Area <u>6,000 sq.</u> ft. | *At building setback _____ |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>R-5 with DP-77</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

NOTE: This SE 1/4 of Sec. 33-27-2E is subject to the conditions of the residential-commercial community unit plan DP-77. The original preliminary of this 1/4 section was approved in January, 1977. Since then, two portions have been final platted (Hedgecliff and Hedgecliff 2nd). The third addition is only that area within the dark blue lines. The lots on Bellaire are approved for 2-3- or 4 family dwellings; the lots on Clark and Stacey Circle are approved for 1-or-2 family dwellings; the balance of the 3rd addition lots are for 1-family dwellings only.

- A. The entire 66 feet of right-of-way for Mt. Vernon will need to be dedicated before this plat can be completed. The north 6 feet is being dedicated by the plat of Second Addition to Cedar Ridge. The south 50 feet should be shown on the Hedgecliff 3rd Addition plat. If either portion gets dedicated by separate instrument and recorded prior to completion of either plat, the recording data can be shown on the face of the plat.
- B. The applicant shall guarantee the paving of all streets being platted, including Mt. Vernon.
- C. Sidewalks shall be guaranteed at the following locations: both sides of Cypress, Cooper and Mt. Vernon (collectors); and both sides of Bellaire (multi-family development).
- D. The applicant shall guarantee extension of sewer and water to serve all lots being platted.
- E. The City Engineer's representative shall be prepared to comment on the applicant's drainage concept. Any necessary drainage improvements shall be guaranteed by the applicant.
- F. Although some building setbacks are shown on the C.U.P., it is recommended that at least corner lot setbacks be shown on the final plat for the lots west of Cooper since this portion of the plat is different from the C.U.P. illustration.
(Over)

- G. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- H. The applicant shall submit a letter from Cities Service or a copy of the pipeline easement agreement which states the width of easement and building setbacks required and whether or not streets and utilities are permitted to cross the pipeline. Any relocation or encasement of the pipeline required by the development of this property shall not be at the City's expense.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. 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.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations.

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 81-27 Name Hedgecliff 3rd Addition
Date Application Rec'd. 3-20-81 Preliminary Approval 4-2-81
Scheduled S/D Meeting 5-14-81

DESCRIPTION

General Location South side of Mt. Vernon in an area west of Webb Road

Owner Fidelity Investment Company and Kessler Bros.
Surveyor/Engineer Baughman Company
Address 330 Laura Phone 262-7271

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>52</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>64</u> R/W <u>5,700</u> ft. |
| Residential <u>140</u> | b. <u>70</u> R/W <u>2,040</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>140</u> | TOTAL <u>7,740</u> ft. |
| 3. Minimum Lot Frontage <u>60*</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> <input type="checkbox"/> |
| 4. Minimum Lot Area <u>6,000</u> sq. ft. | *At building setback |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>R-5 with C.U.P.</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

NOTE: This property is subject to the conditions of the residential-commercial community unit plan DP-77. The lots on Bellaire are approved for 2-3- or 4-family dwellings; the lots on Clark and Stacey Circle are approved for 1- or 2-family dwellings; the balance of this addition is for 1-family dwellings only.

- A. The entire 66 feet of right-of-way for Mt. Vernon (a collector street) will need to be dedicated before this plat can be completed. The north 6 feet from Webb Road to the west line of Cypress shall be dedicated by separate instrument.
- B. The applicant shall guarantee the paving of all streets being platted, including Mt. Vernon.
- C. Sidewalks shall be guaranteed at the following locations: both sides of Cypress, Cooper and Mt. Vernon (collectors); and both sides of Bellaire (multi-family development).
- D. The applicant shall guarantee extension of sewer and water to serve all lots being platted.
- E. The applicant shall guarantee all drainage improvements required by the platting of this property, including the seeding and mulching of the existing drainage dedication adjacent to this plat on the west. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's final drainage plan.
- F. The final plat tracing shall indicate the width of all building setbacks being platted.
- G. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.

- H. The applicant shall submit a letter from Cities Service or a copy of the pipeline easement agreement which states the width of easement and building setbacks required and whether or not streets and utilities are permitted to cross the pipeline. Any relocation or encasement of the pipeline required by the development of this property shall not be at the City's expense.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.