

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-29 Name Hedgecliff 2nd Addition
Date Application Rec'd. 4-18-80 Preliminary Approval _____
Scheduled S/D Meeting 5-1-80

DESCRIPTION

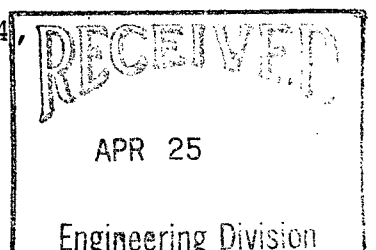
General Location North side of Pawnee, 1/3 mile west of Webb Road.

Owner Fidelity Investment, et al
Surveyor/Engineer Baughman Company
Address 330 Laura, 67211 Phone 262-7271

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>26.76</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>64</u> R/W <u>2970</u> ft. |
| Residential <u>76</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>76</u> | TOTAL <u>2970</u> ft. |
| 3. Minimum Lot Frontage <u>*60</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>8,400</u> square feet | |
| 5. Existing Zoning <u>R-5 (DP-77) (Z-1806)</u> | |
| 6. Proposed Zoning _____ | |
| 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:

- A. A residential and commercial community unit plan was approved on this entire SE 1/4 in 1976. This area now being platted into individual lots was approved for garden apartments and/or townhouses. Approval of this plat will require an adjustment in the C.U.P. to allow single family development.
- B. This property is located northeast of McConnell Air Force Base within Compatible Use District 12 and is therefore subject to considerable aircraft noise. Within this district, the Air Force recommends that habitable structures be built so as to reduce interior noise by 30 decibels. The Planning Department recommends that the usual avigational easement and covenant be submitted.
- C. The applicant shall guarantee the paving of all interior streets including the necessary storm water sewer.
- D. The applicant shall guarantee the installation of sanitary sewer and City water to serve all lots.
- E. Front and side yard setbacks shall be shown on all corner lots.
- F. The applicant shall guarantee the construction of sidewalks on one side of the loop street.
- G. The Wichita Public Works Department shall be prepared to comment on the acceptability of the street name "Bellaire." Elsewhere in town, Bellaire is the second block south of Mt. Vernon.
- H. 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.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).



SUBDIVISION REPORT

S/D NO. 80-29 Name Hedgecliff 2nd Addition
Date Application Rec'd. April 18, 1980 Preliminary Approval 5-1-80
Scheduled S/D Meeting June 26, 1980

DESCRIPTION

General Location North side of Pawnee 1/3 mile west of Webb Road

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

- 1. Gross Acreage of Plat 26.76 acres
- 2. Number of Lots:
 - Residential 76
 - Commercial _____
 - Industrial _____
 - Other _____
- 3. Minimum Lot Frontage 40 ft.
- 4. Minimum Lot Area 8400 square feet
- 5. Existing Zoning AA
- 6. Proposed Zoning R-5 (DP-77) (Z-1806)
- 7. Lineal Feet of New Streets:
 - a. 64 R/W 2970 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 2970 ft.
- 8. Sidewalk adjacent to all streets? yes no
- 9. Public Water Supply yes (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers yes (Yes-No), Name City of Wichita
- 11. Health Department Approval (where applicable) _____ (Yes-No)
- 12. City of Wichita X : Three-Mile Area _____

STAFF COMMENTS:

- A. The representative from City Engineering should be prepared to comment on the status of the final drainage plan.
- B. The applicant shall submit an avigational easement covering subject property and a construction covenant assuring that adequate construction methods will be utilized to reduce noise hazards within any habitable structure.
- C. The applicant shall guarantee any drainage improvements required by this plat, including the seeding and mulching of the existing drainage dedication adjacent to the west line of the plat.
- D. The applicant shall guarantee the paving of all interior streets including the necessary storm water sewers.
- E. The applicant shall guarantee the installation of sanitary sewer and City water to serve all lots.
- F. The applicant shall guarantee the construction of sidewalks on one side of the loop street.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.