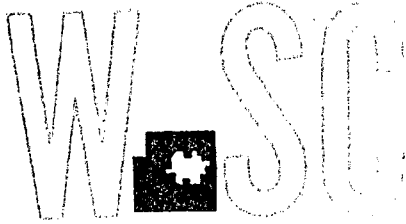


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1888  
(316) 268-4561

November 1, 1990

Mid-Kansas Engineering Consultants  
3500 North Rock Road, #800  
Wichita, KS 67226

Re: S/D 90-47 (Final Plat) Beacon Hill 2nd Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 1, 1990, 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. The final plat tracing shall also provide a utility easement for this extension.
- B. The applicant, prior to submitting the final plat tracing, shall meet with a representative from Traffic Engineering to determine whether guarantees for a decel lane and construction of the portions of the major entrances in public right-of-way along 29th Street North, shall be provided for this site.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since this replat proposes the vacation of Bleckley street, a number of lots originally platted by the New Bedford Place Addition will no longer have access to a public street. The applicant shall therefore submit a vacation request for those platted lots being effected by this replat.
- E. Since no drainage easements are shown on the plat, references to drainage easements shall be dropped from the plattor's text.
- F. The plattor's text shall be amended to reference "All parts of lots, blocks, platted easements, building setbacks, streets, reserves within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512(b) amended."

- G. In the legend, the final plat tracing shall reference the Beacon Hill Residential Community Unit Plan; DP-147 associated with this plat and that said C.U.P. is on file with the MAPD.
- H. If the extension of sanitary sewer involves the wall easement along the north line of the plat, a note shall be inserted in the plattor's text indicating that Plan Review and approval by the Sewer Maintenance Division, City of Wichita, will be required prior to the issuance of a building permit for a wall crossing any utility easement.
- I. The plattor's text shall be amended to reference, in terms of the wall easement, that utilities may cross the wall easement.
- J. The final plat tracing shall indicate the tie point as being directly referenced to the northwest corner of the plat. That is, appropriate dimensions shall be indicated from the tie point to the section corner.
- K. The legal point of beginning on the final plat tracing shall be consistent with that in the plattor's text, as being at the northeast corner of New Life Addition. The "P.O.B." in the plat is inconsistent with the legal description.
- L. The final plat tracing shall delete "complete" access control except for 2 openings, as is indicated on the plat to 29th Street.
- M. On the final plat tracing, the City Council signature block shall be amended to reference Pat Burnett, Deputy City Clerk.
- N. The final plat shall correct the M.A.P.C. signature block to reference GEORGE SHERMAN as the M.A.P.C. Chairman.
- O. The final plat tracing shall indicate the utility easement requested by Southwestern Bell in the area of Bleckley Street which is being vacated.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- S. Recording of the plat within 30 days after approval by the City Council.

S/D 90-47 Beacon Hill 2nd Addition  
Page 3

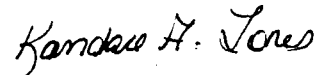
T. Prior to submitting the final plat tracing, the applicant shall verify with City Engineering the minimum building pad elevations to be indicated on the final plat tracing. It shall be noted if these elevations involve the lowest floor or opening levels.

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, November 8, 1990 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Kandace A. Jones  
Associate Planner

KJ:sm  
Enclosure

cc: Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita,  
KS 67220  
Critchfield Real Estate Marketing, 2623 Beacon Hill Ct.,  
Wichita, KS 67220  
Mike Lindebak, City Engineer

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 1

November 11, 1990

**STAFF REPORT**  
(Final Plat, Preliminary Plat Approved 8/9/90)

**CASE NUMBER:** S/D 90-47 - BEACON HILL SECOND ADDITION

**OWNER/APPLICANT:** New Life Fellowship, 2020 E. Blake, Wichita, KS 67211, Critchfield Real Estate Limited Partnership 1985, 2628 Beacon Hill Ct., Wichita KS 67220

**SURVEYOR/ENGINEER:** Mid-Kansas Engineering Consultants

**LOCATION:** South side of 29th St. No., in an area east of Oliver.

**SITE SIZE:** 8.13 Acres

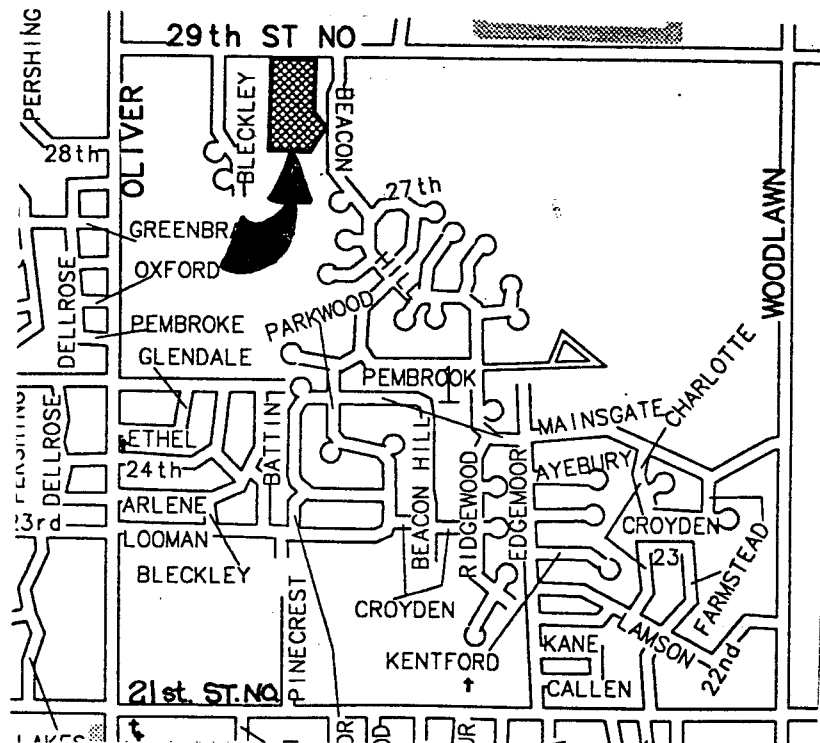
**NUMBER OF LOTS**

Residential:	1
Office:	
Commercial:	
Industrial:	
Institutional:	
Total:	1

**MINIMUM LOT AREA:** 8.13 Acres

**CURRENT ZONING:** "AA" One Family Dwelling (DP-147)

VICINITY MAP:

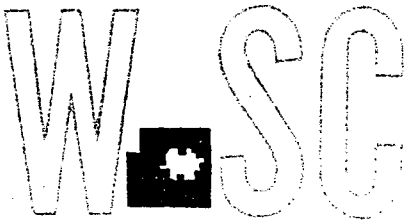


STAFF COMMENTS:

- NOTE: This final plat is a portion of an overall preliminary plat approved by the Subdivision Committee in August, 1990. This plat is also a replat of the New Life Addition, platted in 1989 and part of a Community Unit Plan - (DP-147). This plat is being proposed for church related uses and is parcel 15 of the C.U.P. (DP-147)
- A. A portion of this plat involves previously platted sites in which guarantees were submitted for improvements. The applicant shall pay off any charges against those projects that may need to be abandoned due to this plat. New guarantees shall be submitted for the extension of sanitary sewer and for any required drainage improvements.
  - B. A representative from Traffic Engineering should be prepared to comment on whether guarantees for decel lanes and construction of the portions of the major entrances in public right-of-way along 29th Street North, shall be provided.
  - C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - D. Since this replat proposes the vacation of Bleckley street, a number of lots originally platted by the New Bedford Place Addition will no longer have access to a public street. The applicant shall therefore submit a vacation request for those platted lots being effected by this replat.
  - E. Since no drainage easements are shown on the plat, references to drainage easements shall be dropped from the plattor's text.
  - F. The plattor's text shall be amended to reference "All parts of lots, blocks, platted easements, building setbacks, streets, reserves within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512(b) amended."
  - G. In the legend, the final plat tracing shall reference the Beacon Hill Residential Community Unit Plan; DP-147 associated with this plat and that said C.U.P. is on file with the MAPD.
  - H. The plattor's text shall be amended to reference, in terms of the wall easement, that utilities may cross the wall easement.
  - I. The final plat tracing shall indicate the tie point as being directly referenced to the northwest corner of the plat. That is, appropriate dimensions shall be indicated from the tie point to the section corner.

- J. The legal point of beginning on the final plat tracing shall be consistent with that in the plat's text, as being at the northeast corner of New Life Addition. The "P.O.B." in the plat is inconsistent with the legal description.
- K. The final plat tracing shall delete "complete" access control except for 2 openings, as is indicated on the plat to 29th Street.
- L. On the final plat tracing, the City Council signature block shall be amended to reference Pat Burnett, Deputy City Clerk.
- M. The final plat shall correct the M.A.P.C. signature block to reference GEORGE SHERMAN as the M.A.P.C. Chairman.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Q. Recording of the plat within 30 days after approval by the City Council.
- R. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan and if the minimum building pads are correct.

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

August 13, 1990

Mid Kansas Engineering  
3500 N. Rock Rd., Bldg. 800  
Wichita, KS 67226

Re: S/D 90-47 - (Preliminary Plat) Beacon Hill Second  
Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday August 9, 1990, 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. Approval of this plat and the following comments are subject to approval of the C.U.P. by City Council and any conditions of that approval.
- B. Since a portion of this plat involves previously platted sites in which recent guarantees were submitted for improvements, the applicant shall pay off any charges against those projects that may need to be abandoned due to this plat.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. The applicant shall guarantee the paving of the proposed interior streets. For the narrow, 32-foot public streets, these guarantees shall provide for a 29-foot paving standard.

- H. As indicated by the preliminary plat, a sidewalk system is proposed for this development. This system passes through areas of street rights-of-way, reserves, and access easements. As determined appropriate by City Engineering, guarantees for these various segments of sidewalks may be included in the street paving guarantees. If any segment cannot be guaranteed in such a manner, separate guarantees (cash, letter-of-credit, bond) will be required. The construction of the emergency access easement at the northeast corners of Block 4 shall also be included in these guarantees. The applicant shall meet with the Fire Department to determine the type of improvement to be provided.
- I. As indicated by the lots being platted and as specified in the C.U.P., major entrances should be provided on Oliver and 29th St. for the developments being planned for the large lots depicted. Guarantees for deceleration lanes and construction of the portions of the major entrances in public right-of-way, may be required, along with 60 feet of half-street right-of-way. These improvements and right-of-way will be required, unless indicated otherwise by the final plat(s) for this site.
- J. As is indicated by the preliminary plat, the northern half of 25th Street North, adjacent to the south line of Block 1 is not being dedicated. Existing platted lots south of this street are therefore not being provided a full public street for access. This situation has, however, been addressed in the C.U.P. which indicates that various off-site improvements will be required to terminate or provide access for the properties and north-south streets (Batlin, Bleckley, Alendale, turnaround for 25th St.) being affected by this plat. The applicant shall therefore provide guarantees for these off-site improvements as depicted on this plat and the associated C.U.P.
- K. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- L. Prior to the plat being scheduled for City Council review, the applicant shall submit a vacation request for the areas of 25th Street North indicated to be vacated due to this plat and shall obtain and submit to Planning, the dedication, by separate instrument, of the right-of-way required for the turnaround shown for 25th Street North, just east of Oliver. This area will need to be retained as an easement for an existing water line.

- M. As would be required for the number of lots accessing the major looped streets on this plat and as depicted in the C.U.P., the looped streets as depicted on this plat (Oxford Land - Bleckley - Pembroke Lane, Shadowridge - Ridgewood - 28th St. N., Edgemoor- Greenbriar - Charlotte) shall provide 64-foot rights-of-way.
- N. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 29-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.
- O. For Glendale and Oxford (in Blocks 1 and 2) 15-foot street-drainage-utility easements shall be indicated adjacent to these 32-foot streets.
- P. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," 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 plantings within the easement shall be reviewed by the City Forestry Division prior to installation.
- Q. The final plat shall state in the platator's text the purposes of the proposed reserves, as well as who is to own and maintain the reserves.
- 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. For those reserves in which structures are allowed (gazebos, swimming pools, etc.) appropriate building setbacks shall be indicated from any adjacent street.

- U. As regards the reserves being platted with parking areas as a portion of the reserve, the applicant should note:
1. On the final plat, the platting of the parking easements within the reserves shall be referenced in the plattor's text.
  2. Policy Statement No. 13 (Back Out Parking in Residential Areas) was adopted by the M.A.P.C. on November 13, 1986. This policy statement set the guidelines and rules for providing back out parking onto public and private streets. The policy statement requires parking easements to a minimum of 20 feet deep and have no more than 45 to 50 feet of street frontage. With these required dimensions in mind, the perimeters of the parking easements shall be redrawn to comply with the requirements of Policy Statement No. 13.
- V. According to the C.U.P., Parcel 4, which corresponds to a portion of Block 4, can be developed with a maximum of 25 single-family units. However, 30-lots are being platted. These additional lots have been created by platting lots in an area of Parcel 4 indicated as a "proposed park." The final plat shall either be revised to indicate no more than 25-building sites or the C.U.P. shall be adjusted to allow for the development implied by this plat. Any such adjustment must be obtained before City Council review of the plat.
- W. The applicant shall submit a copy of the instrument which establishes the Marland Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- X. The applicant shall provide proof, by letter from Marland Pipeline or by copy of the pipeline easement agreements, that the pipeline easement as shown is sufficient and that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- Y. For the final plat and final plat tracing, it shall be clearly indicated that these two separate areas are part of the same plat. It is suggested that a connection between the two sites be depicted in some manner, along 29th Street North.
- Z. On the final plat, the plattor's text shall also note the following:

1. The platting and purpose of the wall easement and that utilities may cross the easement.
  2. The platting and purpose of the emergency and pedestrian access easements, and that no fences or other obstructions will be allowed within these easements.
- AA. On the final plat tracing the 5-foot wall easement shall not be shown as crossing within the area of the turnaround and 15-foot, street-drainage-utility easement for Oxford Lane Ct.
- BB. On the final plat Pembroke Lane shall be corrected to be spelled as Pembrook. Although a Pembroke exists to the west of Oliver, the Beacon Hill Addition immediately east of this site has used the name Pembrook.
- CC. The final plat shall indicate the utility easements requested by K.G.&E. which are indicated on the enclosed "marked" copy of the plat. As requested by the Southwestern Bell representative, the final plat shall clearly indicate the utility easements indicated as being in certain of the Reserves (A, B, C, D, F, G, H, I, J, K, L).
- DD. Prior to or at the time of submitting the final plat as well as the title binder and tax statement, the applicant shall submit a drainage plan to City Engineering for review and approval.
- EE. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- FF. 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.
- GG. 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.
- HH. 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.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be placed on the agenda for final plat consideration before the Subdivision Committee:

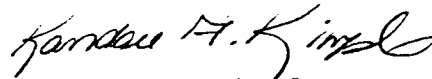
S/D 90-47 Beacon Hill Second Addition

Page 6

1. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor; if the title report or attorney's opinion has not already been submitted.
2. Certification that all due real estate taxes have been paid.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



Kandace A. Kimple  
Associate Planner

KK:sg  
Enclosure

cc: Bill Yung Design, 4912 E. 29th St. N., Wichita, KS 67220  
Critchfield Real Estate Limited Partnership 1985, 2628  
Beacon Hill Ct., Wichita, KS 67220  
Mike Lindebak, City Engineer

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 4  
August 9, 1990

**STAFF REPORT  
(Preliminary Plat)**

**CASE NUMBER:** S/D 90-47 - BEACON HILL SECOND ADDITION

**OWNER/APPLICANT:** Critchfield Real Estate Limited Partnership  
1985, 2628 Beacon Hill Ct., Wichita KS 67220

**SURVEYOR/ENGINEER:** Mid-Kansas Engineering Consultants

**LOCATION:** Area bounded by 29th St. No. on No. boundary,  
on W. by Oliver E. from Oliver approx. 3950  
ft.

**SITE SIZE:** 126.3 Acres

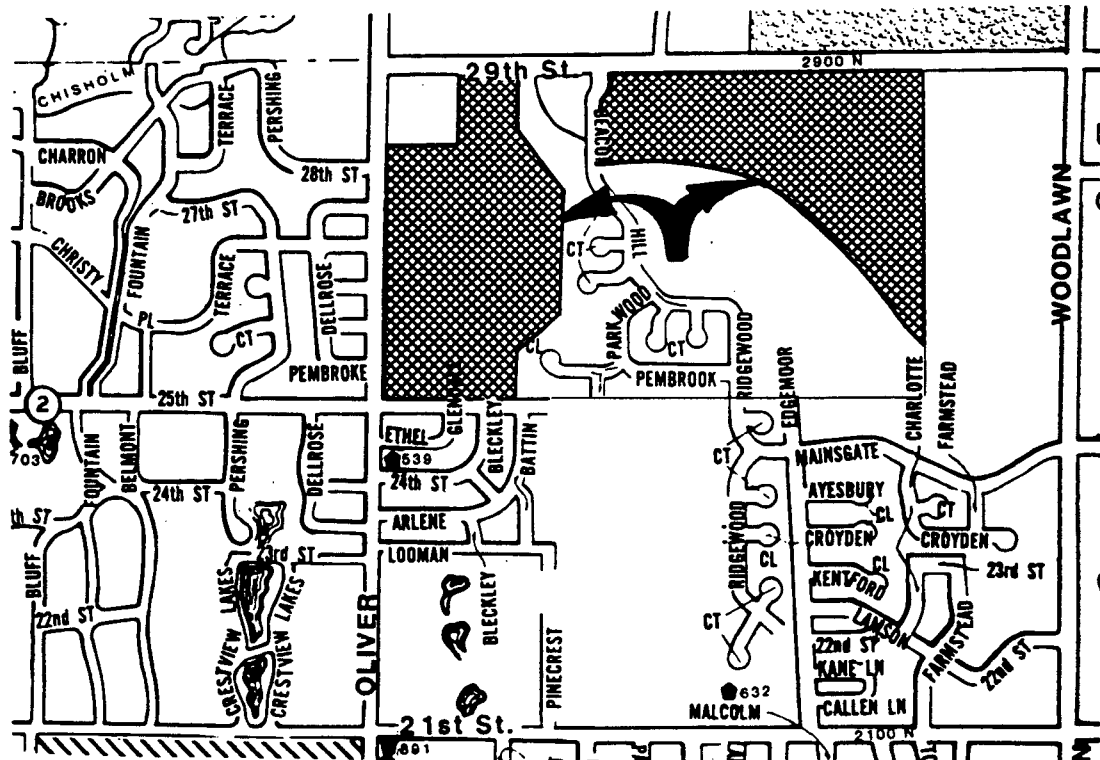
**NUMBER OF LOTS**

Residential:	233
Office:	
Commercial:	
Industrial:	
Institutional:	2
Total:	235

**MINIMUM LOT AREA:** 6,050 sq. ft.

**CURRENT ZONING:** "AA" One Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

NOTE: An overall preliminary plat was approved for this area by the Subdivision Committee in January, 1986. Subsequently, the central portion of the overall plat was completed as a final plat in June, 1986. This plat is a revision of the remaining portions of that original preliminary and also reflects revisions being made for the Beacon Hill C.U.P. (DP-147) which has been established for this area. This C.U.P. amendment has been reviewed by the MAPC and is scheduled for City Council review August 14, 1990.

Based upon the allowed uses in the C.U.P. by parcels and the block and lot configurations being proposed by this plat, the preponderance of development appears to be for single family and church related uses. Specifically, Lots 28, 29 and 30 of Block 1 imply uses for church and church related activities. Also, the C.U.P. allows for indoor and outdoor recreational/family life center type developments. Block 2 and the adjacent lots in block 1 are platted for what would typically be patio homes. Lot 92, Block 4 is being platted for a cemetery and/or church use. Remaining blocks and lots appear to be planned for conventional single-family development.

- A. Approval of this plat and the following comments are subject to approval of the C.U.P. by City Council and any conditions of that approval.
- B. Since a portion of this plat involves previously platted sites in which recent guarantees were submitted for improvements, the applicant shall pay off any charges against those projects that may need to be abandoned due to this plat.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. The applicant shall guarantee the paving of the proposed interior streets. For the narrow, 32-foot public streets, these guarantees shall provide for a 29-foot paving standard.
- H. As indicated by the preliminary plat, a sidewalk system is proposed for this development. This system passes through areas of street rights-of-way, reserves, and access easements. As determined appropriate by City Engineering, guarantees for these various segments of sidewalks may be included in the street paving guarantees. If any segment cannot be guaranteed in such a

- P. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," 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 plantings within the easement shall be reviewed by the City Forestry Division prior to installation.
- Q. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- 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. For those reserves in which structures are allowed (gazebos, swimming pools, etc.) appropriate building setbacks shall be indicated from any adjacent street.
- U. As regards the reserves being platted with parking areas as a portion of the reserve, the applicant should note:
1. On the final plat, the platting of the parking easements within the reserves shall be referenced in the plattor's text.
  2. Policy Statement No. 13 (Back Out Parking in Residential Areas) was adopted by the M.A.P.C. on November 13, 1986. This policy statement set the guidelines and rules for providing back out parking onto public and private streets. The policy statement requires parking easements to a minimum of 20 feet deep and have no more than 45 to 50 feet of street frontage. With these required dimensions in mind, the perimeters of the parking easements shall be redrawn to comply with the requirements of Policy Statement No. 13.
- V. According to the C.U.P., Parcel 4, which corresponds to a portion of Block 4, can be developed with a maximum of 25 single-family units. However, 30-lots are being platted. These additional lots have been created by platting lots in an area of Parcel 4

manner, separate guarantees (cash, letter-of-credit, bond) will be required. The construction of the emergency access easement at the northeast corners of Block 4 shall also be included in these guarantees.

- I. As indicated by the lots being platted and as specified in the C.U.P., major entrances should be provided on Oliver and 29th St. for the developments being planned for the large lots depicted. Guarantees for deceleration lanes and construction of the portions of the major entrances in public right-of-way, shall be provided.
- J. As is indicated by the preliminary plat, the northern half of 25th Street North, adjacent to the south line of Block 1 is not being dedicated. Existing platted lots south of this street are therefore not being provided a full public street for access. This situation has, however, been addressed in the C.U.P. which indicates that various off-site improvements will be required to terminate or provide access for the properties and north-south streets (Batlin, Bleckley, Alendale, turnaround for 25th St.) being affected by this plat. The applicant shall therefore provide guarantees for these off-site improvements as depicted on this plat and the associated C.U.P.
- K. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- L. Prior to the plat being scheduled for City Council review, the applicant shall submit a vacation request for the areas of 25th Street North indicated to be vacated due to this plat and shall obtain and submit to Planning, the dedication, by separate instrument, of the right-of-way required for the turnaround shown for 25th Street North, just east of Oliver.
- M. As would be required for the number of lots accessing the major looped streets on this plat and as depicted in the C.U.P., the looped streets as depicted on this plat (Oxford Land - Bleckley - Pembroke Lane, Shadowridge - Ridgewood - 28th St. N., Edgemoor-Greenbriar - Charlotte) shall provide 64-foot rights-of-way.
- N. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 29-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.
- O. For Glendale and Oxford (in Blocks 1 and 2) 15-foot street-drainage-utility easements shall be indicated adjacent to these 32-foot streets.

indicated as a "proposed park." The final plat shall either be revised to indicate no more than 25-building sites or the C.U.P. shall be adjusted to allow for the development implied by this plat. Any such adjustment must be obtained before City Council review of the plat.

- W. The applicant shall submit a copy of the instrument which establishes the Marland Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- X. The applicant shall provide proof, by letter from Marland Pipeline or by copy of the pipeline easement agreements, that the pipeline easement as shown is sufficient and that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- Y. For the final plat and final plat tracing, it shall be clearly indicated that these two separate areas are part of the same plat. It is suggested that a connection between the two sites be depicted in some manner, along 29th Street North.
- Z. On the final plat, the platator's text shall also note the following:
  - 1. The platting and purpose of the wall easement and that utilities may cross the easement.
  - 2. The platting and purpose of the emergency and pedestrian access easements, and that no fences or other obstructions will be allowed within these easements.
- AA. On the final plat tracing the 5-foot wall easement shall not be shown as crossing within the area of the turnaround and 15-foot, street-drainage-utility easement for Oxford Lane Ct.
- BB. On the final plat Pembroke Lane shall be corrected to be spelled as Pembrook. Although a Pembroke exists to the west of Oliver, the Beacon Hill Addition immediately east of this site has used the name Pembrook.
- CC. Prior to or at the time of submitting the final plat as well as the title binder and tax statement, the applicant shall submit a drainage plan to City Engineering for review and approval.
- DD. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- EE. 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.

- FF. 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.
- GG. 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.
- HH. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- II. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Engineering should also indicate if minimum building pad elevations are required for any portion of this plat.
- JJ. A landscape buffer is required by the C.U.P along the east line of Lot 28, Block 1. A 10-foot utility easement is also indicated in this same area. The representatives from the utilities and City Engineering need to indicate if landscaping will be in conflict with any needed improvements for this easement.

