

MARCH 31, 1988

STAFF REPORT

CASE NUMBER: S/D 87-97 - THE COURTS II

OWNER/APPLICANT: Critchfield Real Estate Partnership 1985, 5318 Pembroke,
Wichita, KS 67220

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, P.A.

LOCATION: In an area south of 29th Street North, on the east side
of Beacon Hill/Ridgewood.

SITE SIZE: 48.28 Acres

NUMBER OF LOTS:

Residential:	117
Office:	
Commercial:	
Industrial:	
Total:	117

MINIMUM LOT AREA: 5,225 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA" (DP-147)

VICINITY MAP:

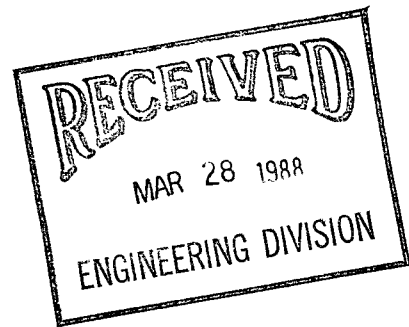
- T. The approved preliminary plat correctly depicted 25-foot front yard setbacks from Beacon Hill/Ridgewood (collector street). The affected lots are Lots 8 and 9, Block 1 and Lots 20, 21 and 22, Block 2. The final plat tracing shall indicate the platting of the 25-foot front yard setbacks that are required from the collector street.
- U. On the final plat tracing, the plattor's text shall be amended to reference the platting of "complete access control except for an emergency access point" to Edgemoor Drive across the south line of the plat.
- V. Item 12 of the General Provisions of DP-147 states that the development of a parcel with a land use not illustrated on the Community Unit Plans requires the submission of a site plan for approval by the Director of Planning. The present CUP depicts development of apartments on Parcel 5 whereas this plat depicts patio home lots. A revised site plan shall be approved by the Director of Planning prior to submission of the plat for scheduling before the City Council.
- W. The final plat tracing shall indicate the platting of the minimum building pads required by the drainage plan for this property. These elevations shall be referenced on the face of the plat and in the plattor's text. The benchmarks required by Section 5-402(N) of the Subdivision Regulations shall be provided.
- X. 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.
- Y. 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.
- Z. 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.
- AA. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- BB. Recording of the plat within 30 days after approval by the City Council.

WICHITA CITY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
155 NORTH MAIN STREET
WICHITA, KANSAS 67202-1868
(316) 258-4611



March 25, 1988

Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road #800
Wichita, KS 67206

Re: Final Plat S/D 87-97 - THE COURTS II

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 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 the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
- F. When the final plat of Beacon Hill Addition was approved by the Subdivision Committee on February 20, 1986, an overall sidewalk plan for the applicant's entire ownership was also approved. In accordance with the approved sidewalk plan, the street paving petitions for the following street segments shall provide for a sidewalk on one side of the subject street:
 1. Southerly side of Parkwood from the east line of Beacon Hill to the north line of Lot 14, Block 2.
 2. South side of Parkwood Court from the west line of Lot 14, Block 2 to the northerly line of Lot 12, Block 2.

SEDGWICK COUNTY

Final Plat S/D 87-97 - THE COURTS II
Page 2

- G. In accordance with the approved sidewalk plan, the applicant shall guarantee the construction of the following sidewalk segments which are outside of dedicated street right-of-way:
1. Within the 10-foot wide pedestrian access easement to be centered on the lot line common to Lots 11 and 12, Block 2.
 2. Within Reserve A (behind Lot 11, Block 2), including the bridge structure over the drainage way. (approximately 375 linear feet)
- H. The applicant shall guarantee the construction of a hammerhead turnaround to terminate Edgemoor Drive to the south of this plat. This guarantee shall also provide for construction of a curb return to serve the required emergency access easement. The applicant shall guarantee the construction of an all weather surface within the emergency access easement along with an appropriate barrier that will prevent non-emergency traffic from using the emergency access point.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. In order to provide a second means of emergency access to the lots east of the drainage channel in the southeast corner of this subdivision, the final plat tracing shall indicate the platting of an "emergency access easement" to connect Pembroke Circle with Edgemoor Drive. It is suggested that the perimeter of Reserve A be expanded to include the emergency access easement.
- K. 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.
- L. 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.
- M. 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 planting within the easement shall be reviewed by the City Forestry Division prior to installation.

SEDGWICK COUNTY

Final Plat S/D 87-97 - THE COURTS II
Page 3

- 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 58-foot or 32-foot street rights-of-way. 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. On the final plat tracing, Edgemoor Drive to the south of this plat, shall be depicted.
- P. On the face of the final plat tracing, the 10-foot "pedestrian access easement", which is centered on Lot 11 and 12's common lot line in Block 2, shall be labeled. The plat's text shall be amended to reference the platting of this easement. This easement, and the future sidewalk in the easement, are requirements of the approved sidewalk plan for this subdivision.
- Q. On the final plat tracing, the plat's text shall be amended to state the purposes for which the reserves are being platted. The preliminary plat listed the desired uses and purposes of the reserves.
- R. On the final plat tracing, the plat's text shall be amended to reference the platting of the "parking easements" in Reserves D, E and F.
- S. 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.
- T. The approved preliminary plat correctly depicted 25-foot front yard setbacks from Beacon Hill/Ridgewood (collector street). The affected lots are Lots 8 and 9, Block 1 and Lots 20, 21 and 22, Block 2. The final plat tracing shall indicate the platting of the 25-foot front yard setbacks that are required from the collector street.
- U. On the final plat tracing, the plat's text shall be amended to reference the platting of "complete access control except for an emergency access point" to Edgemoor Drive across the south line of the plat.
- V. Item 12 of the General Provisions of DP-147 states that the development of a parcel with a land use not illustrated on the Community Unit Plans requires the submission of a site plan for approval by the Director of Planning. The present CUP depicts development of apartments on Parcel 5 whereas this plat depicts patio home lots. A revised site plan shall be approved by the Director of Planning prior to submission of the plat for scheduling before the City Council.

SEDGWICK COUNTY

Final Plat S/D 87-97 - THE COURTS II
Page 4

- W. The final plat tracing shall indicate the platting of the minimum building pads required by the drainage plan for this property. These elevations shall be referenced on the face of the plat and in the plat's text. The benchmarks required by Section 5-402(N) of the Subdivision Regulations shall be provided.
- X. 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.
- Y. 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.
- Z. 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.
- AA. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- BB. 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, March 31, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk
Enclosure

cc: Critchfield Real Estate Partnership 1985, 5318 Pembroke,
Wichita, KS 67220

✓ Bill Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220
✓ Mike Lindebak, City Engineer

STAFF REPORT
(Final Plat; Revised Preliminary Approved 10/8/87)

CASE NUMBER: S/D 87-97 - THE COURTS II

OWNER/APPLICANT: Critchfield Real Estate Partnership 1985, 5318 Pembroke,
Wichita, KS 67220

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, P.A.

LOCATION: In an area south of 29th Street North, on the east side
of Beacon Hill/Ridgewood.

SITE SIZE: 48.28 Acres

NUMBER OF LOTS:

Residential:	117
Office:	
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Total:	117

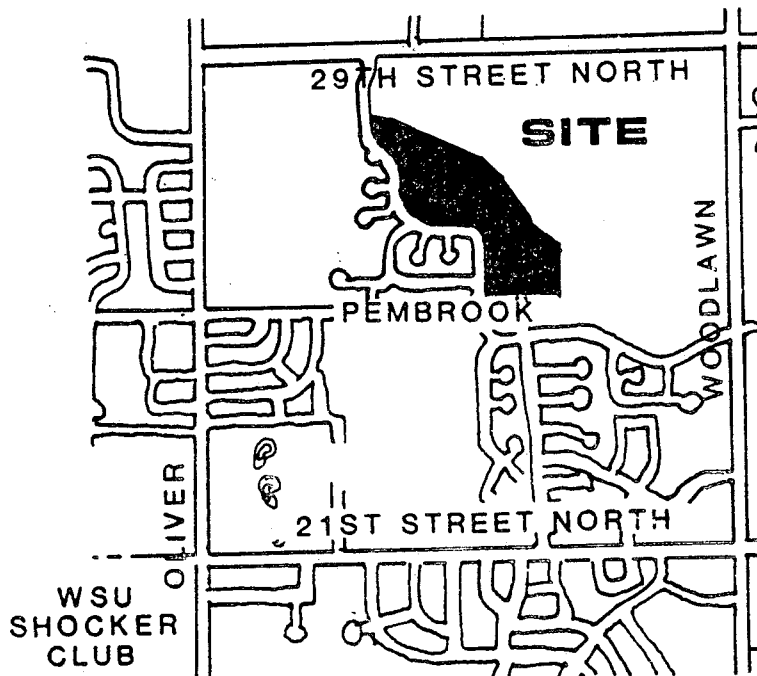
MINIMUM LOT AREA: 5,225 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA" (DP-147)

VICINITY MAP:

5-23 ?



STAFF COMMENTS:

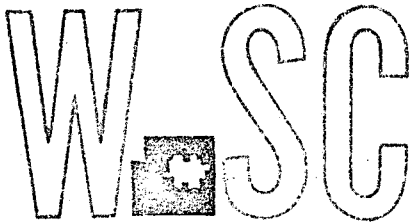
NOTE: This property is subject to the provisions of the Beacon Hill Residential Community Unit Plan (DP-147). This property is being platted for development of single-family homes.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
- G. When the final plat of Beacon Hill Addition was approved by the Subdivision Committee on February 20, 1986, an overall sidewalk plan for the applicant's entire ownership was also approved. In accordance with the approved sidewalk plan, the street paving petitions for the following street segments shall provide for a sidewalk on one side of the subject street:
 - 1. Southerly side of Parkwood from the east line of Beacon Hill to the north line of Lot 14, Block 2.
 - 2. South side of Parkwood Court from the west line of Lot 14, Block 2 to the northerly line of Lot 12, Block 2.
- H. In accordance with the approved sidewalk plan, the applicant shall guarantee the construction of the following sidewalk segments which are outside of dedicated street right-of-way:
 - 1. Within the 10-foot wide pedestrian access easement to be centered on the lot line common to Lots 11 and 12, Block 2.
 - 2. Within Reserve A (behind Lot 11, Block 2), including the bridge structure over the drainage way. (approximately 375 linear feet)
- I. The applicant shall guarantee the construction of a hammerhead turnaround to terminate Edgemoor Drive to the south of this plat. This guarantee shall also provide for construction of a curb return to serve the required emergency access easement. The applicant shall guarantee the construction of an all weather surface within the emergency access easement along with an appropriate barrier that will prevent non-emergency traffic from using the emergency access point.
- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- T. 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.
- U. The approved preliminary plat correctly depicted 25-foot front yard setbacks from Beacon Hill/Ridgewood (collector street). The affected lots are Lots 8 and 9, Block 1 and Lots 20, 21 and 22, Block 2. The final plat tracing shall indicate the platting of the 25-foot front yard setbacks that are required from the collector street.
- V. On the final plat tracing, the plattor's text shall be amended to reference the platting of "complete access control except for an emergency access point" to Edgemoor Drive across the south line of the plat.
- W. Item 12 of the General Provisions of DP-147 states that the development of a parcel with a land use not illustrated on the Community Unit Plans requires the submission of a site plan for approval by the Director of Planning. The present CUP depicts development of apartments on Parcel 5 whereas this plat depicts patio home lots. A revised site plan shall be approved by the Director of Planning prior to submission of the plat for scheduling before the City Council.
- X. 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.
- Y. 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.
- Z. 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.
- AA. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- BB. Recording of the plat within 30 days after approval by the City Council.
- CC. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Specifically, are the platting of minimum building pad elevations required?

- K. In order to provide a second means of emergency access to the lots east of the drainage channel in the southeast corner of this subdivision, the final plat tracing shall indicate the platting of an "emergency access easement" to connect Pembroke Circle with Edgemoor Drive. It is suggested that the perimeter of Reserve A be expanded to include the emergency access easement.
- 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. 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 planting within the easement shall be reviewed by the City Forestry Division prior to installation.
- O. 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 or 32-foot street rights-of-way. 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.
- P. On the final plat tracing, Edgemoor Drive to the south of this plat, shall be depicted.
- Q. On the face of the final plat tracing, the 10-foot "pedestrian access easement", which is centered on Lot 11 and 12's common lot line in Block 2, shall be labeled. The plat's text shall be amended to reference the platting of this easement. This easement, and the future sidewalk in the easement, are requirements of the approved sidewalk plan for this subdivision.
- R. On the final plat tracing, the plat's text shall be amended to state the purposes for which the reserves are being platted. The preliminary plat listed the desired uses and purposes of the reserves.
- S. On the final plat tracing, the plat's text shall be amended to reference the platting of the "parking easements" in Reserves D, E and F.

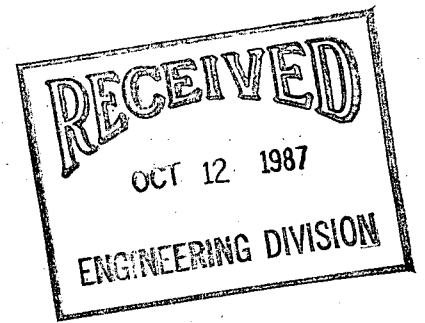
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 9, 1987



Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road #800
Wichita, KS 67206

Re: Preliminary Plat S/D 87-97 - THE COURTS II

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 8, 1987, 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 the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
- G. When the final plat of Beacon Hill Addition was approved by the Subdivision Committee on February 20, 1986, an overall sidewalk plan for the applicant's entire ownership was also approved. In accordance with the approved sidewalk plan, the street paving petitions for the following street segments shall provide for a sidewalk on one side of the subject street:
 1. Southerly side of Parkwood from the east line of Beacon Hill to the north line of Lot 14, Block 2.

WICHITA—SEDGWICK COUNTY

Preliminary Plat S/D 87-97 - THE COURTS II
Page 2

2. South side of Parkwood Court from the west line of Lot 14, Block 2 to the northerly line of Lot 12, Block 2.
- H. In accordance with the approved sidewalk plan, the applicant shall guarantee the construction of the following sidewalk segments which are outside of dedicated street right-of-way:
1. Within the 10-foot wide pedestrian access easement to be centered on the lot line common to Lots 11 and 12, Block 2.
 2. Within Reserve A (behind Lot 11, Block 2), including the bridge structure over the drainage way. (approximately 375 linear feet.)
- 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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. On the final plat, a 10-foot "pedestrian access easement" shall be centered on the lot line common to Lots 11 and 12, Block 2. The platting of this easement shall be referenced in the plat's text.
- L. On the final plat, the separate street name of "Oxford Court", adjacent to Lots 65, 66 and 67, Block 2, shall be eliminated. This small segment of street should also be named Ridgewood Court.
- M. 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.
- N. 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.
- O. 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.

WICHITA—SEDGWICK COUNTY

Preliminary Plat S/D 87-97 - THE COURTS II
Page 3

- 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 planting within the easement shall be reviewed by the City Forestry Division prior to installation.
- Q. 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 or 32-foot street rights-of-way. 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.
- R. On the final plat, the "parking easements" proposed to provide additional off-street parking for the lots in the southeast corner of this plat, shall be indicated as being within the perimeters of the adjacent reserves. The platting of the parking easements shall be referenced in the plat's text.
- S. On the final plat, the 25-foot front yard building setback on Lots 20, 21 and 22, Block 2 shall be labeled.
- T. On the final plat, the centerline of the 15-foot drainage easement on Lots 86 and 87, Block 2 shall be labeled.
- U. On the final plat, "complete access control" shall be granted across the south line of Lot 98, Block 2 to Edgemoor Drive.
- V. 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.
- W. Item 12 of the General Provisions of DP-147 states that the development of a parcel with a land use not illustrated on the Community Unit Plans requires the subdivision of a site plan for approval by the Director of Planning. The present CUP depicts development of apartments on Parcel 5 whereas this plat depicts patio home lots. A revised site plan shall be approved by the Director of Planning prior to submission of the plat for scheduling before the City Council.
- X. The final plat shall indicate the utility easements requested by K.G.&E. which are marked on the engineer's copy of the approved plat.
- Y. 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.

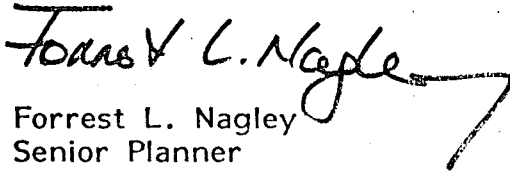
WICHITA—SEDGWICK COUNTY

Preliminary Plat S/D 87-97 - THE COURTS II
Page 4

- Z. 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.
- AA. 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.
- BB. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Critchfield Real Estate Partnership 1985, 5318 Pembroke,
Wichita, KS 67220
✓ Bill Yung, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220
✓ Mike Lindebak, City Engineer

OCTOBER 8, 1987

STAFF REPORT
(Revised Preliminary Plat)

CASE NUMBER: S/D 87-97 - THE COURTS II

OWNER/APPLICANT: Critchfield Real Estate Partnership 1985

SURVEYOR/ENGINEER: Bill G. Yung Design

LOCATION: In an area south of 29th Street North, on the east side of Beacon Hill/Ridgewood.

SITE SIZE: 48.28 Acres

NUMBER OF LOTS:

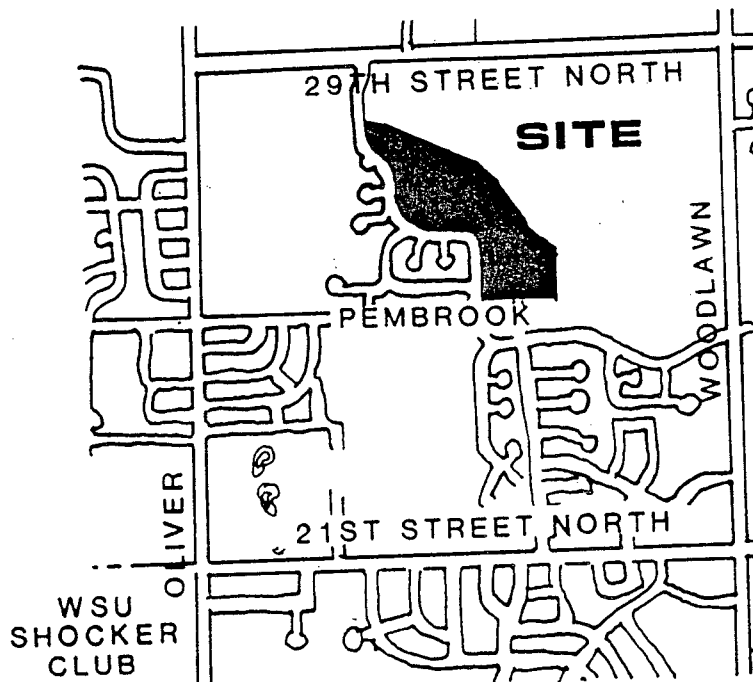
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Industrial:	
Total:	117

MINIMUM LOT AREA: 5,225 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA" (DP-147)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This revised preliminary plat is for property first approved in preliminary form on January 30, 1986. The plat was then called Beacon Hill Addition.

This property is subject to the provisions of the Beacon Hill Residential Community Unit Plan (DP-147). This property is being platted for development of single-family homes.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
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THE COURTS II

Page 3

- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
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- M. 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.
- N. 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.
- O. 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.
- 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 planting within the easement shall be reviewed by the City Forestry Division prior to installation.
- Q. 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 or 32-foot street rights-of-way. 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.
- R. On the final plat, the "parking easements" proposed to provide additional off-street parking for the lots in the southeast corner of this plat, shall be indicated as being within the perimeters of the adjacent reserves. The platting of the parking easements shall be referenced in the plattor's text.
- S. On the final plat, the 25-foot front yard building setback on Lots 20, 21 and 22, Block 2 shall be labeled.

- T. On the final plat, the centerline of the 15-foot drainage easement on Lots 86 and 87, Block 2 shall be labeled.
- U. On the final plat, "complete access control" shall be granted across the south line of Lot 98, Block 2 to Edgemoor Drive.
- V. 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.
- W. Item 12 of the General Provisions of DP-147 states that the development of a parcel with a land use not illustrated on the Community Unit Plans requires the subdivision of a site plan for approval by the Director of Planning. The present CUP depicts development of apartments on Parcel 5 whereas this plat depicts patio home lots. A revised site plan shall be approved by the Director of Planning prior to submission of the plat for scheduling before the City Council.
- X. 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.
- Y. 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.
- Z. 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.
- AA. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- BB. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.