

- 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 the habitable structures constructed on subject property.
- K. If Block 2 is to be developed for Townhouses, as required by the CUP, a site development plan needs to be submitted for approval, to the Planning Department prior to the issuance of building permits.
- L. Inasmuch as the CUP is 13 years old and the related zone change requests are still open, waiting on the platting of the property, two "general provisions" on the CUP relative to portable signs, off site signs and fire lanes need to be amended to be consistent with todays standards. Prior to this plat being scheduled for City Council review, the applicant shall obtain an administrative adjustment to the CUP to include the changes indicated above.
- M. The plattor's text shall be amended to indicate that access for Lot 3, Block 1 is to Pawnee and not Webb.
- N. The applicant shall submit, for recording with the plat, the cross-lot drainage agreement required by the drainage plan for this property. This drainage agreement shall provide for Lot 1, Block 1 to drain across Lot 2, Block 1. The text of the agreement shall specify that the drainage agreement runs with the land and is binding on future owners and assigns.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- R. Recording of the plat within 30 days after approval by the City Council.

December 21, 1989

STAFF REPORT
(Final Approved 12/14/89;
Preliminary Plat Approved 11/16/89)

CASE NUMBER: S/D 89-80 - HEDGECLIFF 5TH ADDITION

OWNER/APPLICANT: Fidelity Investment Co., c/o Clark Bastian,
100 E. English, Wichita, KS 67203

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Northwest corner of Pawnee and Webb

SITE SIZE: 48 Acres

NUMBER OF LOTS

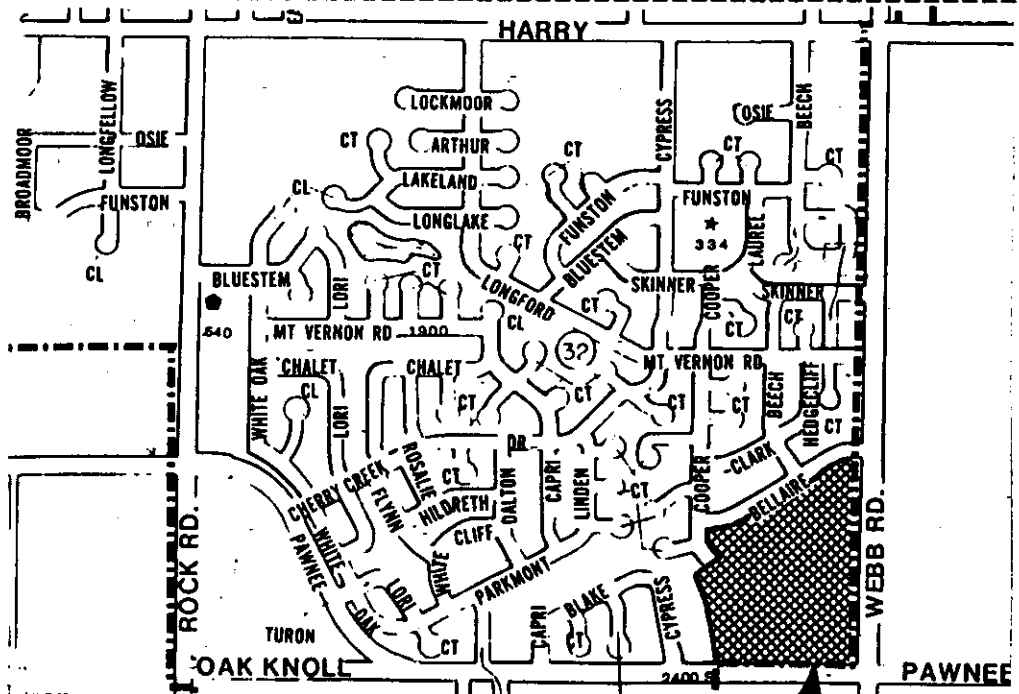
Residential:	1
Office:	1
Commercial:	2
Industrial:	
Total:	4

MINIMUM LOT AREA: 40,150 sq. ft.

CURRENT ZONING: "AA" One Family, "LC" Light Commercial

PROPOSED ZONING: "LC" Light Commercial, "BB" Office District,
"R-5" General Residence District (Z-1806 &
DP-77)

VICINITY MAP:



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.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. As required by the CUP, guarantees shall be provided for acceleration-deceleration lanes and major driveway approaches along Webb Road and Pawnee Avenue. Specifically, improvements for major entrances within public right-of-way and associated lane improvements shall be guaranteed for:
 - 1. The major entrance to Lot 2, Block 1 from Webb Road.
 - 2. The major entrance to Lot 2, Block 1 from Pawnee.
 - 3. The major entrance to Block 2 from Webb Road, north of Kinkaid.

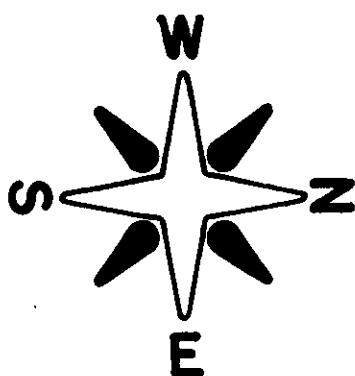
The CUP also indicates a deceleration lane to Kinkaid along Webb Road. This improvement shall also be guaranteed.

A continuous right turn lane shall also be guaranteed along Webb Road and Pawnee and left turn improvements along Pawnee for the major entrance shall be guaranteed.

- F. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall include, as required by the zoning for this area and as also required by the approval of the overall preliminary plat, sidewalks on both sides of Kinkaid.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. As required when the preliminary plat was reviewed, the final plat tracing shall indicate 100-feet of complete access control at the intersection of Pawnee and Webb Road. Further, Lot 1, Block 1 shall indicate only one access opening to both Webb Road and to Pawnee.
- I. In the case of Lot 3, Block 2, the building setback may vary by use. Therefore, a platted building setback need not be shown on Lot 3, Block 1. However, the note under the north arrow shall add the following, "(see DP-77 for Lot 3, Block 1, setbacks and additional setback requirements)."

HEDGECLIFF 5TH ADDITION

WICHITA, KANSAS



Scale: 1"=100'

• Iron

Building setbacks to conform to associated Community Unit Plan DP-77

State of Kansas } ss This is to certify that this plat has been filed for record in the Office of the Register of Deeds this ____ day of ____, 1990, at ____ o'clock, ____ M., and is duly recorded.

____ Register of Deeds
____ Deputy

This plat of "HEDGECLIFF 5TH ADDITION", Wichita, Kansas, has been submitted to and approved by the Wichita Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this ____ day of December, 1989.

Wichita Sedgwick County Metropolitan Area Planning Commission

____ Chairman
____ Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of ____, 19__

____ Mayor
____ City Clerk

Entered on transfer record this ____ day of ____, 19__
____ County Clerk

State of Kansas } ss The foregoing instrument Sedgwick County } was acknowledged before me this ____ day of ____, 19__, by Margaret K. Kessler

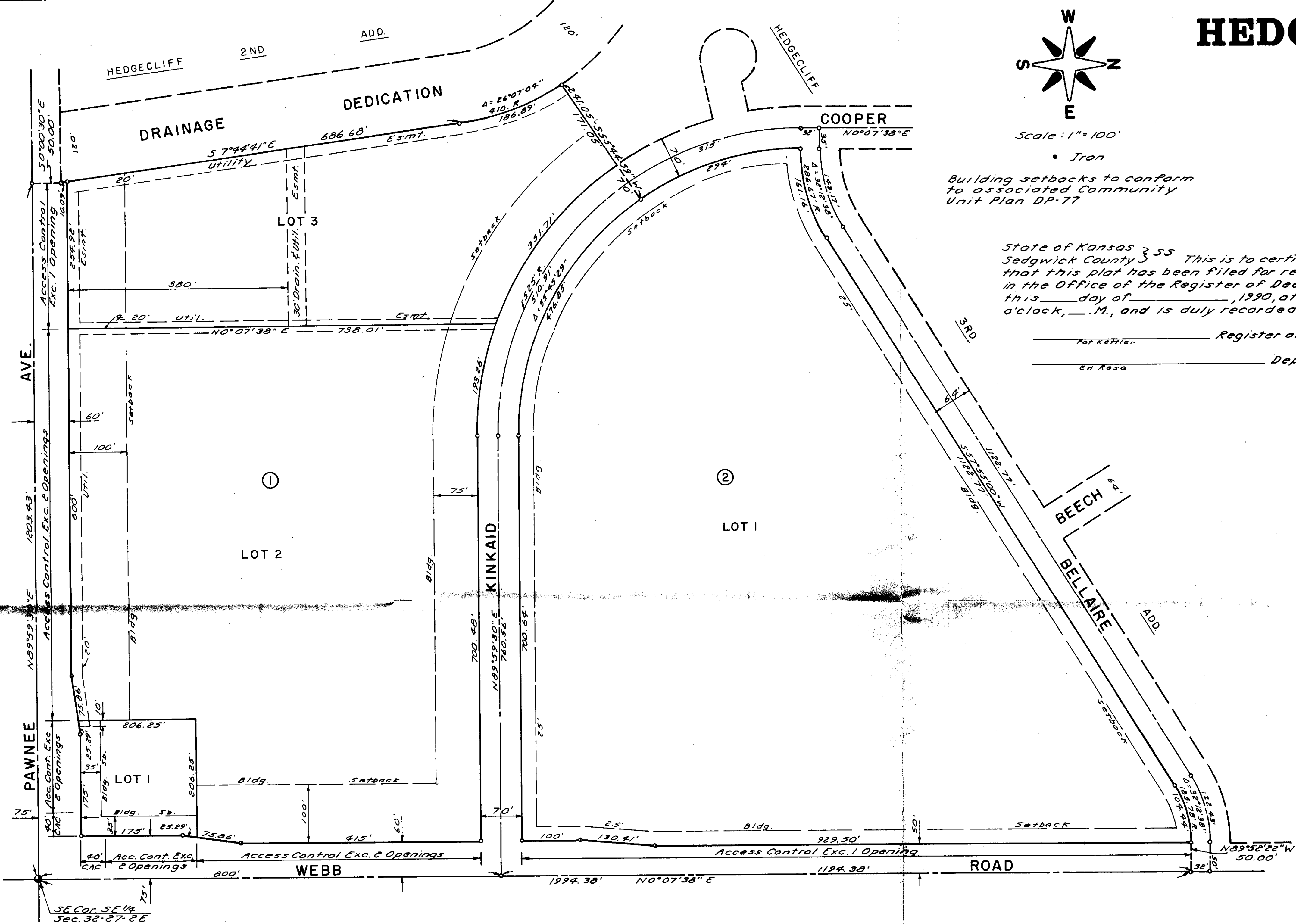
____ Notary Public
My Commission Expires ____

State of Kansas } ss The foregoing instrument Sedgwick County } was acknowledged before me this ____ day of ____, 19__, by M. Clark Bastian, Pres. of Fidelity Investment Company, on behalf of the Company.

____ Notary Public
My Commission Expires ____

State of Kansas } ss The foregoing instrument Sedgwick County } was acknowledged before me this ____ day of ____, 19__, by ____ of First National Bank in Wichita, Trustee of the Frank M. Kessler Testamentary Trusts "B" and "C", on behalf of the Bank.

____ Notary Public
My Commission Expires ____



State of Kansas } ss We, Baughman Company, P.A., Sedgwick County } Surveyors in aforesaid county and state, do hereby that we have surveyed and platted "HEDGECLIFF 5TH ADDITION", Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as all that part of the SE 1/4 of Section 32, T27S, R2E of the 6th P.M., Sedgwick County, Kansas, lying south of Hedgecliff 3rd Addition, Wichita, Kansas, and east of Hedgecliff 2nd Addition, Wichita, Kansas.

Date ____ Baughman Company, P.A.
____ 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 and streets to be known as "HEDGECLIFF 5TH ADDITION", Wichita, Kansas. The easements are hereby granted as indicated for the construction and maintenance of public utilities. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to Webb Rd. and Pawnee Ave. are hereby granted to the City of Wichita, Kansas, except, however, that Lot 1, Blk. 1, shall have access to Webb at two locations over the north 160 feet and to Pawnee at two locations over the west 160 feet, and Lot 2, Blk. 1, shall have access to Webb at two locations and to Pawnee at two locations, and Lot 3, Blk. 1, shall have access to Webb at one location, and

Lot 1, Blk. 2, shall have access to Webb at one location, said locations to be determined by the City Engineer.

Fidelity Investment Company
____ President
____ Margaret K. Kessler

First National Bank in Wichita, Trustee of the Frank M. Kessler Testamentary Trusts "B" and "C"

SEDERWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

December 21, 1989

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 89-80 - HEDGECLIFF 5TH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 21, 1989, 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 December 14, 1989.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
3. Certification that all real estate taxes for the second half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Fidelity Investment Co., c/o Clark Bastian, 100 E. English,
Wichita, KS 67203
Mike Lindebak, City Engineer

FILE COPY