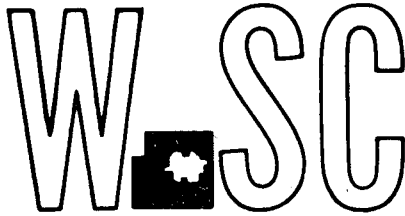


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

February 28, 1986



Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, #800
Wichita, KS 67226

Re: S/D 86-10 - Final Plat of Beacon Hill Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 27, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee construction of the storm sewers required by this plat.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee sidewalk construction adjacent to the west side of the collector street (Beacon Hill/Ridgewood). This sidewalk guarantee shall be included in the associated street paving petition.
- E. The applicant shall guarantee the construction of the segment of sidewalk within Reserve "B" which is depicted on the sidewalk plan for this overall plat. The amount of sidewalk within Reserve "B" to be guaranteed is approximately 750 feet in length and requires the construction of a pedestrian bridge over the drainage way within the Reserve.
- F. The applicant shall guarantee the extension of City Water to serve the lots being platted.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall attempt to vacate the south half of adjacent 25th Street North right-of-way, which is not needed either for access to lots or for right-of-way for hammerhead turnarounds.

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- I. Since the sidewalk plan for this plat utilizes Reserve "B" for sidewalk purposes, the plat's text on the final plat tracing shall be amended to reference this use as a purpose of Reserve "B". The following wording is suggested, "Reserve "B" is platted for construction and maintenance of public utilities, drainage and pedestrian ways."
- J. Upon the recording of this plat, Beacon Hill/Ridgewood shall become a designated residential collector street.
- K. 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.
- L. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- M. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- N. The applicant shall submit a copy of the instrument which establishes the pipeline easement on this property.
- O. The Continental Pipeline Company has advised that it has a blanket pipeline easement on this property. The company's representative has advised that the pipeline can be confined to a 50-foot wide easement, centered on the pipeline. Continental has further advised that the confinement of their pipeline easement will require the establishment of a 50-foot wide building setback from the pipeline.
- P. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- Q. The applicant shall provide proof, by letter from the pipeline company or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement and the use of part of this pipeline easement as a general utility easement are

Mid-Kansas Engineering Consultants, P.A.
Re: S/D 86-10 - Final Plat of Beacon Hill Addition
February 28, 1986
Page 3

acceptable. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the City.

- R. The street layout for this final plat creates only three (3) blocks. The final plat tracing shall combine Blocks 1, 2, 3 and 4, as shown on the final plat, into just one (1) block. Lot numbers shall be reassigned. Blocks 5 and 6, as shown on the final plat, shall be indicated as Blocks 2 and 3, respectively, on the final plat tracing.
- S. On the final plat tracing, the discrepancy between lines 15 and 42 of the engineer's text and the bearing or distances on the face of the plat shall be resolved.
- T. On the final plat tracing, a front lot line dimension shall be provided for Lot 21, Block 3.
- U. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- V. 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. The certificate will be required if petitions are submitted. 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 6, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,
FLN

Forrest L. Nagley
Senior Planner

FLN:mlh
Enclosure

cc: Critchfield Real Estate, Limited Partnership 1985, 434 N. Oliver
Suite 108, Wichita, KS 67208
Bill G. Yung Design, 8225 E. 35th Street North, Wichita, KS 67226
~~Mike Lindebak, City Engineer~~

Pre - Sub 2-27-86

1. Lamplighter Mobile Home Park. Final Plat. Item C, main to be extended across plot at time of development as per City Ordinance No. 17.12.300. Interior mains to be in city utility easement to be granted by separate instrument at time of development of phase as per City Ordinance No. 26.04.140
2. Noordhoek Addition. Prelim. Plat. Property now served by 12" Main in 143rd St., and also by 12" Main in 9th St., no water problem. Item D. Outside City Application to obtain service.
3. Mulberry E. 2nd Addn. Final Plat. Item B, mains to be extended. Mains to be extended from 37th N. & Rock Rd. No water problem.
4. Beacon Hill. Addition. Final Plat. Item F, mains to be extended. ~~Interior~~ No water problem.
5. University Congregational Church Addition. Existing 16" Main in 29th St.. Outside City Application required to obtain service, if item E. not approved.
6. Downs Addition. Final Plat. Property now served by 2" main in Pershing, and 8" Main in Centrd. No water problem.
7. Lochr Addition. Final Plat. Property now served by 16" main in Tyler and 8" main in 9th St. No water problem. Mains not shown on Sketch Plat.
8. Cherry Orchard 3rd Addition. Final Plat. Property now served by mains on three sides. No water problem.
9. Mary Kay Addition. Final Plat. Existing 12" main in Hoover Rd., property now served. No water ~~problem~~ problem.

Atc-Sub - 2-27-86

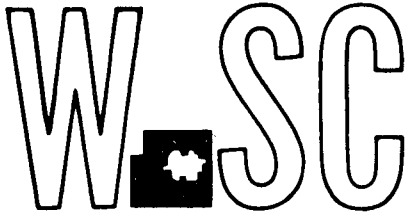
(2)

10 Alfred A. Caro. Grant utility easement. No water problem.

11. Verna Lunkin. Dedicate Street R/W. If necessary, mains may be extended to area. No water problem.

12. Other matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



January 31, 1986

Bill G. Yung Design
8225 E. 35th Street North
Wichita, KS 67226

Re: S/D 86-10 - Preliminary Plat of Beacon Hill Addition

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 30, 1986, 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 guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee construction of the storm sewers and storm drains required by this plat.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee sidewalk construction adjacent to the collector street (Beacon Hill/Ridgewood). This sidewalk guarantee shall be included in the associated street paving petition.
- E. The applicant shall guarantee the extension of City Water to serve the lots being platted.
- F. As agreed at the time of Community Unit Plan approval, the applicant shall guarantee the construction of hammerhead turnarounds to terminate Battin, Bleckley, Glendale and 25th Street North to the south of this plat.
- G. The applicant shall obtain, by separate instrument, the off-site street dedication needed to terminate 25th Street North to the south of this plat.
- H. The applicant shall guarantee the construction of a hammerhead turnaround to terminate Edgemoor Drive to the south of this plat. Preliminary discussions with the Traffic Engineer, during Community Unit Plan hearings, indicate that the turnaround may be constructed within existing street right-of-way to the south of this plat.

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Bill G. Yung Design

Re: S/D 86-10 - Preliminary Plat of Beacon Hill Addition

January 31, 1986

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- I. Prior to filing a final plat, the applicant and his agent shall meet with Planning Department staff to work out the specifics of the public/private sidewalk system required by the Community Unit Plan for this property. General Provision No. 11 of the C.U.P. requires that an east/west pedestrian access system be provided across this entire preliminary plat. Five (5) copies of the sidewalk plan, agreed to by staff and the applicant, shall be submitted with the final plat. From the sidewalk plan, staff will be able to determine what sidewalk guarantees are required.
- J. The applicant shall guarantee the paving of the proposed private interior streets to the 29-foot public street standard.
- K. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- L. The applicant is advised that General Provision No. 24 of the associated Community Unit Plan requires that the improvement within any platted emergency access easement or pedestrian easement be constructed at such time as the internal street to which the easement leads is constructed. This C.U.P. provision relates to the 20-foot pedestrian access easement between Lots 55 and 56, Block 3; the 10-foot pedestrian access easement between Lots 16 and 17, Block 14; and the 20-foot emergency access easement between Lots 6 and 7.
- M. The applicant shall attempt to vacate the south half of adjacent 25th Street North right-of-way, which is not needed either for access to lots or for right-of-way for hammerhead turnarounds.
- N. On the final plat, the stub private streets being platted to serve Lots 47 and 48, Block 9; Lots 39-43, Block 9; Lots 66, 67 and 68, Block 9; and Lots 6 and 7, Block 3 shall be platted as separate reserves. These reserves shall be platted for private drive purposes and the plat's text shall reference, by lot and block numbers, which lots are to be provided access by the reserves. It is not intended for the pavement within these reserves to be guaranteed to the 29-foot public street standard.
- O. Regarding the reserves to be platted for private drive purposes, discussion with the Law Department indicates a need for language in the covenant, which sets forth ownership and maintenance responsibilities of the reserves, to establish future reversionary rights of the reserves to the lots benefitting from the reserves.
- P. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- Q. On the final plat, the plat's text shall specify that Reserves D, E and Q are platted for private parks, not just parks.

Bill G. Yung Design

Re: S/D 86-10 - Preliminary Plat of Beacon Hill Addition

January 31, 1986

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- R. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- S. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- T. Since this plat proposes the platting of narrow street rights-of-way with adjacent "15-foot public drainage, utility and private street easement," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within this easement shall be reviewed by the City Forestry Division prior to installation.
- U. 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 or 32-foot private 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.
- V. The applicant shall submit a copy of the instrument which establishes the pipeline easement on this property.
- W. The Continental Pipeline Company has advised that it has a blanket pipeline easement on this property. The company's representative has advised that the pipeline can be confined to a 50-foot wide easement, centered on the pipeline. Continental has further advised that the confinement of their pipeline easement will require the establishment of a 50-foot wide building setback from the pipeline.
- X. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- Y. The applicant shall provide proof, by letter from the pipeline company or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement and the use of part of this pipeline easement as a general utility easement are

Bill G. Yung Design

Re: S/D 86-10 - Preliminary Plat of Beacon Hill Addition

January 31, 1986

Page 4

acceptable. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the City.

- Z. On the final plat, the 10-foot sidewalk easement, between Lots 16 and 17, Block 14, shall be relabeled "pedestrian access easement." This wording change is needed in order to be consistent with the text of the associated Community Unit Plan.
- AA. On the final plat, the platator's text shall make appropriate reference to the granting of the pedestrian access easements and the emergency access easement. This reference shall include a statement as to the purposes of the easements.
- BB. On the final plat, the platator's text shall make appropriate reference to the granting of the 5-foot wide wall easements. This reference shall include a statement as to the purpose of the easements.
- CC. Since building setbacks are being platted, the final plat shall not reference that building setbacks are per the associated Community Unit Plan.
- DD. The final plat shall label the centerline of the utility and drainage easements.
- EE. On the final plat, the utility easements being platted as part of Lot 33, Block 10 shall be labeled.
- FF. The final plat shall propose street names for the private streets being platted.
- GG. On the final plat, the suffix "Road" shall be deleted from the street name Beacon Hill.
- HH. On the final plat, the platting of "complete access control" to 29th Street North, across the north line of Lot 1, Block 8, shall be dimensioned.
- II. On the final plat, a 20-foot building setback shall be platted from the private streets on all lots abutting the private streets.
- JJ. On the final plat, a block number designation shall be provided for proposed Reserve E.
- KK. On the final plat, the address numbering problem, created by parallel Greenbriar Streets in the vicinity of Block 14, shall be resolved. Perhaps the street segment adjacent to Lots 26 thru 30, Block 14, should be considered an extension of Charlotte Street.

Bill G. Yung Design

Re: S/D 86-10 - Preliminary Plat of Beacon Hill Addition

January 31, 1986

Page 5

- LL. At the request of the Traffic Engineer, the applicant shall submit a paving layout plan for Beacon Hill adjacent to proposed Reserve J. This plan shall indicate what medial-type improvements are planned for Reserve J. The plan shall be submitted prior to, or at the time of, submitting a final plat.
- MM. The final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the "marked" copy of the plat.
- NN. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- OO. Prior to submitting a final plat, the applicant shall submit a revised sanitary sewer layout plan to City Engineering for review and approval. The final plat shall indicate all utility easements needed for sanitary sewer service.
- PP. Prior to submitting a final plat, the applicant shall submit a proposed paving layout plan for the intersections of Greenbriar/Oliver, Bleckley/29th Street North, Edgemoor/29th Street North and Beacon Hill/29th Street North.
- QQ. 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.
- RR. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

If you should have any questions, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Critchfield Real Estate, Limited Partnership 1985, 434 N. Oliver,
Suite 108, Wichita, KS 67208
Mid-Kansas Engineering Consultants, P.A., 3500 North Rock Road,
#800, Wichita, KS 67226
Don Miller, Continental Pipeline Company, P.O. Drawer 1267, Ponca
City, OK 74603
✓ Mike Lindebak, City Engineer
Bill McKinley, Traffic Engineer

Pre-Sub 1-30-86

1. Builders Inc. Vacation of platted alley R/W. No water problem.
2. Keith L. Anderson. Vacation of utility easement. No water problem.
3. Keith L. Anderson. Vacation of a portion of platted utility and drainage easement. No water problem.
4. Keith L. Anderson. Vacation of complete access control. No water problem.
5. Harvest Chapel Addition. Preliminary Plat. Item B, City Water to be extended. Water may be extended in Seneca or 55th. Main in Seneca to be 16", main in 55th to be 12".
6. Robert Rhodes Addition. Final Plat. Existing water main in 13th St. is partially adjacent to plat.
7. Lamplighter Mobile Home Park Addition. Preliminary Plat. End of existing 12" water main is 58' E. of hydrant at Southwesterly corner of plat. 12" main should be extended across to East line of plat. Water Dept. to pay oversizing of main.
8. Cherokee Industrial Park. Revised final plat. Item D, main to be extended in 43rd St. So. Circle.
9. Rock Park Second Addition. Final Plat. Existing main in Rock Road. No water problem.
10. Dave Waters Addition. Preliminary Plat. Nearest water in Hydraulic is North of 55th St. So. . Item A, Wells.

11. Beacon Hill Addition. Preliminary Plat. Item B, Water to be extended. No water problem.
12. Industrial Air Center (Formerly Toben 4th). Final Plat. Item B, mains to be extended. No water problem.
13. Teal Cove 2nd Addition. Final Plat. Item B. mains to be extended.
14. Larkfield Place Addition. Final Plat. Water mains to be extended in 29th St. N. and Gouverneur as necessary to serve the property.
15. Frank Corney. Dedicate Temporary Drainage Esmt. No water problem.
16. Builders Inc. Utility Esmt. Dedication. No water problem.
17. Slaven Hodijski. Grant Utility Esmt. No water problem.
18. Other matters.

Preliminary Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-10 Name: BEACON HILL ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 1/30/86

DESCRIPTION

General Location: At Oliver and 29th Street North.

Owner: Critchfield Real Estate, Limited Partnership 1985, 434 N. Oliver, Suite 108, Wichita, KS 67208

Surveyor/Engineer: Bill G. Yung Design

1. Gross Acreage of Plat: 231.0 Acres
2. Number of Lots:
 - Residential: 493
 - Office:
 - Commercial:
 - Industrial:
 - Other: 1
 - Total: 494
3. Minimum Lot Area: 5,000 sq. ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA" & "B" (C.U.P. 147)

STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Beacon Hill Community Unit Plan (DP-147). Development of the property is planned for the following:

Blocks 1 and 2 - Single-family or duplexes
Lot 1, Block 3 - Apartments (122 Units)
Lots 2-27, Block 3 and Block 4 - Patio homes
Lots 28-71, Block 3 - Single-family homes
Block 5 - Single-family homes
Block 6 - Child Care Center
Block 7 - Single-family homes
Block 8 - Apartments and Nursing Home facility
Lots 1-32, Block 9 - Single-family homes
Lots 33-72, Block 9 - Patio homes
Block 10 - Patio homes
Blocks 11-16 - Single-family homes

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee construction of the storm sewers required by this plat.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The Bleckley/Greenbriar and Beacon Hill/Ridgewood street paving petitions shall provide for the construction of sidewalks on each side of these collector streets.
- E. The applicant shall guarantee the extension of City Water to serve the lots being platted.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. As agreed at the time of Community Unit Plan approval, the applicant shall guarantee the construction of hammerhead turnarounds to terminate Battin, Bleckley, Glendale and 25th Street North to the south of this plat.
- H. The applicant shall obtain, by separate instrument, the off-site street dedication needed to terminate 25th Street North to the south of this plat.
- I. The applicant shall guarantee the construction of a hammerhead turnaround to terminate Edgemoor Drive to the south of this plat. Preliminary discussions with the Traffic Engineer, during Community Unit Plan hearings, indicate that the turnaround may be constructed within existing street right-of-way to the south of this plat.

- J. Prior to filing a final plat, the applicant and his agent shall meet with Planning Department staff to work out the specifics of the public/private sidewalk system required by the Community Unit Plan for this property. General Provision No. 11 of the C.U.P. requires that an east/west pedestrian access system be provided across this entire preliminary plat. Five (5) copies of the sidewalk plan, agreed to by staff and the applicant, shall be submitted with the final plat. From the sidewalk plan, staff will be able to determine what sidewalk guarantees are required.
- K. The applicant shall guarantee the paving of the proposed private interior streets to the 29-foot public street standard.
- L. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- M. The applicant is advised that General Provision No. 24 of the associated Community Unit Plan requires that the improvement within any platted emergency access easement or pedestrian easement be constructed at such time as the internal street to which the easement leads is constructed. This C.U.P. provision relates to the 20-foot pedestrian access easement between Lots 55 and 56, Block 3; the 10-foot pedestrian access easement between Lots 16 and 17, Block 14; and the 20-foot emergency access easement between Lots 6 and 7.
- N. The applicant shall attempt to vacate the south half of adjacent 25th Street North right-of-way, which is not needed either for access to lots or for right-of-way for hammerhead turnarounds.
- O. On the final plat, the stub private streets being platted to serve Lots 47 and 48, Block 9; Lots 39-43, Block 9; Lots 66, 67 and 68, Block 9; and Lots 6 and 7, Block 3 shall be platted as separate reserves. These reserves shall be platted for private drive purposes and the plat's text shall reference, by lot and block numbers, which lots are to be provided access by the reserves.
- P. Regarding the reserves to be platted for private drive purposes, discussion with the Law Department indicates a need for language in the covenant, which sets forth ownership and maintenance responsibilities of the reserves, to establish future reversionary rights of the reserves to the lots benefitting from the reserves.
- Q. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- R. On the final plat, the plat's text shall specify that Reserves D, E and Q are platted for private parks, not just parks.
- S. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- T. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- U. Since this plat proposes the platting of narrow street rights-of-way with adjacent "15-foot public drainage, utility and private street easement," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within this easement shall be reviewed by the City Forestry Division prior to installation.

- V. 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 or 32-foot private 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.
- W. The applicant shall submit a copy of the instrument which establishes the 50-foot Maryland Pipeline Easement on this property.
- X. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- Y. The applicant shall provide proof, by letter from the Maryland Pipeline Company or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement and the use of part of this pipeline easement as a general utility easement are acceptable. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the City.
- Z. On the final plat, the 10-foot sidewalk easement, between Lots 16 and 17, Block 14, shall be relabeled "pedestrian access easement." This wording change is needed in order to be consistent with the text of the associated Community Unit Plan.
- AA. On the final plat, the plattor's text shall make appropriate reference to the granting of the pedestrian access easements and the emergency access easement. This reference shall include a statement as to the purposes of the easements.
- BB. On the final plat, the plattor's text shall make appropriate reference to the granting of the 5-foot wide wall easements. This reference shall include a statement as to the purpose of the easements.
- CC. Since building setbacks are being platted, the final plat shall not reference that building setbacks are per the associated Community Unit Plan.
- DD. The final plat shall label the centerline of the utility and drainage easements.
- EE. On the final plat, the utility easements being platted as part of Lot 33, Block 10 shall be labeled.
- FF. The final plat shall propose street names for the private streets being platted.
- GG. On the final plat, the suffix "Road" shall be deleted from the street name Beacon Hill.
- HH. On the final plat, the platting of "complete access control" to 29th Street North, across the north line of Lot 1, Block 8, shall be dimensioned.
- II. On the final plat, a 20-foot building setback shall be platted from the private streets on all lots abutting the private streets.
- JJ. On the final plat, a block number designation shall be provided for proposed Reserve E.
- KK. 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.
- LL. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- MM. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Specifically, is the platting of a floodway and associated minimum building pad elevations required?

NN. The representative from the City Engineer's office and the Traffic Engineer should be prepared to comment on the acceptability of the proposed alignment of the following intersections:

1. Greenbriar/Oliver
2. Bleckley/29th Street North
3. Edgemoor/29th Street North
4. Beacon Hill/29th Street North

S/D No.: 86-10 Name: BEACON HILL ADDITION

Preliminary Approved: 1/30/86
Scheduled S/D Meeting: 2/27/86

DESCRIPTION

General Location: In and area east of Oliver, south of 29th Street North.
Owner: Critchfield Real Estate, Limited Partnership 1985, 434 N. Oliver, Suite
108, Wichita, KS 67208
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 54.1 Acres
 2. Number of Lots:
 - Residential: 93
 - Office:
 - Commercial:
 - Industrial:
 - Other: 1
 - Total: 94
 3. Minimum Lot Area: 7,850 sq. ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA" (C.U.P. 147)
-

STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Beacon Hill Community Unit Plan (DP-147).

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee construction of the storm sewers and storm drains required by this plat.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee sidewalk construction adjacent to the west side of the collector street (Beacon Hill/Ridgewood). This sidewalk guarantee shall be included in the associated street paving petition.
- E. The applicant shall guarantee the construction of the segment of sidewalk within Reserve "B" which is depicted on the sidewalk plan for this overall plat. The amount of sidewalk within Reserve "B" to be guaranteed is approximately 750 feet in length and requires the construction of a pedestrian bridge over the drainage way within the Reserve.
- F. The applicant shall guarantee the extension of City Water to serve the lots being platted.
- G. The applicant shall guarantee the construction of a hammerhead turnaround to terminate Edgemoor Drive to the south of this plat. Preliminary discussions with the Traffic Engineer, during Community Unit Plan hearings, indicate that the turnaround may be constructed within existing street right-of-way to the south of this plat.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. The applicant shall attempt to vacate the south half of adjacent 25th Street North right-of-way, which is not needed either for access to lots or for right-of-way for hammerhead turnarounds.
- J. Since the sidewalk plan for this plat utilizes Reserve "B" for sidewalk purposes, the plat's text on the final plat tracing shall be amended to reference this use as a purpose of Reserve "B". The following wording is suggested, "Reserve "B" is platted for construction and maintenance of public utilities, drainage and pedestrian ways."
- K. Upon the recording of this plat, Beacon Hill/Ridgewood shall become a designated residential collector street.

- L. 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 or 32-foot private 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.
- M. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- N. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- O. The applicant shall submit a copy of the instrument which establishes the pipeline easement on this property.
- P. The Continental Pipeline Company has advised that it has a blanket pipeline easement on this property. The company's representative has advised that the pipeline can be confined to a 50-foot wide easement, centered on the pipeline. Continental has further advised that the confinement of their pipeline easement will require the establishment of a 50-foot wide building setback from the pipeline.
- Q. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- R. The applicant shall provide proof, by letter from the pipeline company or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement and the use of part of this pipeline easement as a general utility easement are acceptable. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the City.
- S. The street layout for this final plat creates only three (3) blocks. The final plat tracing shall combine Blocks 1, 2, 3 and 4, as shown on the final plat, into just one (1) block. Lot numbers shall be reassigned. Blocks 5 and 6, as shown on the final plat, shall be indicated as Blocks 2 and 3, respectively, on the final plat tracing.
- T. On the final plat tracing, the discrepancy between lines 15 and 42 of the engineer's text and the bearing or distances on the face of the plat shall be resolved.
- U. On the final plat tracing, a front lot line dimension shall be provided for Lot 21, Block 3.
- V. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- W. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- X. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.
- Y. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's sanitary sewer layout plan.
- Z. The representative from Traffic Engineering should be prepared to comment on the acceptability of the geometrics for the 29th Street North/Beacon Hill intersection.