

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 5, 1989

Mid-Kansas Engineering Consultants
3500 North Rock Road, #800
Wichita, KS 67211

Re: S/D 88-15 - BEACON VILLAGE

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 4, 1989, 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. 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 final plat tracing. In either case the paving petition for Beacon Hill shall provide for the construction of a cul-de-sac.
- E. The applicant shall guarantee construction of the storm sewers and any other drainage improvements required by this plat.

- F. If improvements are guaranteed by petition, a 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. The addition of a lot in the vicinity of lots 36, 37, and 38, Block 5, has created awkward, triangular shaped lots. These lots should either be redesigned to provide more acceptable rear yards or this area should be platted as shown on the preliminary plat.
- I. For Lots 1, 2 and 3, Block 7, a 25-foot building setback shall be indicated from Beacon Hill on the final plat tracing.
- 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

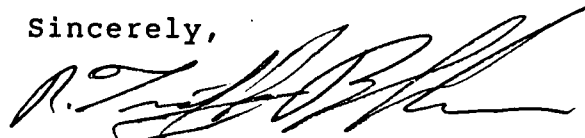
- that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City. It is the applicant's responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement.
- M. The final plat tracing shall indicate the utility easements requested by K.G. & E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- N. On the final plat tracing the Mayor's signature block shall be amended to indicate "Bob Knight" as Mayor.
- 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.

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 11, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



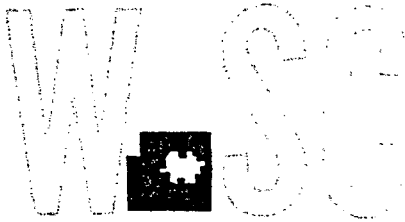
R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Leewood Homes, Inc., 6130 Legion, Wichita, KS 67204
Mike Lindebak, City Engineer

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 12, 1989

Mid-Kansas Engineering Consultants
3500 North Rock Road, #800
Wichita, KS 67211

Re: S/D 88-15 - BEACON VILLAGE

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on May 11, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of May 5, 1989.

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

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

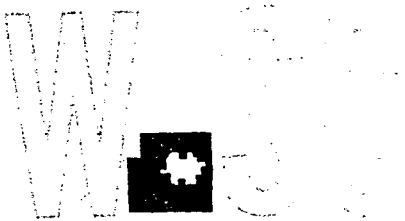
Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Leewood Homes, Inc., 6130 Legion, Wichita, KS 67204
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

April 21, 1989

Mid-Kansas Engineering Consultants
3500 North Rock Road, #800
Wichita, KS 67211

Re: S/D 88-15 - BEACON VILLAGE

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 20, 1989, 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. 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 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 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.
- 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.

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

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Leewood Homes, Inc., 6130 Legion, Wichita, KS 67204
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7
May 4, 1989

STAFF REPORT
(Final Plat; 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

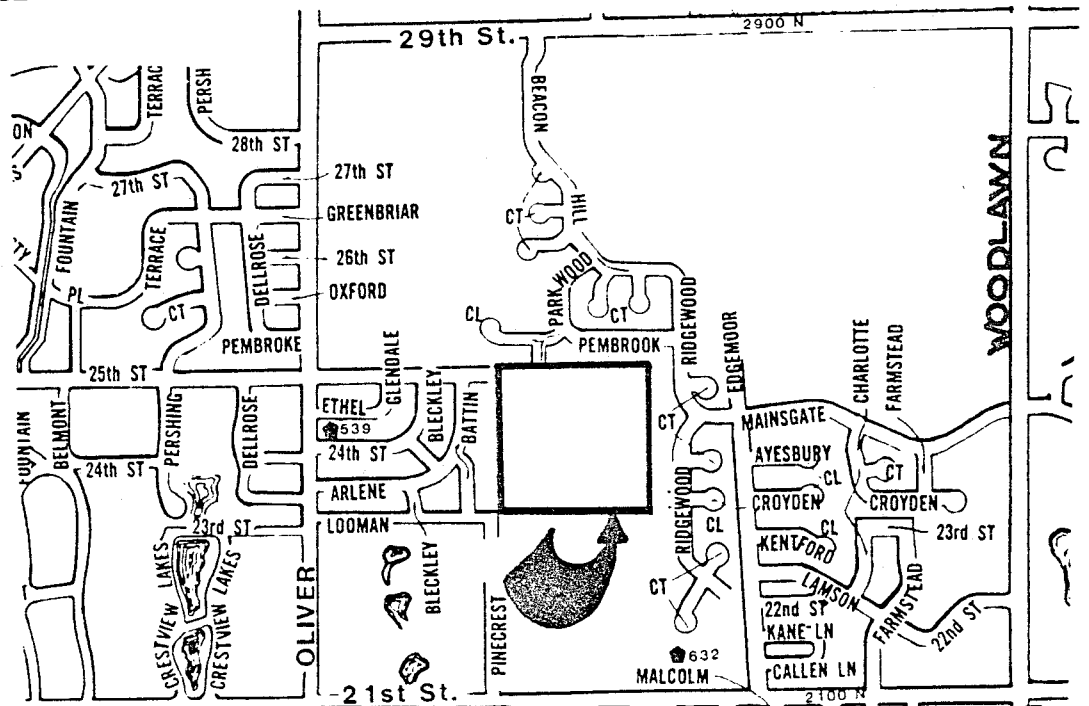
NUMBER OF LOTS
Residential: 150 (Prelim.), 152 (Final)
Office:
Commercial:
Industrial:
Total: 150 (Prelim.), 152 (Final)

MINIMUM LOT AREA: 6,784 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA"

VICINITY MAP:



NOTE: While the preliminary plat indicated the platting of 150 lots, two additional lots (152 total) are being shown on the final.

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. 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 platting chooses, a temporary cul-de-sac may be dedicated within the perimeter of this plat, provided appropriate language is referenced in the platting's text and the temporary cul-de-sac is indicated on the face of the plat. In either case the paving petition for Beacon Hill shall provide for the construction of a cul-de-sac.
- 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. The addition of a lot in the vicinity of lots 36, 37, and 38, Block 5, has created awkward, triangular shaped lots. These lots should either be redesigned to provide more acceptable rear yards or this area should be platted as shown on the preliminary plat.
- I. For Lots 1, 2 and 3, Block 7, a 25-foot building setback shall be indicated from Beacon Hill on the final plat tracing.

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 tracing the Mayor's signature block shall be amended to indicate "Bob Knight" as Mayor.

N. 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.

- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- R. Recording of the plat within 30 days after approval by the City Council.
- S. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.