

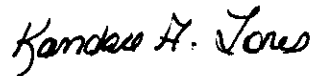
T. Prior to submitting the final plat tracing, the applicant shall verify with City Engineering the minimum building pad elevations to be indicated on the final plat tracing. It shall be noted if these elevations involve the lowest floor or opening levels.

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.

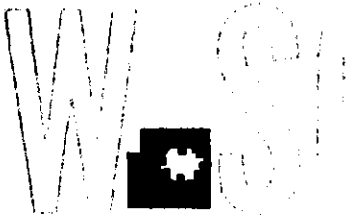
Sincerely,



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



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(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.

FILE COPY

- ~~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.

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November 8, 1990

STAFF REPORT

(Final Plat Approved 11/1/90, 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

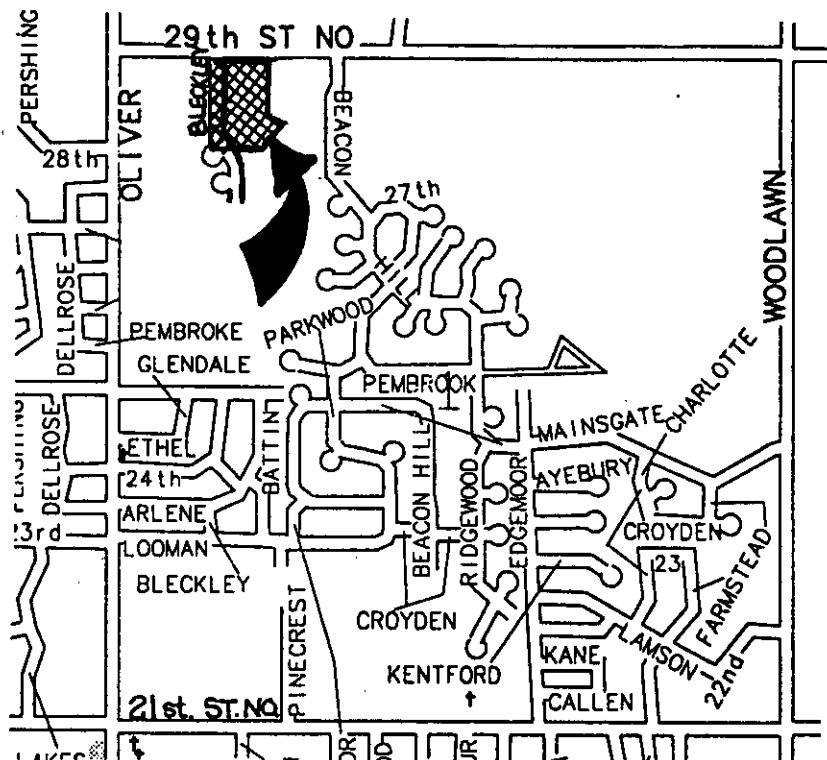
NUMBER OF LOTS

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:

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