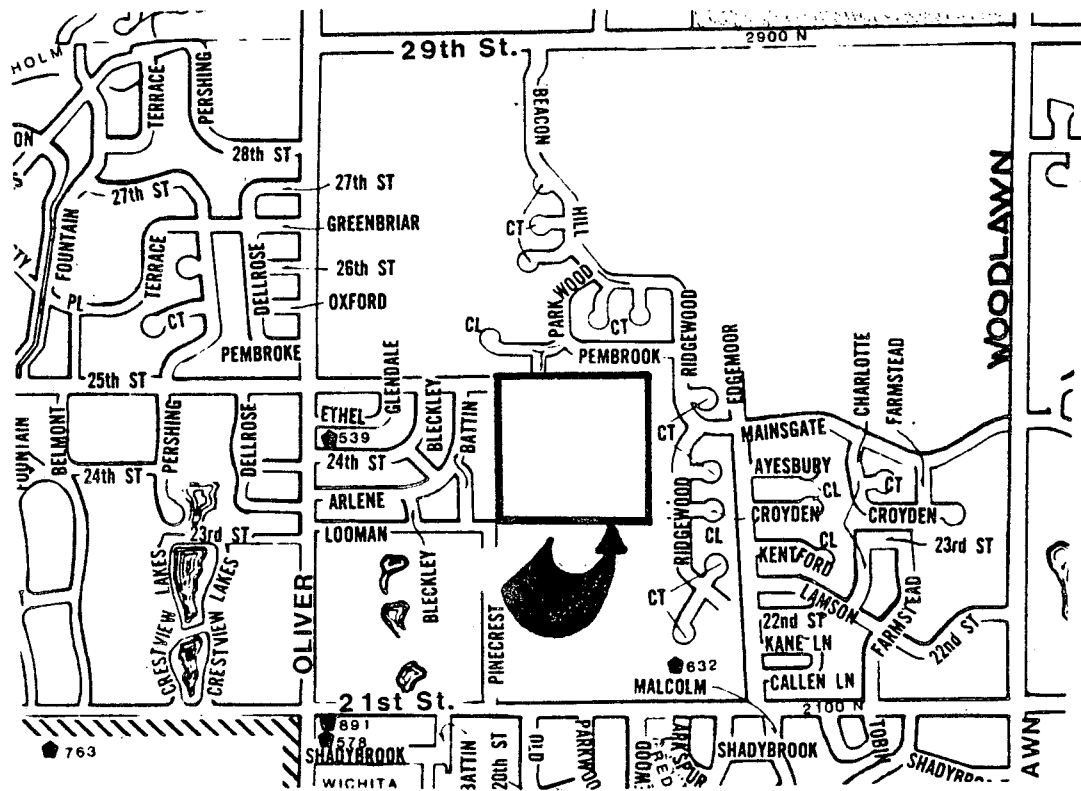


STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 88-15 - BEACON VILLAGE
OWNER/APPLICANT: Leewood Homes, Inc., 6130 Legion, Wichita, KS 67204
SURVEYOR/ENGINEER: Bill Yung Design
LOCATION: North of 21st Street North and east of Oliver.
SITE SIZE: 40.4 Acres
NUMBER OF LOTS:
Residential: 131
Office:
Commercial:
Industrial:
Total: 131
MINIMUM LOT AREA: 8,400 Sq. Ft.
CURRENT ZONING: "AA"
PROPOSED ZONING: "AA"

VICINITY MAP:

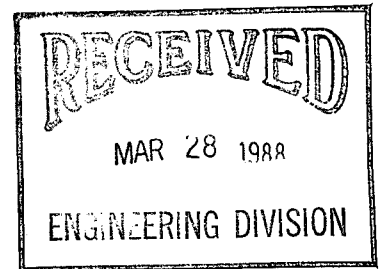


STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The paving petition for Beacon Hill Street, adjacent to Lots 15, 16 and 17, Block 4, shall provide for construction of a temporary cul-de-sac at the south end of the street.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- 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 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.
- I. The applicant shall obtain, by separate instrument, an off-site temporary street dedication for the proper termination of Beacon Hill Street at the south line of this plat. The wording of this instrument shall specify that the temporary dedication shall expire upon extension of Beacon Hill. If the platlor chooses, a temporary cul-de-sac may be dedicated within the perimeter of this plat, provided appropriate language is referenced in the platlor's text and the temporary cul-de-sac is indicated on the face of the plat.
- J. It is noted that 20-foot and 25-foot front yard building setbacks are proposed by this subdivision. On Looman and Croyden, the 25-foot setbacks already established to the west and east of this plat have been shown on lots in Blocks 3, 4 and 5. Also, 25-foot setbacks are proposed on the lots fronting on the north/south street of Parkwood. Twenty-foot front yard setbacks are being platted on the lots in the interior of this subdivision. The final plat shall depict the setbacks shown on this preliminary plat.
- K. On the final plat, the 25-foot front yard setback on Lots 29, 30 and 31, Block 5, shall be labeled.
- L. The final plat shall label the centerline of the utility easements.

- M. As can be noted from the preliminary plat, the applicant is proposing to relocate the pipeline easement existing on this property. This will require the releasing of the existing pipeline easement and the granting of a new easement adjacent to the north and east lines of this subdivision. All costs associated with relocation, lowering or encasement of the pipeline, will not be at the expense of the City.
- N. The final plat tracing shall indicate the recording information for the relocated pipeline easement.
- O. The applicant shall provide proof, by letter from Marland Pipeline Company 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. It is the applicant's responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement.
- P. 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.
- 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. 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.
- S. 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.
- T. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- U. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
1001 HALL - TENTH FLOOR
125 NORTH MAIN STREET
WICHITA, KANSAS 67202-1602
(316) 268-4501

March 25, 1988

Bill Yung Design
4912 E. 29th St. N., Suite 1
Wichita, KS 67220

Re: Preliminary Plat S/D 88-15 - BEACON VILLAGE

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 24, 1988, 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 City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The paving petition for Beacon Hill Street, adjacent to Lots 15, 16 and 17, Block 4, shall provide for construction of a temporary cul-de-sac at the south end of the street.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

SEDGWICK COUNTY

Preliminary Plat S/D 88-15 - BEACON VILLAGE
Page 2

- H. 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.
- I. The applicant shall obtain, by separate instrument, an off-site temporary street dedication for the proper termination of Beacon Hill Street at the south line of this plat. The wording of this instrument shall specify that the temporary dedication shall expire upon extension of Beacon Hill. If the platlor chooses, a temporary cul-de-sac may be dedicated within the perimeter of this plat, provided appropriate language is referenced in the platlor's text and the temporary cul-de-sac is indicated on the face of the plat.
- J. It is noted that 20-foot and 25-foot front yard building setbacks are proposed by this subdivision. On Looman and Croyden, the 25-foot setbacks already established to the west and east of this plat have been shown on lots in Blocks 3, 4 and 5. Also, 25-foot setbacks are proposed on the lots fronting on the north/south street of Parkwood. Twenty-foot front yard setbacks are being platted on the lots in the interior of this subdivision. The final plat shall depict the setbacks shown on this preliminary plat.
- K. On the final plat, the 25-foot front yard setback on Lots 29, 30 and 31, Block 5, shall be labeled.
- L. The final plat shall label the centerline of the utility easements.
- M. As can be noted from the preliminary plat, the applicant is proposing to relocate the pipeline easement existing on this property. This will require the releasing of the existing pipeline easement and the granting of a new easement adjacent to the north and east lines of this subdivision. All costs associated with relocation, lowering or encasement of the pipeline, will not be at the expense of the City.
- N. The final plat tracing shall indicate the recording information for the relocated pipeline easement.
- O. The applicant shall provide proof, by letter from Marland Pipeline Company 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. It is the applicant's responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement.
- P. 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.

SEDGWICK COUNTY

Preliminary Plat S/D 88-15 - BEACON VILLAGE
Page 3

- Q. The final plat shall indicate the utility easements requested by K.G.&E. These easements were marked on the approved copy of the plat.
- R. 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.
- S. 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.
- T. 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.
- U. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Leewood Homes, Inc., 6130 Legion, Wichita, KS 67204
George H. Bruce, 4505 E. Lewis, Wichita, KS 67218
Mid-Kansas Engineering Consultants, P.A., 3500 N. Rock Road #800,
Wichita, KS 67226
✓Mike Lindebak, City Engineer

STAFF COMMENTS:

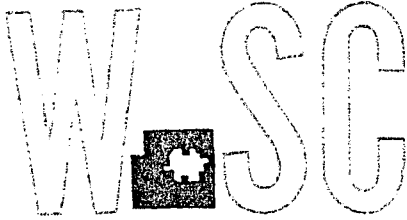
- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
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- D. The paving petition for Beacon Hill Street, adjacent to Lots 15, 16 and 17, Block 4, shall provide for construction of a temporary cul-de-sac at the south end of the street.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- 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 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.
- I. Since the final plat does not indicate a temporary cul-de-sac for Beacon Hill within the plat, the applicant shall obtain, by separate instrument, an off-site temporary street dedication for the proper termination of Beacon Hill Street at the south line of this plat. The wording of this instrument shall specify that the temporary dedication shall expire upon extension of Beacon Hill. If the platlor chooses, a temporary cul-de-sac may be dedicated within the perimeter of this plat, provided appropriate language is referenced in the platlor's text and the temporary cul-de-sac is indicated on the face of the plat.
- J. The final plat tracing shall clearly indicate that a 20-foot building setback is being platted for all the lots in Block 6. For Lots 1, 2 and 3, Block 7, a 25-foot building setback shall be indicated from Beacon Hill.
- K. As can be noted from the plat, the applicant is proposing to relocate the pipeline easement existing on this property. This will require the releasing of the existing pipeline easement and the granting of a new easement adjacent to the north and east lines of this subdivision. All costs associated with relocation, lowering or encasement of the pipeline, will not be at the expense of the City.

- L. The final plat tracing shall indicate the recording information for the relocated pipeline easement. A copy of the new easement agreement shall be submitted for the plat file. The new easement agreement is the mechanism that will not only establish the location of the new pipeline easement, but also is the means by which the old easement may be relinquished. The final plat shall omit stating that the pipeline easement is to be vacated by virtue of K.S.A. 12-512(b). This Kansas Statute pertains to the vacation of public easements, not private easements.

The final plat tracing shall not be submitted for scheduling before the City Council until the applicant can provide a copy of the new easement agreement. Since the old pipeline easement will cease to exist, it shall not be depicted on the final plat tracing.

- M. The applicant shall provide proof, by letter from Marland Pipeline Company 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. It is the applicant's responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement.
- N. 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.
- O. 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.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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.
- T. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



May 6, 1988

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

Re: Final Plat S/D 88-15 - BEACON VILLAGE

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 5, 1988, 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 City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The paving petition for Beacon Hill Street, adjacent to Lots 15, 16 and 17, Block 4, shall provide for construction of a temporary cul-de-sac at the south end of the street.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. 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.
- H. Since the final plat does not indicate a temporary cul-de-sac for Beacon Hill within the plat, the applicant shall obtain, by separate instrument, an off-site temporary street dedication for the proper termination of Beacon Hill Street at the south line of this plat. The

SEDGWICK COUNTY

Final Plat S/D 88-15 - BEACON VILLAGE
Page 2

wording of this instrument shall specify that the temporary dedication shall expire upon extension of Beacon Hill. If the platlor chooses, a temporary cul-de-sac may be dedicated within the perimeter of this plat, provided appropriate language is referenced in the platlor's text and the temporary cul-de-sac is indicated on the face of the plat.

- I. The final plat tracing shall clearly indicate that a 20-foot building setback is being platted for all the lots in Block 6. For Lots 1, 2 and 3, Block 7, a 25-foot building setback shall be indicated from Beacon Hill.
- J. As can be noted from the plat, the applicant is proposing to relocate the pipeline easement existing on this property. This will require the releasing of the existing pipeline easement and the granting of a new easement adjacent to the north and east lines of this subdivision. All costs associated with relocation, lowering or encasement of the pipeline, will not be at the expense of the City.
- K. The final plat tracing shall indicate the recording information for the relocated pipeline easement. A copy of the new easement agreement shall be submitted for the plat file. Typically, the new easement agreement is the mechanism that will not only establish the location of the new pipeline easement, but also is the means by which the old easement may be relinquished. The final plat shall omit stating that the pipeline easement is to be vacated by virtue of K.S.A. 12-512(b). This Kansas Statute pertains to the vacation of public easements, not private easements.

The final plat tracing shall not be submitted for scheduling before the City Council until the applicant can provide a copy of the new easement agreement. Since the old pipeline easement will cease to exist, it shall not be depicted on the final plat tracing.

As was discussed at the Subdivision Committee meeting, if the applicant desires to use this plat as part of the means to establish the new pipeline easement and also to continue to show the old pipeline easement on the final plat tracing, clearance from the City's Law Department is required.

- L. The applicant shall provide proof, by letter from Marland Pipeline Company 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. It is the applicant's responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement.
- M. On the final plat tracing, Pinecrest Street at the southwest corner of the plat shall be labeled.
- N. The final plat tracing shall indicate a 10-foot utility easement centered on the lot lines common to Lots 19 and 20, Block 6 and Lots 1 and 2, Block 5.

SEDGWICK COUNTY

Final Plat S/D 88-15 - BEACON VILLAGE

Page 3

- 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. 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.
- Q. 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.
- R. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- T. Recording of the plat within 30 days after approval by the City Council.

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, May 12, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:dik
Enclosure

cc: Leewood Homes, Inc., 6130 Legion, Wichita, KS 67204
Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 11

April 20, 1989

STAFF REPORT
(Revised Preliminary Plat
Previous Final Approval 5/12/88)

CASE NUMBER: S/D 88-15 - BEACON VILLAGE

OWNER/APPLICANT: Leewood Homes, Inc., 6130 Legion, Wichita, KS 67204

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants

LOCATION: In an area north of 21st Street North and east of Oliver.

SITE SIZE: 40.4 Acres

NUMBER OF LOTS

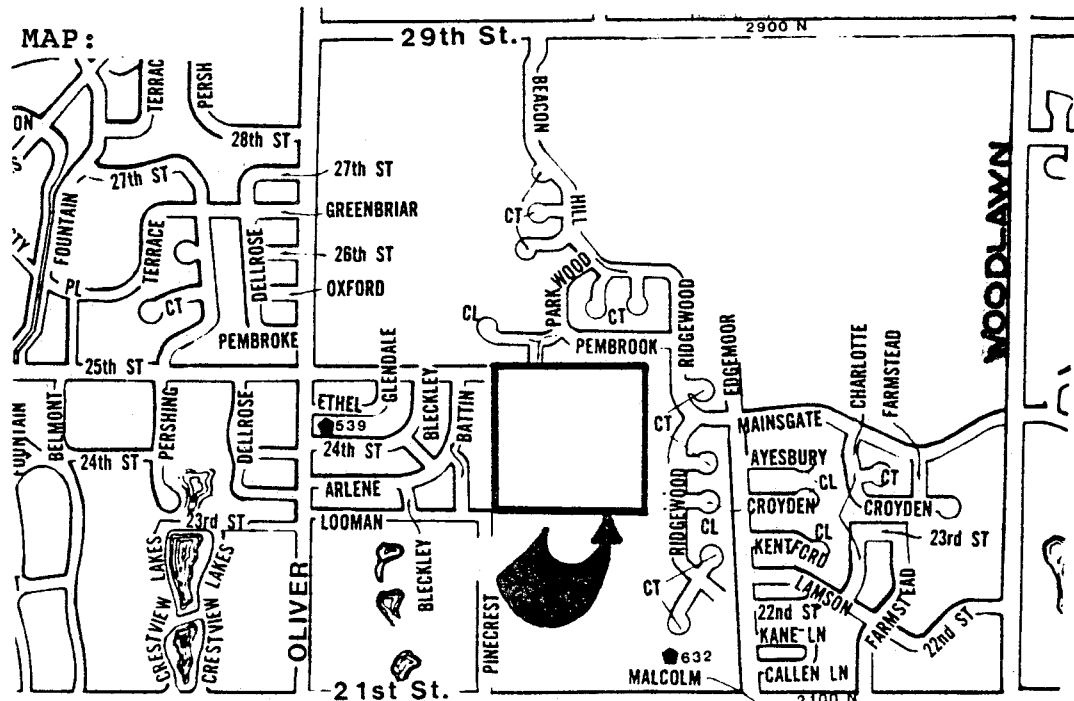
Residential:	150
Office:	
Commercial:	
Industrial:	
Total:	150

MINIMUM LOT AREA: 6,784 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA"

VICINITY MAP:



NOTE: This is a revised preliminary plat of a previous plat approved by MAPC on May 12, 1988. Changes include increasing the number of lots from 131 to 150 and reducing the minimum lot area from 8,400 sq. ft. to 6,784 sq. ft.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The paving petition for Beacon Hill Street, adjacent to Lots 15, 16 and 17, Block 4, shall provide for construction of a temporary cul-de-sac at the south end of the street.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. 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.
- H. Since the final plat does not indicate a temporary cul-de-sac for Beacon Hill within the plat, the applicant shall obtain, by separate instrument, an off-site temporary street dedication for the proper termination of Beacon Hill Street at the south line of this plat. The wording of this instrument shall specify that the temporary dedication shall expire upon extension of Beacon Hill. If the plattor chooses, a temporary cul-de-sac may be dedicated within the perimeter of this plat, provided appropriate language is referenced in the plattor's text and the temporary cul-de-sac is indicated on the face of the plat.
- I. The final plat shall clearly indicate that a 20-foot building setback and utility easement are being platted for all the lots in Block 6. For Lots 1, 2 and 3, Block 7, a 25-foot building setback shall be indicated from Beacon Hill.

- J. As can be noted from the plat, the applicant is proposing to relocate the pipeline easement existing on this property. This will require the releasing of the existing pipeline easement and the granting of a new easement adjacent to the north and east lines of this subdivision. All costs associated with relocation, lowering or encasement of the pipeline, will not be at the expense of the City.
- K. The final plat shall indicate the recording information for the relocated pipeline easement. A copy of the new easement agreement shall be submitted for the plat file. Typically, the new easement agreement is the mechanism that will not only establish the location of the new pipeline easement, but also is the means by which the old easement may be relinquished.
- The final plat tracing shall not be submitted for scheduling before the City Council until the applicant can provide a copy of the new easement agreement. Since the old pipeline easement will cease to exist, it shall not be depicted on the final plat.
- As was discussed at a previous Subdivision Committee meeting, if the applicant desires to use this plat as part of the means to establish the new pipeline easement and also to continue to show the old pipeline easement on the final plat tracing, clearance from the City's Law Department is required.
- L. The applicant shall provide proof, by letter from Marland Pipeline Company 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. It is the applicant's responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement.
- M. On the final plat, Pinecrest Street at the southwest corner of the plat shall be labeled and 30-feet of half street right-of-way shall be dedicated for Pinecrest at this location.
- N. The final plat tracing shall indicate a 10-foot utility easement centered on the lot lines common to Lots 19 and 20, Block 6.
- O. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signature on this plat, to be printed beneath the notary's signature.

- P. 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.
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