

THE CITY OF WICHITA

OFFICE OF PUBLIC WORKS ENGINEERING

DATE April 14, 1980

TO Jack Galbraith, Chief Planner

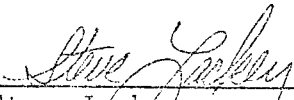
FROM Steve Lackey, Design Chief Engineer

SUBJECT Drainage Plan, Hedgecliff 2nd
Addition

Baughman Company has submitted the Drainage Plan of the subject plat. Both the grading plan and the storm water sewer plans are satisfactory, except for the benefit district boundary, which should include all lots in the Addition.

1. The developer shall guarantee the construction of the storm water sewer serving the subject plat.
2. Linden Street should be graded to drain North from the north line of Pawnee Avenue.

I trust this is sufficient information to approve the subject preliminary plat. Please feel free to call me at 268-4440 if you need additional information.

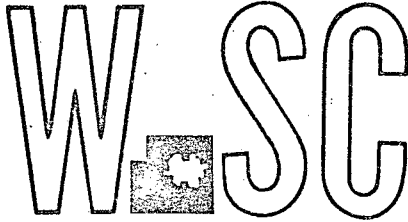


Steve Lackey
Design Chief Engineer

SL:md

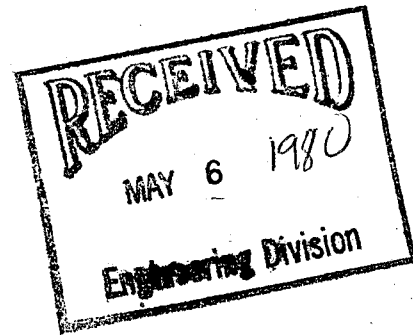
cc: John Lundblade, Baughman Co.
Paul Johnston

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



May 2, 1980

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 80-29 p Preliminary plat of Hedgecliff 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 1, 1980, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. Prior to submitting a final plat for review by the Subdivision Committee, the applicant shall obtain approval of a final drainage plan by both City Engineering and Flood Control.
- B. A residential and commercial community unit plan was approved on this entire SE 1/4 in 1976. The 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.
- C. 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.
- D. The applicant shall guarantee the paving of all interior streets.
- E. 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 this plat.

Baughman Company

5-2-80

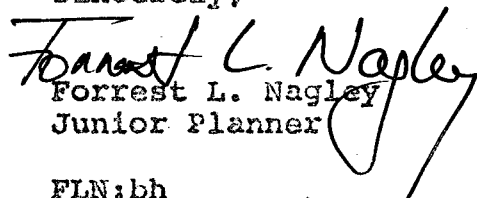
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- F. The applicant shall guarantee the installation of sanitary sewer and City water to serve all lots.
- G. Front and side yard setbacks shall be shown on all corner lots.
- H. The applicant shall guarantee the construction of sidewalks on one side of the loop street.
- I. The Wichita Public Works Department recommends that the following street name changes be indicated on the final plat:
 - Bellaire to Blake;
 - Linden to Cypress;
 - Westernmost Bellaire Court to Blake Court;
 - Easternmost Bellaire Court to Linden Circle.
- J. The final plat shall separate the utility and drainage easements.
- K. 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.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

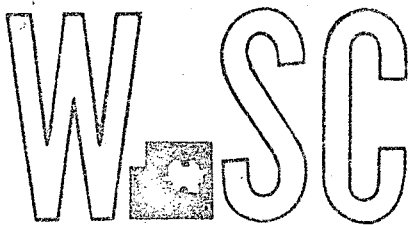
Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

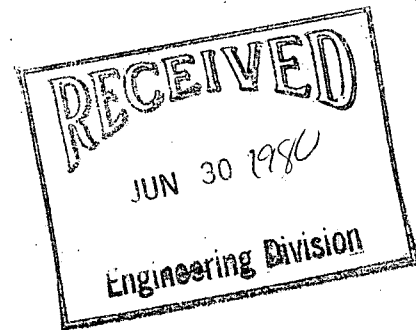
cc: Fidelity Investment, Ivan Salyer, 229 S. Market
Frank Kessler, Kessler Bros., Inc., 1905 S.W.Blvd.
X Dean Sellers, Acting City Engineer
Paul Johnston, Flood Control

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



June 27, 1980

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 80-29 - Final plat of Hedgecliff 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 26, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee all drainage improvements required by this plat including storm sewers, completion of the drainage channel to the west, and seeding and mulching both channels.
- ✓ B. The applicant shall guarantee the paving of all interior streets.
- ✓ C. The applicant shall guarantee the construction of a sidewalk on one side of the loop street.
- ✓ D. The applicant shall guarantee the installation of sanitary sewer to serve all lots.
- ✓ E. The applicant shall guarantee the installation of City water to serve all lots.
- ✓ F. 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.
- ✓ G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

Baughman Company
June 27, 1980
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The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 3, 1980, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

LO
Louise Olivarez
Senior Planner

LO:bh

cc: Fidelity Inv. - Ivan Salyer, 229 S. Market, 67202
Frank Kessler, Kessler Bros., Inc., 1905 S.W. Blvd. 67213
X Dean Sellers, Acting City Engineer
Paul Johnston, Flood Control