

H

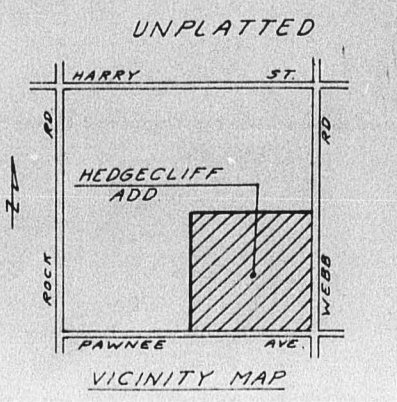
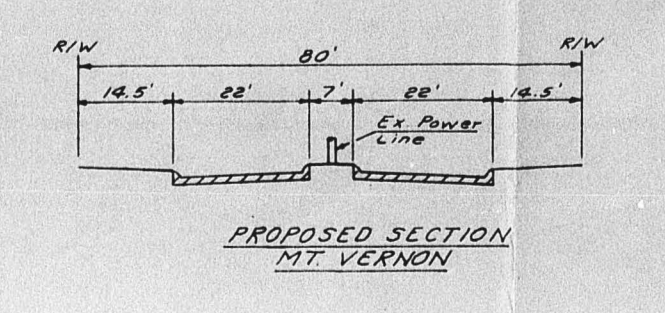


NW Cor. SE 1/4
Sec. 32-27-2E

NE Cor. SE 1/4
Sec. 32-27-2E

SW Cor. SE 1/4
Sec. 32-27-2E

SE Cor. SE 1/4
Sec. 32-27-2E



Scale: 1"=100'

PRELIMINARY PLAT OF
HEDGECLIFF ADDITION
A SUBDIVISION OF THE SE 1/4 OF SEC. 32-27-2E

- NOTES
1. Building Setbacks Shall Conform with Associated Community Unit Plan.
 2. The Reserve is granted for the use of drainage, public utilities, recreation and open space.

PRELIMINARY PLAT
OFFICE COPY
DO NOT REMOVE

10' easements requested by K&L & E and S.W. Bell
S/D 77-11
Baughman Co. 12-23-76

BM - City Disc 53'S & 47'S & Webb & Pawnee - Elev. 205.678

Complete Access Control

Access Control Except 1 Opening UNPLATTED

Access Control Except 2 Openings

Access Cont. Exc. 2 Openings Complete Access Control

Access Control Except 2 Openings

Complete Access Control Access Control Except 1 Opening

Access Control Except 2 Openings

Access Cont. Exc. 2 Openings Complete Access Control

- 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 access-egress lanes and major entrances along Parness 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 15-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 Parness 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 Home 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.
- 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 dedication may need to be moved to the east several feet in order to align with the existing drainage system to the northwest.
- 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).



PRELIMINARY PLAT
 OFFICE COPY
 DO NOT REMOVE

NOTES
 1. Building Setbacks Shall Conform with Associated Community Unit Plan.
 2. The Reserve is granted for the use of drainage, public utilities, recreation and open space.

10' easements requested by KG+E and W. Bell
 S/D 77-11
 Baughman Co. 12-23-76

S/D 77-11

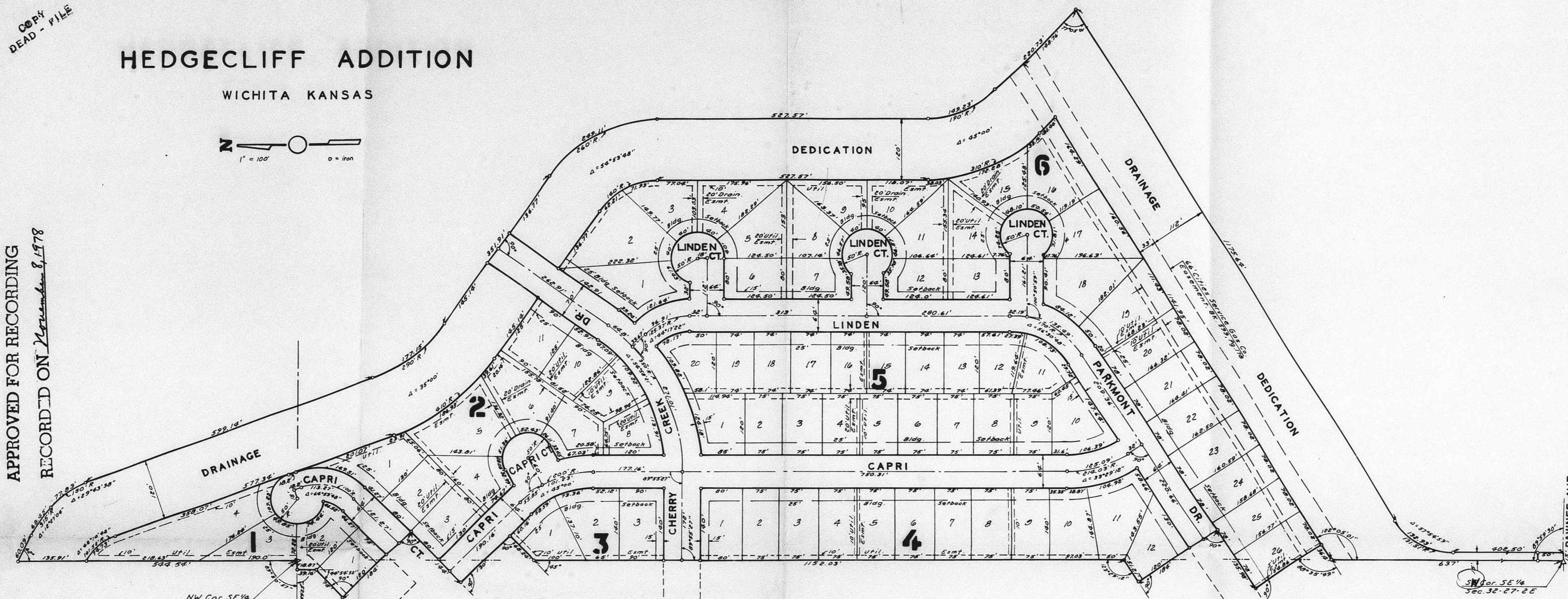
COPY
DEAD - FILE

HEDGECLIFF ADDITION

WICHITA KANSAS



APPROVED FOR RECORDING
RECORDED ON November 8, 1978



This correction was made prior to recording the plat.

State of Kansas § 3-5. We, Baughman Company, Surveyors in aforesaid county and state, do hereby certify that we have surveyed and platted "HEDGECLIFF ADDITION," Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed described as part of the SW 1/4, the SE 1/4 and the NE 1/4 of Section 32, T.27S, R.2E, Wichita, Sedgwick County, Kansas, beginning at the south (east) corner of the southeast quarter of said Section 32, T.27S, R.2E, thence northerly, along said west line, 637.00 feet; thence northeasterly, with a deflection angle to the right of 37°54'59", 36.40 feet; thence northwesterly, with a deflection angle to the left of 91°04'11", 134.06 feet; thence northeasterly, with a deflection angle to the right of 90°00', 184.00 feet; thence northwesterly, with a deflection angle to the left of 90°00', 184.00 feet; thence northeasterly, with a deflection angle to the right of 90°00', 130.00 feet; thence northeasterly, with a deflection angle to the right of 90°00', 144.00 feet; thence northwesterly, with a deflection angle to the left of 90°00', 144.00 feet; thence northeasterly, with a deflection angle to the right of 90°00', 130.00 feet; thence northerly, with a deflection angle to the left of 44°54'52", 39.16 feet to a point on the north line of said SW 1/4; thence easterly, along said north line, 18.87 feet to the northeast corner of said SW 1/4; thence northerly, along the west line of said NE 1/4, 544.36 feet; thence southeasterly, with a deflection angle to the right of 108°00', 60.09 feet to the PC of a curve to the right with a radius of 315 feet and a central angle of 42°27'04"; thence along said curve 68.88 feet to the PT of said curve and the PC of a curve to the right with a radius of 150 feet and a central angle of 29°43'38"; thence along said curve 77.83 feet to the PT of said curve; thence southeasterly, tangent to said curve, 539.14 feet to

the PC of a curve to the left having a radius of 230.00 feet and a central angle of 35°00"; thence southeasterly, along said curve, 177.15 feet to the PT of said curve; thence southeasterly, tangent to said curve, 351.91 feet to the PC of a curve to the right having a radius of 260.00 feet and a central angle of 54°53'48"; thence southeasterly, along said curve, 248.11 feet to the PT of said curve; thence southerly, along the tangent of said curve 527.57 feet to the PC of a curve to the left having a radius of 190.00 feet and a central angle of 45°00"; thence southeasterly, along said curve, 149.23 feet to the PT of said curve; thence southeasterly, along the tangent of said curve, 220.73 feet; thence southeasterly, with a deflection angle to the right of 104°54'39", 115.84 feet to the PC of a curve to the left having a radius of 131.51 feet and a central angle of 57°54'39"; thence southwesterly, along said curve, 138.73 feet to the PT of said curve; thence southerly, parallel with the west line of said SE 1/4, 402.50 feet to the south line of said SE 1/4; thence westerly, along said south line, 15 feet to the point of beginning.

Date 7/24/78 Baughman Company
Surveyor

Know all men by these presents that we the undersigned, have caused the land described in the surveyors certificate to be platted into lots, blocks, streets and a drainage dedication to be known as "HEDGECLIFF ADDITION", Wichita, Kansas. The easements are hereby granted as indicated for the construction and maintenance of public utilities. The drainage dedication is hereby dedicated for drainage purposes. The streets are hereby dedicated to and for the use of the public.

The Fidelity Investment Co.
Ivan F. Salzer President

Kessler Bros. Inc.
Frank Kessler President

Rosalie Kreiter and David W. Goldschmidt, Co-Executors of Estate of William Levitt, Deceased.
Rosalie Kreiter Co-Executor David W. Goldschmidt Co-Executor

State of Kansas § 3-5. The foregoing instrument was acknowledged before me this 13th day of May, 1978, by Ivan F. Salzer, president of the Fidelity Investment Co., by Frank Kessler, president of Kessler Bros. Inc. and Rosalie Kreiter and David W. Goldschmidt, Co-Executors of the Estate of William Levitt, Deceased, in testimony whereof, I have hereunto set my hand and affixed my notarial seal at Wichita, Kansas, this 13th day of May, 1978.

Edythe L. Linn Notary Public
My Comm. Expires Mar. 25, 1979

This plat of "HEDGECLIFF ADDITION", Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas, dated this 12th day of October, 1978.

Wichita-Sedgwick County Metropolitan Area Planning Commission
Marvin D. Taylor Chairman
Robert L. Johnson Secretary

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners, Wichita, Kansas, this 13th day of October, 1978.

Connie A. Peters Mayor
Bonnie C. Gieser City Clerk

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners, Sedgwick County, Kansas, this 13th day of October, 1978.

Everett Patrick Chairman
John Hale Commissioner
Tom West Commissioner
Bernie K. White County Clerk
Sarah K. White County Clerk

State of Kansas § 3-5. This is to certify that this plat has been filed for record in the Office of the Register of Deeds this 13th day of October, 1978, at 10 o'clock A.M., and is duly recorded.

Walter H. Neenan Register of Deeds
Pat Kettler Deputy

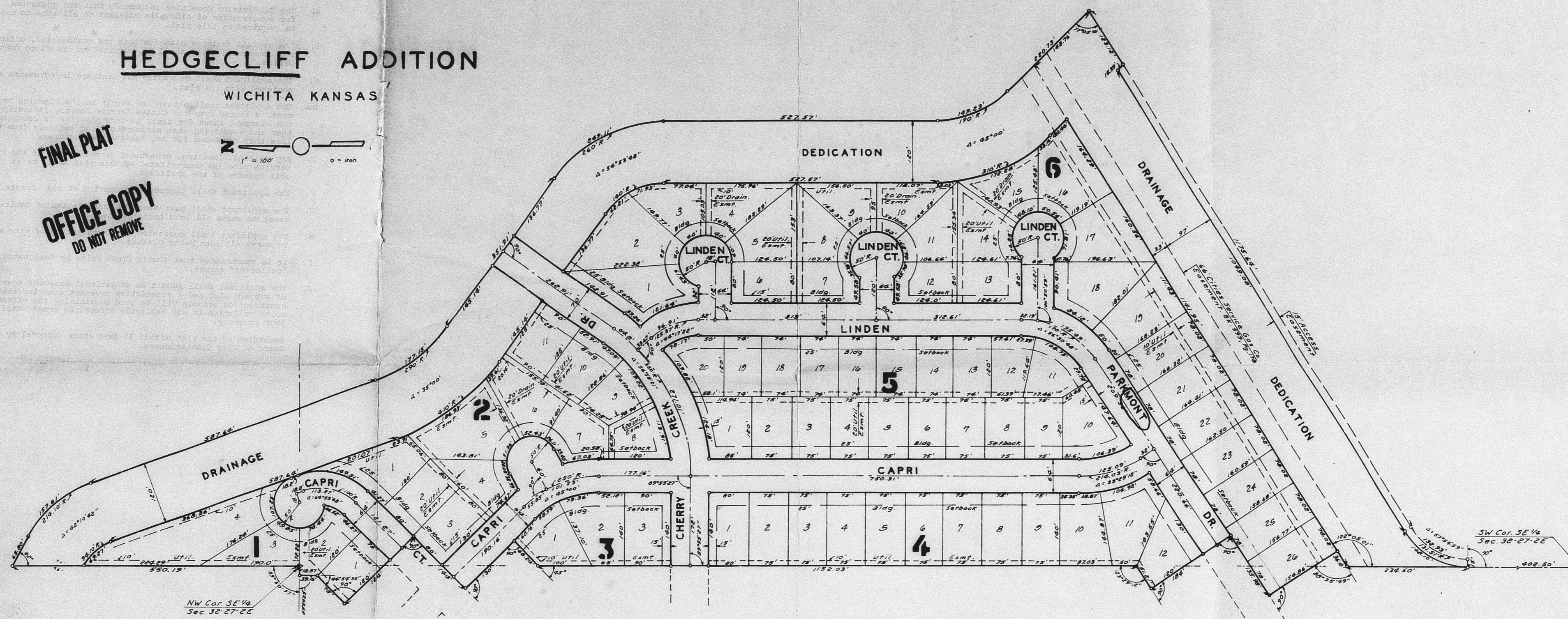
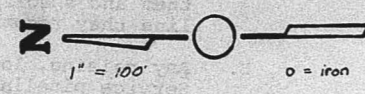
S/D 77-11

HEDGECLIFF ADDITION

WICHITA KANSAS

FINAL PLAT

OFFICE COPY
DO NOT REMOVE



State of Kansas } S.S.
Sedgwick County } We, Baughman Company Surveyors
in aforesaid county and state, do hereby certify that
we have surveyed and platted "HEDGECLIFF ADDITION",
Wichita, Kansas, and that the accompanying plat is a
true and correct exhibit of the property surveyed
described as part of the SW 1/4, the SE 1/4 and the NE 1/4
of Section 32, T.27S., R.2E., Wichita, Sedgwick County,
Kansas, beginning at a point on the west line of said
SE 1/4, said point being 402.50 feet north of the SW
corner thereof, thence northerly along said west line,
234.50 feet; thence northeasterly, with a deflection
angle to the right of 57°58'59", 36.40 feet; thence north-
westerly, with a deflection angle to the left of 91°
26'11", 154.85 feet; thence northeasterly, with a def-
lection angle to the right of 90°00', 130.00 feet; thence
northwesterly, with a deflection angle to the left of
90°00', 184.00 feet; thence northeasterly, with a deflection
angle to the right of 90°00', 57.31 feet to a point
on the west line of said SE 1/4, thence northerly,
along said west line, 1152.03 feet; thence north-
easterly, with a deflection angle to the right of 45°00',
68.04 feet; thence northwesterly, with a deflection
angle to the left of 90°00', 130.00 feet; thence north-
easterly, with a deflection angle to the right of
90°00', 194.00 feet; thence northwesterly, with a
deflection angle to the left of 90°00', 184.00 feet;
thence northeasterly, with a deflection angle to
the right of 90°00', 130.00 feet; thence northerly, with
a deflection angle to the left of 42°54'52", 39.16 feet
to a point on the north line of said SW 1/4, thence
easterly along said north line, 18.87 feet to the
northeast corner of said SW 1/4, thence northerly,
along the west line of said NE 1/4, 550.19 feet; thence
southeasterly, with a deflection angle to the right
of 118°00', 63.80 feet to the P.C. of a curve to the
right having a radius of 214.10 feet and a central
angle of 42°10'42"; thence southeasterly, along said
curve, 157.61 feet to the P.T. of said curve; thence
southeasterly, tangent to said curve, 587.64 feet to
the P.C. of a curve to the left having a radius of

230.00 feet and a central angle of 35°00'; thence
southeasterly, along said curve, 171.15 feet to the
P.T. of said curve; thence southeasterly, tangent
to said curve, 351.91 feet to the P.C. of a curve to
the right having a radius of 640.00 feet and a central
angle of 53°53'48"; thence southeasterly, along said
curve, 648.11 feet to the P.T. of said curve; thence
southerly, along the tangent of said curve, 527.57
feet to the P.C. of a curve to the left having a
radius of 190.00 feet and a central angle of
45°00'; thence southeasterly, along said curve,
149.23 feet to the P.T. of said curve; thence south-
easterly, along the tangent of said curve, 220.73
feet; thence southwesterly, with a deflection
angle to the right of 125°54'29", 175.64 feet to the P.C.
of a curve to the left having a radius of 131.51
feet and a central angle of 57°54'59"; thence
southwesterly, along said curve, 132.93 feet to
the P.T. of said curve; thence westerly, with a
deflection angle to the right from the tangent
of said curve, 15.00 feet to the point of beginning.

Date _____ Baughman Company

William L. Reber, Surveyor

Know all men by these presents that we the
undersigned, have caused the land described in
the surveyors certificate to be platted into lots,
blocks, streets and a drainage dedication to be
known as "HEDGECLIFF ADDITION", Wichita, Kansas.
The easements are hereby granted as indicated
for the construction and maintenance of public
utilities. The drainage dedication is hereby ded-
icated for drainage purposes. The streets are
hereby dedicated to and for the use of the public

The Fidelity Investment Co.

H. Marvin Bastian, President
Kessler Bros., Inc.

Frank Kessler, President
Levitt Development, Inc.

Elyna S. Flynn, President
State of Kansas } S.S.
Sedgwick County } The foregoing instrument was
acknowledged before me this _____ day of _____, 1977,
by H. Marvin Bastian, president of the Fidelity In-
vestment Co., by Frank Kessler, president of
Kessler Bros., Inc. and Elyna S. Flynn, president
of Levitt Development, Inc. In testimony whereof
I have hereunto set my hand and affixed my
notarial seal the day and year above written.

My Comm. Expires _____ Notary Public

This plat of "HEDGECLIFF ADDITION", Wichita,
Kansas, has been submitted to and approved by the
Wichita Sedgwick County Metropolitan Area Planning
Commission, Wichita, Kansas Dated this _____ day of
_____, 1977.

Wichita Sedgwick County Metropolitan Area Planning
Commission

William J. Gessel, Chairman

Robert A. Levin, Secretary

This plat approved and all dedications shown
hereon accepted by the Board of City Commissioners,
Wichita, Kansas, this _____ day of _____, 1977.

James M. Dannel, Mayor

Donald C. Grier, City Clerk

This plat approved and all dedications shown
hereon accepted by the Board of County Commissioners,
Sedgwick County, Kansas, this _____ day of _____, 1977.

Tom Scott, Chairman

John Hale, Commissioner

Edward F. Patrick, Commissioner

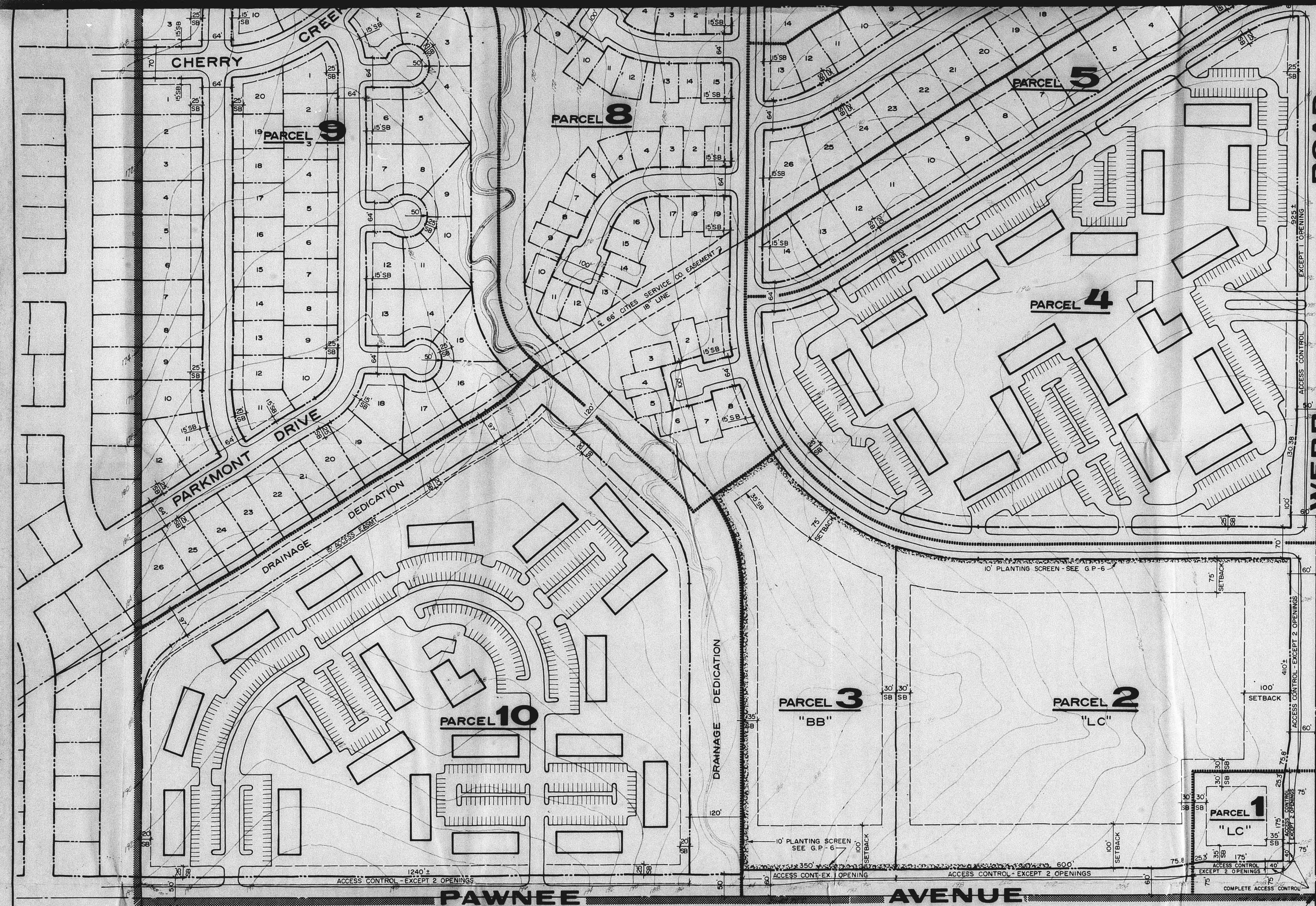
Dorothy K. White, County Clerk
Entered on transfer record this _____ day of _____, 1977.

Dorothy K. White, County Clerk

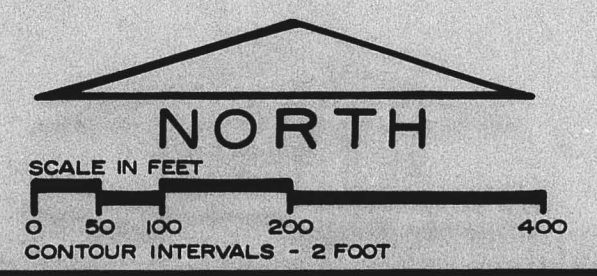
State of Kansas } S.S.
Sedgwick County } This is to certify that this plat
has been filed for record in the Office of the Register
of Deeds this _____ day of _____, 1977, at
o'clock _____ M., and is duly recorded.

Betty F. McCurt, Register of Deeds

Pat Kettler, Deputy



HEDGECLIFF COMMUNITY UNIT PLAN



9. PARKING RATIO FOR PARCELS ONE (1) AND TWO (2) AND THREE (3) SHALL BE IN ACCORDANCE WITH SECTION 28.04.141 OF THE CODE OF THE CITY OF WICHITA.

10. AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE THE INSTALLATION OF ACCELERATION/DECELERATION LINES AND TALLOW DRIVEWAY APPROACHES ALONG WEBB ROAD AND PAWNEE AVENUE.

PARCEL DESCRIPTION

PARCEL - 1
 PROPOSED USE - AUTOMOTIVE, FINANCIAL, AND OTHER SERVICE ORIENTED RETAIL THAT DOES NOT INCLUDE CARRY-OUT FOOD SERVICE AS THE PRINCIPAL BUSINESS.
 GROSS AREA - 1.74+ ACRES.
 NET AREA - 0.92+ ACRES OR 40,084+ SQUARE FEET.
 MAXIMUM BUILDING COVERAGE - 30 PERCENT OR 12,024+ SQUARE FEET.
 FLOOR AREA RATIO - .30
 MAXIMUM GROSS FLOOR AREA - 12,024+ SQUARE FEET.
 MAXIMUM BUILDING HEIGHT - 35 FEET.
 MAXIMUM NUMBER OF BUILDINGS SHALL NOT EXCEED ONE (1).

PARCEL - 2
 PROPOSED USE - SHOPPING CENTER AND/OR OFFICES, PROFESSIONAL, PERSONAL SERVICES, COMPRESSION AND CONVENIENCE SHOPPING.
 GROSS AREA - 15.65+ ACRES.
 NET AREA - 13.27+ ACRES OR 578,180+ SQUARE FEET.
 MAXIMUM BUILDING COVERAGE - 30 PERCENT OR 173,454+ SQUARE FEET.
 FLOOR AREA RATIO - .40
 MAXIMUM GROSS FLOOR AREA - 231,272+ SQUARE FEET.
 MAXIMUM BUILDING HEIGHT - 55 FEET.
 MAXIMUM NUMBER OF BUILDINGS SHALL NOT EXCEED FOUR (4).

PARCEL - 3
 PROPOSED USE - PROFESSIONAL, MEDICAL, DENTAL OFFICES AND CLINICS, LABORATORIES WITH ACUTE CARE FACILITIES, PARKING AND PERSONAL SERVICES AS PERMITTED BY THE ZONING ORDINANCE.
 GROSS AREA - 7.58+ ACRES.
 NET AREA - 6.82+ ACRES OR 297,000+ SQUARE FEET.
 MAXIMUM BUILDING COVERAGE - 30 PERCENT OR 89,100+ SQUARE FEET.
 FLOOR AREA RATIO - .40
 MAXIMUM GROSS FLOOR AREA - 118,800+ SQUARE FEET.
 MAXIMUM BUILDING HEIGHT - 55 FEET.
 MAXIMUM NUMBER OF BUILDINGS SHALL NOT EXCEED ONE (1) IN ACCORDANCE WITH SECTION 20.04.000-B OF THE CODE OF THE CITY OF WICHITA.

"ALTERNATE" PARCEL - 3
 PROPOSED USE - GARDEN APARTMENTS AND/OR TOWNHOUSES AND COMMUNITY ACTIVITY CENTERS OR CLUBS ASSOCIATED WITH THE ABOVE HEINTIONED.
 GROSS AREA - 7.58+ ACRES.
 NET AREA - 6.82+ ACRES.
 MAXIMUM BUILDING HEIGHT - 35 FEET
 MINIMUM SETBACK - 25 FEET FROM STREET RIGHT-OF-WAYS AND 20 FOOT SIDE YARD AND REAR YARD.
 DENSITY - 20 D.U./5/NET ACRE OR 136 D.U./5.
 PARKING RATIO - 1.5/D.U. (2.0/D.U. IF OWNER OCCUPIED).

RESIDENTIAL GENERAL PROVISIONS

- THIS PORTION OF THE PLANNED DEVELOPMENT IS PROPOSED TO CONTAIN:
 137.05+ GROSS ACRES (144.63+ GROSS ACRES WITH "ALTERNATE" PARCEL - 3)
 112.16+ NET ACRES (118.98+ NET ACRES WITH "ALTERNATE" PARCEL - 3)
 THE DENSITY PROPOSED FOR THIS DEVELOPMENT SHALL NOT EXCEED 11.28 D.U./5 AND NET ACRE OR A TOTAL OF 1,342 DWELLING UNITS, AND PROPOSED TO CONTAIN THE FOLLOWING POSSIBLE RANGE OF RESIDENTIAL HOUSING TYPES:
 SINGLE FAMILY DETACHED HOMES, ONE, TWO, THREE AND FOUR FAMILY DWELLINGS, GARDEN APARTMENTS AND TOWNHOUSES, WITH RELATED COMMUNITY ACTIVITY CENTERS AND RECREATIONAL FACILITIES.
- ACCESS CONTROL TO WEBB ROAD AND PAWNEE AVENUE IS AS INDICATED ON THE PLAN.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- AT THE TIME OF PLATTING, A DRAINAGE PLAN WILL BE SUBMITTED FOR APPROVAL FOR THE ENTIRE AEP.
- MINIMUM BUILDING SETBACKS ARE AS INDICATED ON THE PLAN, AND/OR NOTED UNDER PARCEL DESCRIPTIONS.
- SIGNS FOR PARCELS "ALTERNATE" THREE, FOUR, FIVE, SIX, SEVEN, EIGHT, NINE AND TEN, AS PERMITTED BY THE ZONING DISTRICT.
- A HOMES' ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF NON-PUBLIC COMMON AREAS, PARKING AREAS, PRIVATE DRIVES, COMMUNITY FACILITIES, ETC., SHALL BE SUBMITTED WITH THE FINAL PLAT(S) FOR PARCELS "ALTERNATE" THREE, FOUR, EIGHT, AND TEN, PROVIDED THE DWELLING UNITS ARE TO BE OWNER OCCUPIED.
- ALL STREETS AND CIRCULATION WITHIN PARCELS FOUR AND TEN, AS SHOWN ON THE PLAN, ARE TO BE PRIVATE. THE PRIVATE STREET SYSTEM SHALL BE 40 FEET WIDE AND TWENTY (20) FEET MINIMUM IN WIDTH. SAID STREET SYSTEM SHALL BE CONSTRUCTED TO A MINIMUM OF 3-1/2 INCH ASPHALT BASE WITH 1-1/2 INCH ASPHALT SURFACE. PRIOR TO FINAL APPROVAL OF THE CIRCULATION SYSTEM, THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE PLAN AS TO THE LOCATION AND DESIGN.
- BUILDING SETBACKS ALONG THE CITY SERVICE PIPELINE EASEMENT WILL BE DETERMINED AT THE TIME OF PLATTING. ALL PAVING OVER THE PIPELINE EASEMENT SHALL BE WITH THE APPROVAL OF THE PIPELINE COMPANY AND ANY CHANGE IN ELEVATION OR RELOCATION OF THE PIPELINE SHALL BE WITH-OUT COST TO THE CITY OF WICHITA.
- A SIDEWALK SYSTEM FOR PARCEL EIGHT (8) IS PROPOSED TO BE PROVIDED BY A CONTRIBUTION OF WALKS WITHIN THE OPEN SPACE AND ALONG CERTAIN PUBLIC STREETS, THE LOCATION OF WHICH SHALL BE DETERMINED AT THE TIME OF PLATTING.
- AT THE TIME OF PLATTING, A PRELIMINARY PLAN OF THE ENTIRE AREA SHALL BE SUBMITTED FOR APPROVAL. FINAL PLATTING OF THE ENTIRE AREA SHALL OCCUR WITHIN TWO (2) YEARS FROM CITY COMMISSION APPROVAL OF THE C.U.P.
- AN AVIGATIONAL EASEMENT AND AN INSTRUMENT ASSURING BUILDING CONSTRUCTION METHODS TO MINIMIZE THE POLLUTION FROM WIND WITHIN ANY BUILDINGS TO BE CONSTRUCTED, SHALL BE SUBMITTED AT THE TIME OF PLATTING OF EACH PARCEL(S).
- IF PARCELS FOUR AND TEN ARE DEVELOPED WITH TOWNHOUSE UNITS, A SITE DEVELOPMENT DESIGN SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ONE CURB CUT TO WEBB ROAD FROM PARCEL FOUR (4) SHALL BE PERMITTED; SAID CURB CUT SHALL BE CONSTRUCTED TO MAJOR DRIVEWAY STANDARDS. AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE THE INSTALLATION OF THE MAJOR DRIVEWAY APPROACH AND DECELERATION LINE.

PARCEL DESCRIPTIONS

PARCEL - 4
 PROPOSED USE - GARDEN APARTMENTS AND/OR TOWNHOUSES AND RELATED COMMUNITY ACTIVITY CENTERS.
 GROSS AREA - 25.41+ ACRES.
 NET AREA - 21.76+ ACRES.
 MAXIMUM BUILDING HEIGHT - 35 FEET.
 DENSITY - GARDEN APARTMENTS - 20 D.U./5/NET ACRE OR 436 D.U./5.
 TOWNHOUSES - 10 D.U./5/NET ACRE OR 216 D.U./5.
 PARKING RATIO - 1.5/D.U. (2.0/D.U. IF OWNER OCCUPIED).

PARCEL - 5
 PROPOSED USE - TWO, THREE OR FOUR FAMILY DWELLINGS.
 GROSS AREA - 6.04+ ACRES.
 NET AREA - 4.58+ ACRES.
 MAXIMUM BUILDING HEIGHT - 35 FEET.
 DENSITY - 22 D.U./5/NET ACRE OR 56 D.U./5.
 PARKING RATIO - 1.5/D.U.

PARCEL - 6
 PROPOSED USE - ONE OR TWO FAMILY DWELLINGS.
 GROSS AREA - 14.11+ ACRES.
 NET AREA - 10.39+ ACRES.
 MAXIMUM BUILDING HEIGHT - 35 FEET.
 DENSITY - 7.7 D.U./5/NET ACRE OR 80 D.U./5.
 PARKING RATIO - 1.5/D.U. (2.0/D.U. IF ONE FAMILY).

PARCEL - 7
 PROPOSED USE - ONE FAMILY DWELLINGS.
 GROSS AREA - 8.13+ ACRES.
 NET AREA - 6.87+ ACRES.
 MAXIMUM BUILDING HEIGHT - 35 FEET.
 DENSITY - 4.1 D.U./5/NET ACRE
 PARKING RATIO - 2.0/D.U.

PARCEL - 8
 PROPOSED USE - SINGLE FAMILY PATIO HOMES OR CONVENTIONAL ONE FAMILY DWELLINGS AND RELATED COMMUNITY ACTIVITY CENTERS.
 GROSS AREA - 22.23+ ACRES.
 NET AREA - 17.13+ ACRES.
 MAXIMUM BUILDING HEIGHT - 35 FEET.
 DENSITY - 4.1 D.U./5/NET ACRE.
 PARKING RATIO - 2.0/D.U.
 BUILDING SETBACKS
 PATIO HOMES
 FRONT YARD - MINIMUM FRONT YARD SETBACKS SHALL BE FIVE (5) FEET. HOWEVER, GARAGES WHICH ARE EITHER ATTACHED OR DETACHED, AND ARE FRONT LOVD FROM THE STREET, SHALL BE SETBACK A MINIMUM OF TWENTY (20) FEET FROM THE STREET RIGHT-OF-WAY.
 SIDE YARD - SIDE YARD SETBACKS SHALL BE ZERO (0) FEET OR A MINIMUM OF FIVE (5) FEET, AND IN NO INSTANCE SHALL SEPARATE STRUCTURES BE PERMITTED CLOSER TO FIVE (5) FEET THAN TEN (10) FEET.
 REAR YARD - NO REAR YARD SETBACK SHALL BE REQUIRED.
 CONVENTIONAL ONE FAMILY
 BUILDING SETBACKS AS REQUIRED BY CODE IN "AA" SINGLE FAMILY ZONING DISTRICT.

Sheet 1 Of 1	Sheet Title S/D 77-11	Project HEDGECLIFF COMMUNITY UNIT PLAN	Drawn & WILEY Checked Revised 5-13-76 GW 6-17-76 GL	obliger-smith corporation
--------------------	--------------------------	---	---	---------------------------



GENERAL

TOTAL GROSS ACRES = 162.02+
 24.974 GROSS ACRES
 NET ACRES (EXCLUSIVE OF STREETS) = 133.17+

COMMERCIAL AND OFFICE

GENERAL PROVISIONS

1. THIS PORTION OF THE PLANNED DEVELOPMENT IS PROPOSED TO CONTAIN:
 24.974 GROSS ACRES
 21.012 NET ACRES OR 915,266+ SQUARE FEET
2. CURB CUTS - THE MAXIMUM NUMBER OF CURB CUTS FOR PARCELS ONE AND TWO ALONG WEBB ROAD SHALL NOT EXCEED TWO (2) FOR PARCEL ONE (1) AND TWO (2) FOR PARCEL TWO (2). PARCELS THREE (3) AND FOUR (4) SHALL NOT EXCEED TWO (2) FOR PARCELS THREE (3) AND FOUR (4) ALONG PARKMONT DRIVE. PARCELS FIVE (5) AND SIX (6) SHALL NOT EXCEED TWO (2) FOR PARCELS FIVE (5) AND SIX (6) ALONG CHERRY CREEK DRIVE. PARCELS SEVEN (7) AND EIGHT (8) SHALL NOT EXCEED TWO (2) FOR PARCELS SEVEN (7) AND EIGHT (8) ALONG MT. VERNON. PARCELS NINE (9) AND TEN (10) SHALL NOT EXCEED TWO (2) FOR PARCELS NINE (9) AND TEN (10) ALONG PAWNEE AVENUE. CURB CUTS ON BOTH WEBB ROAD AND PARKMONT DRIVE SHALL BE CONSTRUCTED TO MAJOR DRIVEWAY REQUIREMENTS.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
4. AT THE TIME OF PLATTING, A DRAINAGE PLAN WILL BE SUBMITTED FOR APPROVAL FOR THE ENTIRE AREA.
5. MINIMUM BUILDING SETBACKS AS INDICATED ON THE PLAN, OR UNDER PARCEL DESCRIPTIONS.
6. PLANTING SCREENS, AS INDICATED ON THE PLAN, SHALL BE PROVIDED AND MAINTAINED OF THE SURVEYOR AND SHALL NOT BE LESS THAN TEN (10) FEET IN WIDTH AND SHALL BE OF SUCH A TYPE, AND MAINTAINED IN SUCH A MANNER, THAT IT MINIMIZES ANY NOISE FROM THE COMMERCIAL AND OFFICE AREA TO THE ADJACENT RESIDENTIAL AREAS. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE PLANTING SCREENS, INDICATING THE LOCATION, TYPE, AND SPECIFICATIONS OF PLANT MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR PARCELS TWO (2) AND THREE (3). IF PARCEL THREE (3) IS DEVELOPED RESIDENTIAL, THE PLANTING SCREENS, AS INDICATED BY PARCEL THREE (3), WILL NOT BE REQUIRED.
7. A FIVE (5) TO EIGHT (8) FOOT SOLID OR SPLIT-SOLID WALL CONSTRUCTION OF STONE, BRICK, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL, EXCLUDING WOOD AND WOOD WOOD, SHALL BE CONSTRUCTED BETWEEN PARCELS TWO (2) AND THREE (3), PARCEL THREE (3) BE DEVELOPED RESIDENTIAL, AND SHALL BE SUBSTITUTED FOR THE PLANTING SCREEN WITHIN PARCEL TWO (2) WHERE THE STORAGE AREA, SERVICE AREA, OR REAR OF THE BUILDING(S) FACE DIRECTLY INTO A (2) MHPPE RESIDENTIAL DISTRICT.
8. PARCEL THREE (3) BE DEVELOPED WITH OFFICES, APPROVAL OF THIS COMMUNITY UNIT PLAN SHALL CONSTITUTE A WAIVER OF THE WALL NORMALLY REQUIRED ADJACENT TO THE WEST AND NORTH-WEST LINES OF PARCEL THREE (3) AND TEN (10) FOOT PLANTING SCREENS SHALL BE PROVIDED IN THESE AREAS.
9. FAILURE TO PROPERLY MAINTAIN THE TEN (10) FOOT PLANTING STRIPS SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF PUBLIC UTILITIES THAT THE PLANTING STRIPS ARE NOT PROPERLY MAINTAINED. NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT.
7. A FIRE LANE, HARD SURFACED AND TWENTY-FOUR (24) FEET MINIMUM IN WIDTH, SHALL BE PROVIDED AROUND ALL BUILDING STRUCTURES CONSTRUCTED WITHIN PARCEL TWO (2). SAID FIRE LANE SHALL BE CONSTRUCTED WITH A MINIMUM OF 3-1/2 INCH ASPHALT PAVEMENT WITH 1-1/2 INCH ASPHALT SURFACE LAYER AND SHOWN IN SAID FIRE LANE, ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING.
8. PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF, OR HIS REPRESENTATIVE REPRESENTATIVE, SHALL APPROVE THE PLAN AS TO THE LOCATION AND DESIGN OF THE FIRE LANE(S).
9. SIGNS FOR PARCELS ONE (1) AND TWO (2) AND THREE (3), AS PERMITTED BY THE ZONING ORDINANCE.
10. PARKING RATIO FOR PARCELS ONE (1) AND TWO (2) AND THREE (3) SHALL BE IN ACCORDANCE WITH SECTION 28.04.141 OF THE CODE OF THE CITY OF WICHITA.
11. AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE THE INSTALLATION OF ACCELERATION-DECELERATION LANES AND MAJOR DRIVEWAY APPROACHES ALONG WEBB ROAD AND PAWNEE AVENUE.

PARCEL DESCRIPTION

- PARCEL - 1**
 PROPOSED USE - AUTOMOTIVE, FINANCIAL, AND OTHER SERVICE ORIENTED RETAIL THAT DOES NOT INCLUDE CARWASH AND DRIVE SERVICE AS THE PRINCIPAL BUSINESS.
 GROSS AREA - 1.74+ ACRES.
 NET AREA - 0.952+ ACRES OR 40,086+ SQUARE FEET.
 MAXIMUM BUILDING COVERAGE - 30 PERCENT OR 12,026+ SQUARE FEET.
 FLOOR AREA RATIO - 30
 MAXIMUM GROSS FLOOR AREA - 12,026+ SQUARE FEET.
 MAXIMUM BUILDING HEIGHT - 35 FEET.
 MAXIMUM NUMBER OF BUILDINGS SHALL NOT EXCEED ONE (1).
- PARCEL - 2**
 PROPOSED USE - SHOPPING CENTER AND/OR OFFICES, PROFESSIONAL, PERSONAL SERVICES, COMPANIES AND COMMERCIAL SERVICES.
 GROSS AREA - 15.65+ ACRES.
 NET AREA - 13,274+ SQUARE FEET OR 578,100+ SQUARE FEET.
 MAXIMUM BUILDING COVERAGE - 30 PERCENT OR 173,454+ SQUARE FEET.
 FLOOR AREA RATIO - 40
 MAXIMUM GROSS FLOOR AREA - 231,272+ SQUARE FEET.
 MAXIMUM BUILDING HEIGHT - 55 FEET.
 MAXIMUM NUMBER OF BUILDINGS SHALL NOT EXCEED FOUR (4).
- PARCEL - 3**
 PROPOSED USE - PROFESSIONAL, MEDICAL, DENTAL OFFICES AND CLINICS, LABORATORIES WITH ACUTE CARE FACILITIES, PARKING AND PERSONAL SERVICES AS PERMITTED BY THE ZONING ORDINANCE.
 GROSS AREA - 7.68+ ACRES.
 NET AREA - 6.822+ ACRES OR 297,004+ SQUARE FEET.
 MAXIMUM BUILDING COVERAGE - 30 PERCENT OR 89,100+ SQUARE FEET.
 FLOOR AREA RATIO - 40
 MAXIMUM GROSS FLOOR AREA - 118,800+ SQUARE FEET.
 MAXIMUM BUILDING HEIGHT - 55 FEET.
 MAXIMUM NUMBER OF BUILDINGS SHALL NOT EXCEED FOUR (4).
- "ALTERNATE" PARCEL - 3**
 PROPOSED USE - GARDEN APARTMENTS AND/OR TOWNHOUSES AND COMMUNITY ACTIVITY CENTERS OR CLUBS ASSOCIATED WITH THE ABOVE MENTIONED.
 GROSS AREA - 7.68+ ACRES.
 NET AREA - 6.822+ ACRES.
 MAXIMUM BUILDING HEIGHT - 35 FEET
 MINIMUM SETBACK - 25 FEET FROM STREET RIGHT-OF-WAYS AND 20 FOOT SIDE YARD AND REAR YARD.
 DENSITY - 20 D.U./NET ACRE OR 136 D.U./AC.
 PARKING RATIO - 1.5/D.U. (2.0 IF OWNER OCCUPIED).

RESIDENTIAL

GENERAL PROVISIONS

1. THIS PORTION OF THE PLANNED DEVELOPMENT IS PROPOSED TO CONTAIN:
 137.05+ GROSS ACRES (144.63+ GROSS ACRES WITH "ALTERNATE" PARCEL - 3)
 112,164 NET ACRES (118,982 NET ACRES WITH "ALTERNATE" PARCEL - 3)
 THE DENSITY PROVISION FOR THIS DEVELOPMENT SHALL NOT EXCEED 11.28 D.U./NET ACRE OR A TOTAL OF 1,342 DWELLING UNITS, AND PROPOSED TO CONTAIN THE FOLLOWING POSSIBLE RANGE OF RESIDENTIAL HOUSING TYPES:
 SINGLE FAMILY PATIO HOMES, ONE, TWO, THREE AND FOUR FAMILY DWELLINGS, GARDEN APARTMENTS AND TOWNHOUSES, WITH RELATED COMMUNITY ACTIVITY CENTERS AND RECREATIONAL FACILITIES.
2. ACCESS CONTROL TO WEBB ROAD AND PAWNEE AVENUE IS AS INDICATED ON THE PLAN.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
4. AT THE TIME OF PLATTING, A DRAINAGE PLAN WILL BE SUBMITTED FOR APPROVAL FOR THE ENTIRE AREA.
5. MINIMUM BUILDING SETBACKS AS INDICATED ON THE PLAN, AND/OR NOTED UNDER PARCEL DESCRIPTIONS.
6. SIGNS FOR PARCELS "ALTERNATE" THREE, FOUR, FIVE, SIX, SEVEN, EIGHT, NINE AND TEN, AS PERMITTED BY THE ZONING DISTRICT.
7. A HOMES' ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF NON-PUBLIC COMMON AREAS, PARKING AREAS, PRIVATE DRIVES, COMMUNITY FACILITIES, ETC., SHALL BE SUBMITTED WITH THE FINAL PLAT(S) FOR PARCELS, "ALTERNATE" THREE, FOUR, EIGHT, AND TEN, PROVIDED THE DWELLING UNITS ARE TO BE OWNER OCCUPIED.
8. ALL STREETS AND CIRCULATION WITHIN PARCELS FOUR AND TEN, AS SHOWN ON THE PLAN, ARE TO BE PRIVATE. THE PRIVATE STREET SYSTEM SHALL BE HARD SURFACED AND TWENTY-FOUR (24) FEET MINIMUM IN WIDTH. SAID STREET SYSTEM SHALL BE CONSTRUCTED TO A MINIMUM OF 3-1/2 INCH ASPHALT BASE WITH 1-1/2 INCH ASPHALT SURFACE. PRIOR TO FINAL APPROVAL OF THE CIRCULATION SYSTEM, THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE PLAN AS TO THE LOCATION AND DESIGN.
9. BUILDING SETBACKS ALONG THE CITIES SERVICE PIPELINE EASEMENT WILL BE DETERMINED AT THE TIME OF PLATTING. ALL PAVING OVER THE PIPELINE EASEMENT SHALL BE WITH THE APPROVAL OF THE PIPELINE COMPANY AND ANY CHANGE IN ELEVATION OR RELOCATION OF THE PIPELINE SHALL BE WITH-OUT COST TO THE CITY OF WICHITA.
10. A SIDEWALK SYSTEM FOR PARCEL EIGHT (8) IS PROPOSED TO BE PROVIDED BY A CONTRIBUTION OF WALKS WITHIN THE OPEN SPACE AND ALONG CERTAIN PUBLIC STREETS, THE LOCATION OF WHICH SHALL BE DETERMINED AT THE TIME OF PLATTING.
11. AT THE TIME OF PLATTING, A PRELIMINARY PLAT OF THE ENTIRE AREA SHALL BE SUBMITTED FOR APPROVAL. FINAL PLATTING OF THE ENTIRE AREA SHALL OCCUR WITHIN TWO (2) YEARS FROM CITY COMMISSION APPROVAL OF THE C.U.P.
12. AN AVIGATIONAL EASEMENT AND AN INSTRUMENT ASSURING BUILDING CONSTRUCTION METHODS TO MINIMIZE THE POLLUTION FROM NOISE WITHIN ANY BUILDINGS TO BE CONSTRUCTED, SHALL BE SUBMITTED AT THE TIME OF PLATTING OF EACH PARCEL.
13. IF PARCELS FOUR AND TEN ARE DEVELOPED WITH TOWNHOUSE UNITS, A SITE DEVELOPMENT DESIGN SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
14. ONE CURB CUT TO WEBB ROAD FROM PARCEL FOUR (4) SHALL BE PERMITTED; SAID CURB CUT SHALL BE CONSTRUCTED TO MAJOR DRIVEWAY STANDARDS. AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE THE INSTALLATION OF THE MAJOR DRIVEWAY APPROACH AND ACCELERATION LANE.

PARCEL DESCRIPTIONS

- PARCEL - 4**
 PROPOSED USE - GARDEN APARTMENTS AND/OR TOWNHOUSES AND RELATED COMMUNITY ACTIVITY CENTERS.
 GROSS AREA - 25.41+ ACRES.
 NET AREA - 21,755+ SQUARE FEET.
 MAXIMUM BUILDING HEIGHT - 35 FEET.
 DENSITY - GARDEN APARTMENTS - 20 D.U./NET ACRE OR 436 D.U./AC.
 TOWNHOUSES - 10 D.U./NET ACRE OR 218 D.U./AC.
 PARKING RATIO - 1.5/D.U. (2.0/D.U. IF OWNER OCCUPIED).
- PARCEL - 5**
 PROPOSED USE - TWO, THREE OR FOUR FAMILY DWELLINGS.
 GROSS AREA - 6.04+ ACRES.
 NET AREA - 4.948+ ACRES.
 MAXIMUM BUILDING HEIGHT - 35 FEET.
 DENSITY - 12.2 D.U./NET ACRE OR 54 D.U./AC.
 PARKING RATIO - 1.5/D.U. (2.0/D.U. IF OWNER OCCUPIED).
- PARCEL - 6**
 PROPOSED USE - ONE OR TWO FAMILY DWELLINGS.
 GROSS AREA - 14.1+ ACRES.
 NET AREA - 10.34+ ACRES.
 MAXIMUM BUILDING HEIGHT - 35 FEET.
 DENSITY - 7.7 D.U./NET ACRE OR 80 D.U./AC.
 PARKING RATIO - 1.5/D.U. (2.0/D.U. IF OWNER OCCUPIED).
- PARCEL - 7**
 PROPOSED USE - ONE FAMILY DWELLINGS.
 GROSS AREA - 8.13+ ACRES.
 NET AREA - 6.874+ ACRES.
 MAXIMUM BUILDING HEIGHT - 35 FEET.
 DENSITY - 4.1 D.U./NET ACRE
 PARKING RATIO - 2.0/D.U.
- PARCEL - 8**
 PROPOSED USE - SINGLE FAMILY PATIO HOMES OR CONCEPTUAL ONE FAMILY DWELLINGS AND RELATED COMMUNITY ACTIVITY CENTERS.
 GROSS AREA - 27.24+ ACRES.
 NET AREA - 23,714+ SQUARE FEET.
 MAXIMUM BUILDING HEIGHT - 35 FEET.
 DENSITY - 11.28 D.U./NET ACRE OR 112,164 D.U./AC.
 PARKING RATIO - 1.5/D.U. (2.0/D.U. IF OWNER OCCUPIED).

HEDGECLIFF COMMUNITY UNIT PLAN

PARCEL - 9
 PROPOSED USE - ONE FAMILY DWELLINGS.
 GROSS AREA - 32.06+ ACRES.
 NET AREA - 25.04+ ACRES.
 MAXIMUM BUILDING HEIGHT - 35 FEET.
 DENSITY - 3.4 D.U./NET ACRE
 PARKING RATIO - 2.0/D.U.

PARCEL - 10
 PROPOSED USE - GARDEN APARTMENTS AND/OR TOWNHOUSES AND RELATED COMMUNITY ACTIVITY CENTERS.
 GROSS AREA - 29.08+ ACRES.
 NET AREA - 27.53+ ACRES.
 MAXIMUM BUILDING HEIGHT - 35 FEET.
 DENSITY - GARDEN APARTMENTS - 16.6 D.U./NET ACRE OR 456 D.U./AC.
 TOWNHOUSE - 6.5 D.U./NET ACRE OR 100 D.U./AC.
 PARKING RATIO - 1.5/D.U. (2.0/D.U. IF OWNER OCCUPIED).