

of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

- J. The applicant or the agent needs to explain several items noted in the platting binder involving: the property's ownership in which the plat, but not the binder is indicating an interest by Casado and McKay; if an indicated oil and gas lease in any way encumbers the development of this site; and the location or nature of a right-of-way contract given to the Wichita Natural Gas Company.
- K. As requested by KG&E-gas, the applicant shall make arrangements for the relocation of their facilities affected by this plat. A letter from KG&E shall be submitted indicating that such arrangements have been made.
- L. As requested by KG&E, the final plat tracing shall indicate a 10-foot utility easement centered on the common lot line of Lots 4 & 5, Block B.
- M. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- N. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.

**METROPOLITAN AREA PLANNING COMMISSION**

September 10, 1992

STAFF REPORT

(Final Plat Approved 9/3/92, Preliminary Plat Approved 7/9/92)

CASE NUMBER: S/D 92-27 - HEDGEWOOD 2ND ADDITION

OWNER/APPLICANT: Casado-McKay, Attn: John McKay, 236 S. Topeka, Wichita, KS 67202

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: East of Rock Road on the north side of Harry

SITE SIZE: 11.5 Acres

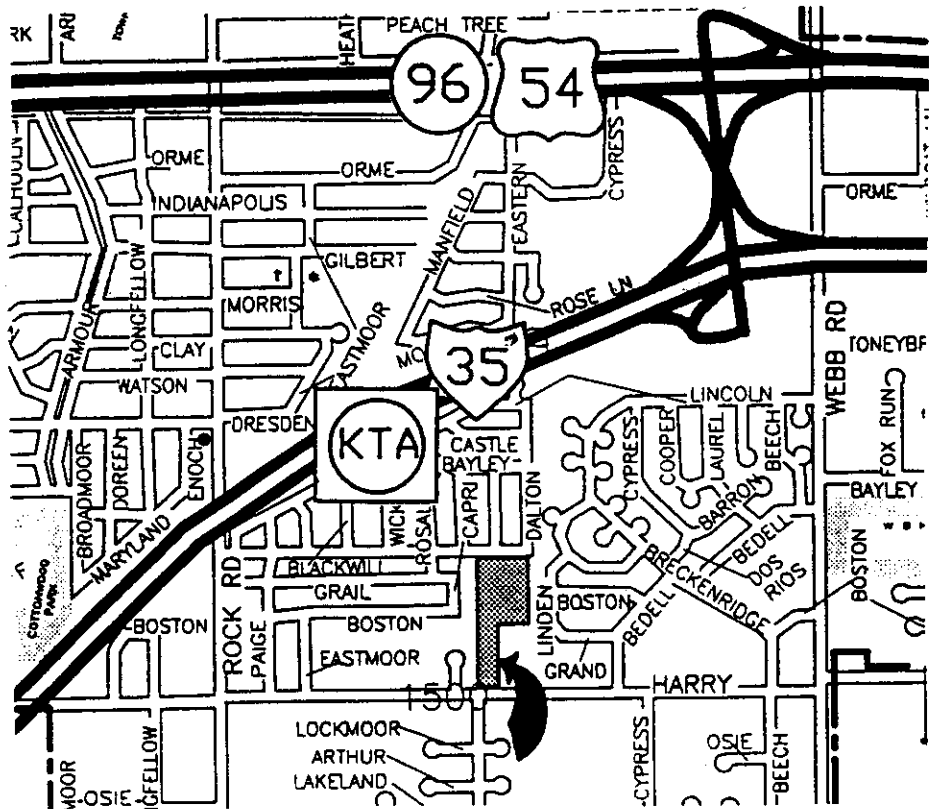
NUMBER OF LOTS

Residential:	47
Office:	
Commercial:	
Industrial:	
Total:	47

MINIMUM LOT AREA: 6,600 sq. ft.

CURRENT ZONING: "AA" one-family dwelling district

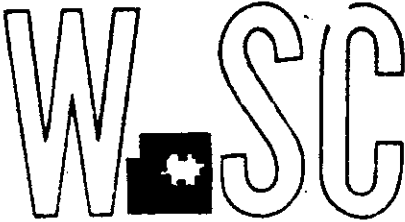
VICINITY MAP:



NOTE: As was requested during review of the preliminary plat, the applicant has redesigned the final plat to make Longford a continuous street from Harry to Zimmerly. However, as indicated in the comments below, a 58 ft. rather than 64 ft. right-of-way is being proposed for this street. The Subdivision Committee needs to determine if it will waive the design standards. (See Comment G.)

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property, this guarantee may be included with the paving guarantee.
- D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall include the paving of Zimmerly adjacent to this site. Sidewalk along Zimmerly, to continue the existing system along Zimmerly, shall be included in the paving guarantee along with sidewalk on one side of Longford. As is now being platted, Longford is a continuous street between Harry and Zimmerly and as such should also provide sidewalk along one side of this street.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- G. As required for sanitary sewer, storm sewer, and other utilities the easement along the south line of Lots 16 through 20, Block B, shall be platted as a 25-foot easement or additional easement shall be obtained off-site by separate instrument and submitted with the final plat tracing.
- H. The applicant shall meet with City Engineering to determine if a wall will be allowed within the easement area along the west and south line of Lot 27. The final plat shall indicate any additional easement requested by Engineering and if a hold harmless agreement is required, it shall be submitted with the final plat tracing for acceptance by the City and recording.
- I. The applicant shall submit an avigational easement covering all



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421

September 10, 1992

Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

Re: S/D 92-27 HEDGEWOOD 2ND ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 10, 1992, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of September 4, 1992.

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

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

Please call if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Don Losew'.

Don Losew  
Senior Planner

DL:rh

cc: Mr. John McKay, Casado-McKay, 236 S. Topeka, Wichita, KS  
67202  
Mike Lindebak, City Engineer

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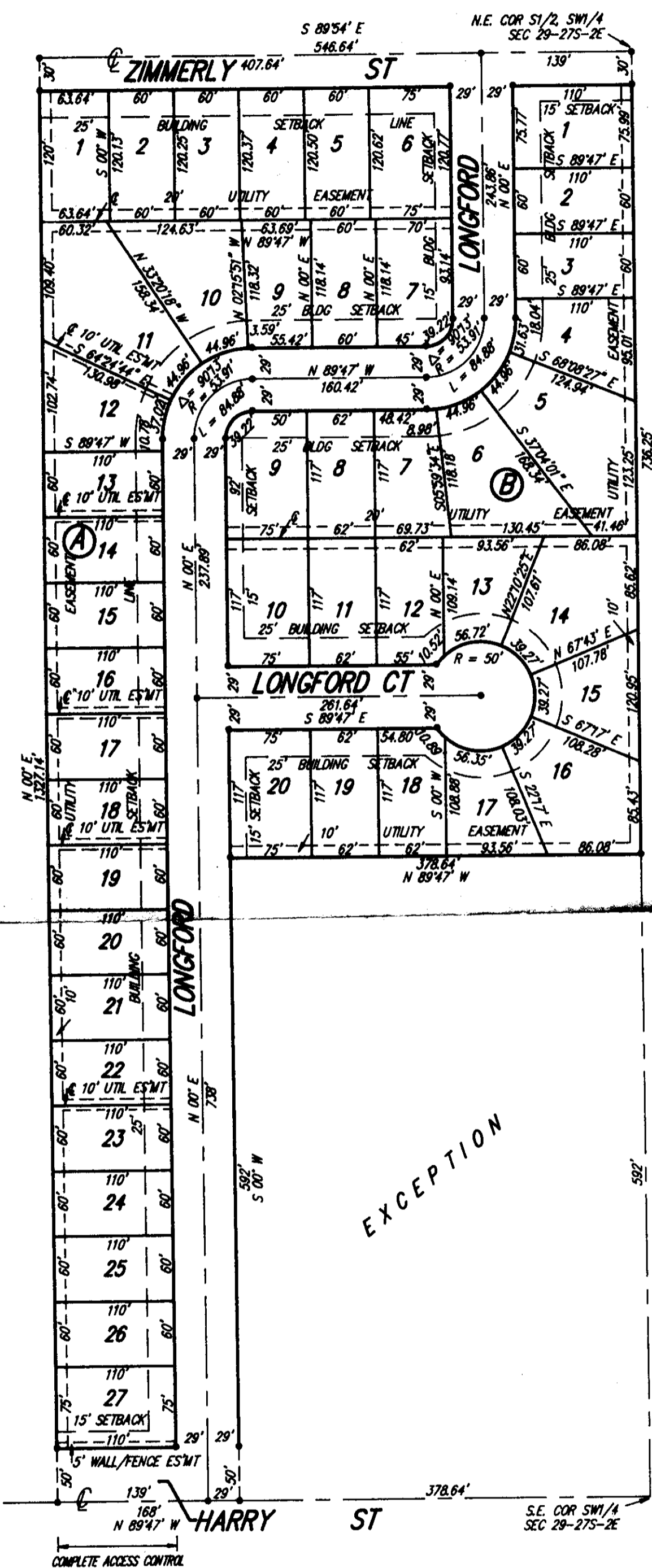
OFFICE COPY  
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION  
COMMITTEE ON 9/3/92 SUBJECT  
TO THE CONDITIONS OF APPROVAL OUTLIN-  
ED IN OUR LETTER DATED 9/4/92

FINAL PLAT

# HEDGEWOOD 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) aforesaid County and State do hereby certify that we have surveyed  
and platted "HEDGEWOOD 2ND ADDITION", Wichita, Sedgwick County,  
Kansas and that the accompanying plat is a true and correct exhibit  
of the property surveyed, described as the east 546.64 feet of the  
S1/2 of the SW1/4 of Sec. 29, Twp. 27-S, R-2-E of the 6th P.M.,  
Sedgwick County, Kansas, except the east 378.64 feet of the south  
592 feet thereof.

Existing public easements and dedications being vacated by  
virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Date \_\_\_\_\_  
Mark A. Savoy Surveyor

This plat of "HEDGEWOOD 2ND ADDITION",  
Wichita, Sedgwick County, Kansas, has been submitted to and approv-  
ed by the Wichita-Sedgwick County Metropolitan Area Planning Com-  
mission, Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 1992.  
Wichita-Sedgwick County Metropolitan Area Planning Commission.

\_\_\_\_\_  
Chairman  
Christopher J. Gobel

\_\_\_\_\_  
Secretary  
Marvin S. Krout

This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this \_\_\_\_\_ day of \_\_\_\_\_ 1992.

\_\_\_\_\_  
Mayor  
Bob Knight

\_\_\_\_\_  
Deputy City Clerk  
Pat Burnett

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, and Streets, to be known  
as "HEDGEWOOD 2ND ADDITION", Wichita, Sedgwick County, Kansas.  
The utility easements are hereby granted as indicated for the con-  
struction and maintenance of all public utilities. The streets are  
hereby dedicated to and for the use of the public. All abutters  
rights of access to or from Harry St., over and across the south  
line of Lot 27, Block A, are hereby granted to the City of Wichita,  
Kansas. The wall/fence easement is hereby granted as indicated for  
the construction and maintenance of a private screening wall or  
fence and utility main lines and service lines are allowed to cross  
this easement.

\_\_\_\_\_  
Monroe Crandall  
Casado-McKay Properties, a Partnership  
\_\_\_\_\_  
Partner  
Arthur J. Casado  
\_\_\_\_\_  
Partner  
Dorothy L. McKay  
\_\_\_\_\_  
Partner  
John W. McKay, Jr.

Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_ 1992.

\_\_\_\_\_  
County Clerk  
Don Wright

State of Kansas) SS This is to certify that this plat has been  
Sedgwick County) filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day  
of \_\_\_\_\_ 1992, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly re-  
corded.

\_\_\_\_\_  
Register of Deeds  
Pat Kettler

\_\_\_\_\_  
Deputy  
Ed Resa

State of Kansas) SS The foregoing instrument acknowledged be-  
Sedgwick County) fore me, this \_\_\_\_\_ day of \_\_\_\_\_, 1992, by  
Monroe Crandall, a single person and by Arthur J. Casado, Dorothy L.  
McKay, and John W. McKay, Jr., partners of Casado-McKay Properties,  
a Partnership, on behalf of the Partnership.

\_\_\_\_\_  
Notary Public  
My App't. Exp. \_\_\_\_\_