

S/D NO. 77-11 Name HEDGECLIFF ADDITION
Date Application Rec'd. 1-17-77 Preliminary Approval _____
Scheduled S/D Meeting 1-27-77

DESCRIPTION

General Location Northwest corner of Pawnee and Webb Road

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

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|--|-----------------------------------|
| 1. Gross Acreage of Plat <u>161.5</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>40</u> R/W <u>1850</u> ft. |
| Residential <u>232</u> | b. <u>64</u> R/W <u>7730</u> ft. |
| Commercial <u>3</u> | c. <u>70</u> R/W <u>4,000</u> ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>235</u> | TOTAL <u>13,580</u> ft. |
| 3. Minimum Lot Frontage <u>50</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>4,000</u> sq. ft. | streets? <u>X</u> yes _____ no |
| 5. Existing Zoning <u>AA & LC</u> | |
| 6. Proposed Zoning <u>R-5, BB, LC</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name _____ | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name _____ | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- A. Associated cases Z-1806, zone change from AA & LC to R-5, BB & LC; and DP-77, Commercial and Residential Community Unit Plan have been approved by the Board of City Commissioners subject to platting.
- B. The applicant shall obtain and submit by separate instrument, the dedication for the north half of Mt. Vernon from the west line of Webb Road to the west line of Cherry Creek Drive.
- C. An overall drainage plan for both the residential, office and commercial areas shall be submitted to, reviewed and approved by the Flood Control Office prior to submission of any final plats.
- D. The applicant shall guarantee all drainage improvements associated with the plat.
- E. As required by the associated C.U.P., the applicant shall guarantee the construction of the accel-decel lanes and major entrances along Pawnee and Webb Road for Lots A, C, D & E.
- F. As indicated on the associated C.U.P. all utilities including telephone and electric service shall be installed underground in the office and commercial areas as well as the residential areas.
- G. The applicant shall obtain and submit to the Planning Department, a letter from the Cities Service Company indicating that the easement shown for their 18-inch pipeline is acceptable to them and specifying what minimum building setbacks from the line they recommend for any habitable structures.
- H. Any raising, lowering, encasement or relocation of the Cities Service pipeline necessitated by this plat shall be at the sole expense of the applicant.
- I. The applicant shall guarantee the paving of all interior streets including Mr. Vernon.

- J. It is recommended that Cherry Creek Drive and Mt. Vernon be designated as "collector" streets.
- K. The applicant shall guarantee the installation of sanitary sewer to serve all lots being platted.
- L. The applicant shall guarantee the installation of City water to serve all lots being platted.
- M. The applicant shall guarantee the construction of sidewalks adjacent to both sides of all interior streets except for those streets in the patio homes area, and adjacent to the north side of Pawnee and the west side of Webb Road.
- N. As indicated on the associated C.U.P., the applicant shall submit a sidewalk plan for approval with the final plat of the patio homes area.
- O. 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 any habitable structures constructed on subject property.
- P. As indicated on the associated C.U.P., the applicant shall submit a Homes Association agreement which provides for the construction and continued maintenance of all non-public common open space, park areas recreational facilities, etc., with each final plat on Lot A, Lot B, Lot C, if developed with apartments, and the patio homes area in the event these areas develop with owner occupied type dwelling units.
- Q. As required in the approval of the associated zone case and C.U.P., all of the area within the preliminary plat is to be platted within two year's time.
- R. Requirement 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. 77-11 Name HEDGECLIFF ADDITION
Date Application Rec'd. 1-17-77 Preliminary Approval 1-27-77
Scheduled S/D Meeting 3-10-77

DESCRIPTION

General Location Northwest corner of Pawnee and Webb Road

Owner Fidelity Investment & Kessler Bros., Inc.

Surveyor/Engineer Baughman Company

Address 330 Laura Phone 262-7271

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| 1. Gross Acreage of Plat <u>60</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u>76</u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>76</u> | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage <u>50</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>4,000 sq.</u> ft. | streets? <u>X</u> yes <u> </u> no |
| 5. Existing Zoning <u>AA & LC</u> | |
| 6. Proposed Zoning <u>R-5, BB, LC</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u> </u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u> </u> | |
| 11. Health Department Approval (where applicable) <u> </u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u> </u> | |

STAFF COMMENTS:

- A. A condition of the approval of the preliminary plat was as follows:
- "An overall drainage plan for both the residential, office and commercial areas shall be submitted to, reviewed and approved by the Flood Control Office prior to submission of any final plats."
- If this has not been accomplished, it is recommended that this final plat be deferred until the drainage plan has been approved.
- B. The applicant shall guarantee all drainage improvements associated with the plat.
- C. The applicant shall obtain and submit to the Planning Department, a letter from the Cities Service Company indicating that the easement shown for their 18-inch pipeline is acceptable to them and specifying what minimum building setbacks from the line they recommend for any habitable structures.
- D. Any raising, lowering, encasement or relocation of the Cities Service pipeline necessitated by this plat shall be at the sole expense of the applicant.
- E. The applicant shall guarantee the paving of all streets.
- F. The applicant shall guarantee the installation of sanitary sewer to serve all lots being platted.
- G. The applicant shall guarantee the installation of city water to serve all lots being platted.
- H. It is recommended that Cherry Creek Drive be designated as a "collector" street.
- I. The applicant shall guarantee the construction of sidewalks adjacent to both sides of all streets including around the cul-de-sacs.

- J. The applicant shall be advised that the sidewalk construction will be required with any building permits issued on subject property when the sidewalk requirement is a condition of plat approval.
- K. 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 any habitable structures constructed on subject property.
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.