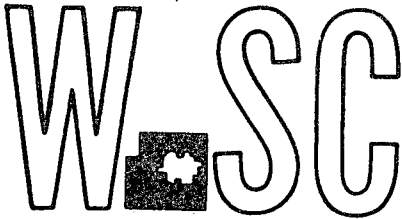


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

January 31, 1977

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Re: S/D 77-11 - Preliminary plat  
of HEDGECLIFF ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 27, 1977, 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. 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.
- B. 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.
- C. The applicant shall guarantee all drainage improvements associated with the plat.
- D. 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.
- E. 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.
- F. 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.

- G. Any raising, lowering, encasement or relocation of the Cities Service pipeline necessitated by this plat shall be at the sole expense of the applicant.
- H. The applicant shall guarantee the paving of all interior streets including Mt. Vernon.
- I. It is recommended that Cherry Creek Drive and Mt. Vernon be designated as "collector" streets.
- J. The applicant shall guarantee the installation of sanitary sewer to serve all lots being platted.
- K. The applicant shall guarantee the installation of city water to serve all lots being platted.
- L. 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.
- M. 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.
- N. 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.
- O. 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 sapce, 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.
- P. 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.
- Q. Easements as indicated on the marked "Engineer's Copy" of the plat shall be shown on the final plat.
- R. The applicant's engineer shall contact M. S. Mitchell of the Flood Control Office relative to the location of the drainage dedication at the northwest corner of the plat. This dedi- cation may need to be moved to the east several feet in order to align with the existing drainage system to the northwest.

S/D 77-11  
January 31, 1977  
Page 3

- S. The 15-foot access easement adjacent to the drainage dedication in the southwest corner of the plat shall continue along the west line of the plat to the southwest corner of the property.
- T. Requirement 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,

Curtis L. Newby  
Junior Planner

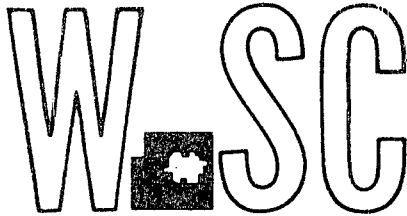
CLN:rme  
Encl.

cc: Fidelity Investment and Kessler Bros., Inc.  
Marvin Bastain  
229 S. Market, 67202

Frank Kessler  
1904 S. W. Blvd., 67213

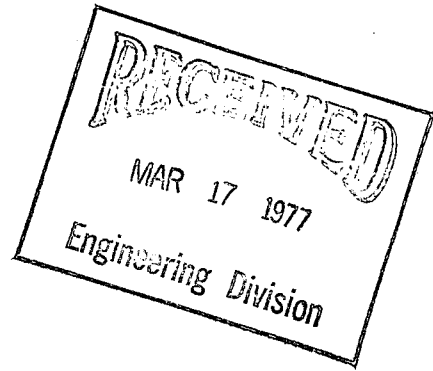
✓ Dean Sellers, Assistant City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



March 14, 1977

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Re: S/D 77-11 - Final plat of  
HEDGECLIFF ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 10, 1977, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The Subdivision Committee recommends that the guarantee for construction of sidewalks adjacent to all streets not be required on this plat.
- B. "An overall drainage plan for both the residential, office and commercial areas shall be submitted to the Flood Control Office."
- C. The applicant shall guarantee all drainage improvements associated with the plat.
- D. 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.
- E. Any raising, lowering, encasement or relocation of the Cities Service pipeline necessitated by this plat shall be at the sole expense of the applicant.
- F. The applicant shall guarantee the paving of all streets.
- G. The applicant shall guarantee the installation of sanitary sewer to serve all lots being platted.

S/D 77-11  
March 14, 1977  
Page 2

- H. The applicant shall guarantee the installation of city water to serve all lots being platted.
- I. It is recommended that Cherry Creek Drive be designated as a "collector" street.
- J. 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.
- K. 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.

The enclosed "marked" copy of the final plat is for your information and files.

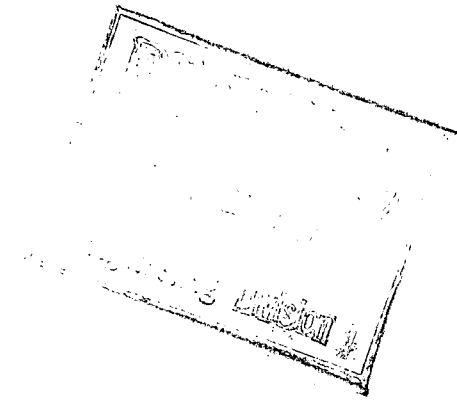
This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 17, 1977, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme  
Encl.

cc: Fidelity Investment, c/o Marvin Bastain, 229 S. Market, 67202  
Mr. Frank Kessler, 1904 S. W. Blvd., 67213  
✓ Dean Sellers, Assistant City Engineer



March 18, 1977

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Re: S/D 77-11 - Final plat of  
HEDGECLIFF ADDITION

Gentlemen:

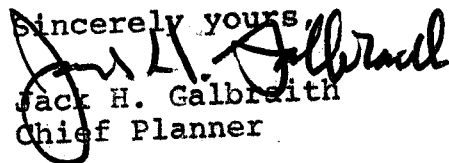
At the regular meeting of the Metropolitan Area Planning Commission on March 17, 1977, the above-captioned plat was considered. The action of the Planning Commission was to approve Condition A as recommended by the Subdivision Committee and they urged that the Board of City Commissioners determine their sidewalk policy as soon as possible, and that the plat be approved subject to the conditions as listed in our letter of March 14, 1977.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Submission of a title report by an abstract or title insurance company, or an attorney's opinion that fee title is vested in the plattor.
4. Certification that all taxes due and payable for 1976 and prior years have been paid.

Please call if you have any questions.

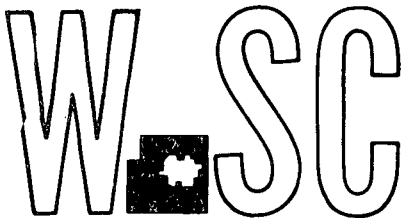
JHG:bh

Sincerely yours,  
  
Jack H. Galbraith  
Chief Planner

Baughman Company  
March 18, 1977

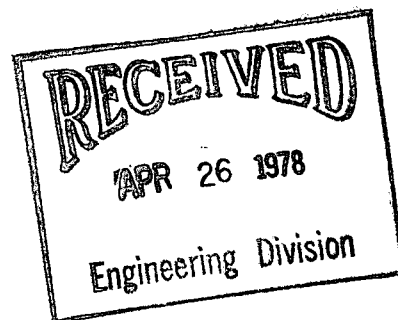
cc: Fidelity Investment, c/o Marvin Bastain, 229 S. Market, 67202  
Mr. Frank Kessler, 1904 S.W. Blvd., 67213  
X Dean Sellers, Assistant City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



April 25, 1978

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Re: S/D 77-11, Hedgecliff Addition-Storm Sewer Petition

Gentlemen:

This is to advise you that the storm sewer petition associated with the above referred to plat was to be scheduled for consideration by the City Commission on April 25, 1978, and notices were sent to effected property owners advising them of that hearing date.

However, since the plat has not been submitted so that it can be considered with the petition, the storm sewer petition has been removed from the April 25th agenda. At such time as the plat has been submitted, the storm sewer petition will be rescheduled. However, again, 2 weeks advance notice will have to be given the effected property owners. So, please keep this in mind when submitting the plat for scheduling on the City Commission agenda.

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

Sincerely,

A handwritten signature in cursive script that reads 'Curtis L. Newby'.

Curtis L. Newby  
Junior Planner

CLN:et

cc:

Fidelity Investment Co., Attn: Marvin Bastain, 229 South Market,  
Wichita, Kansas 67202  
Dick Linn, City Engineer  
Bill Otten, Water Department