

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

FILE COPY

OFFICE COPY
DO NOT REMOVE

FINAL PLAT OF BEACON VILLAGE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 5/4/89 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 5/5/89

FINAL PLAT

Center Section 1
T. 27S., R. 1E. 6th P.M.

P.O.B.

I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "BEACON VILLAGE" an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks and Streets, the same being accurately set forth in the accompanying plat and described herein:

The East Half of the North Half of the Southwest Quarter of Section 1, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Northeast corner of said Southwest Quarter; thence S 00° 41' 55" E, 1328.50 feet along the East line of said Southwest Quarter, said line being the West line of Woodlawn Place 5th Addition, an addition to Wichita, Sedgwick County, Kansas; thence S 88° 49' 13" W, 1327.41 feet along the North line of Wichita Land Addition; an addition to Wichita, Sedgwick County, Kansas to a point on the North line of said Southwest Quarter; thence N 88° 46' 06" E, 1325.04 feet along the South line of Beacon Hill an addition to Wichita, Sedgwick County, Kansas to the point of beginning.

The drainage easement found on Film 621, Page 290 shall be vacated by virtue of K.S.A. 12-512 (b)

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 1989.

Kenneth H. Bengtson, P.E., R.L.S. #922
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #800
Wichita, Kansas 67226

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Land Surveyor's and Civil Engineers Certificate, have caused the same to be surveyed and platted into lots, blocks and streets, the same to be known as "BEACON VILLAGE" an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of drainage and public utilities are hereby granted.

LEEWOOD HOMES, INC.

By: _____
Joe H. Lee, President

STATE OF KANSAS
SEDGWICK COUNTY

Be it remembered that on this _____ day of _____, 1989, before me a Notary Public in and for said State and County, came Joe H. Lee, President of Leewood Homes, Inc., to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My Appointment Expires: _____

We, Paul Fuller Homes Foundation, Inc., mortgagees on the above described property, do hereby consent to the plat of "BEACON VILLAGE".

Paul Fuller Homes Foundation, Inc.

By: _____
Richard Ross, President

STATE OF KANSAS
SEDGWICK COUNTY

Be it remembered that on this _____ day of _____, 1989, before me a Notary Public in and for said State and County, came Richard Ross, President of Paul Fuller Homes Foundation, Inc., to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My Appointment Expires: _____

This plat of "BEACON VILLAGE" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1989.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
Sue L. Crockett

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this _____ day of _____, 1989.

_____, Mayor
Robert G. Knight

_____, City Clerk
John Moir

Entered on transfer record this _____ day of _____, 1989.

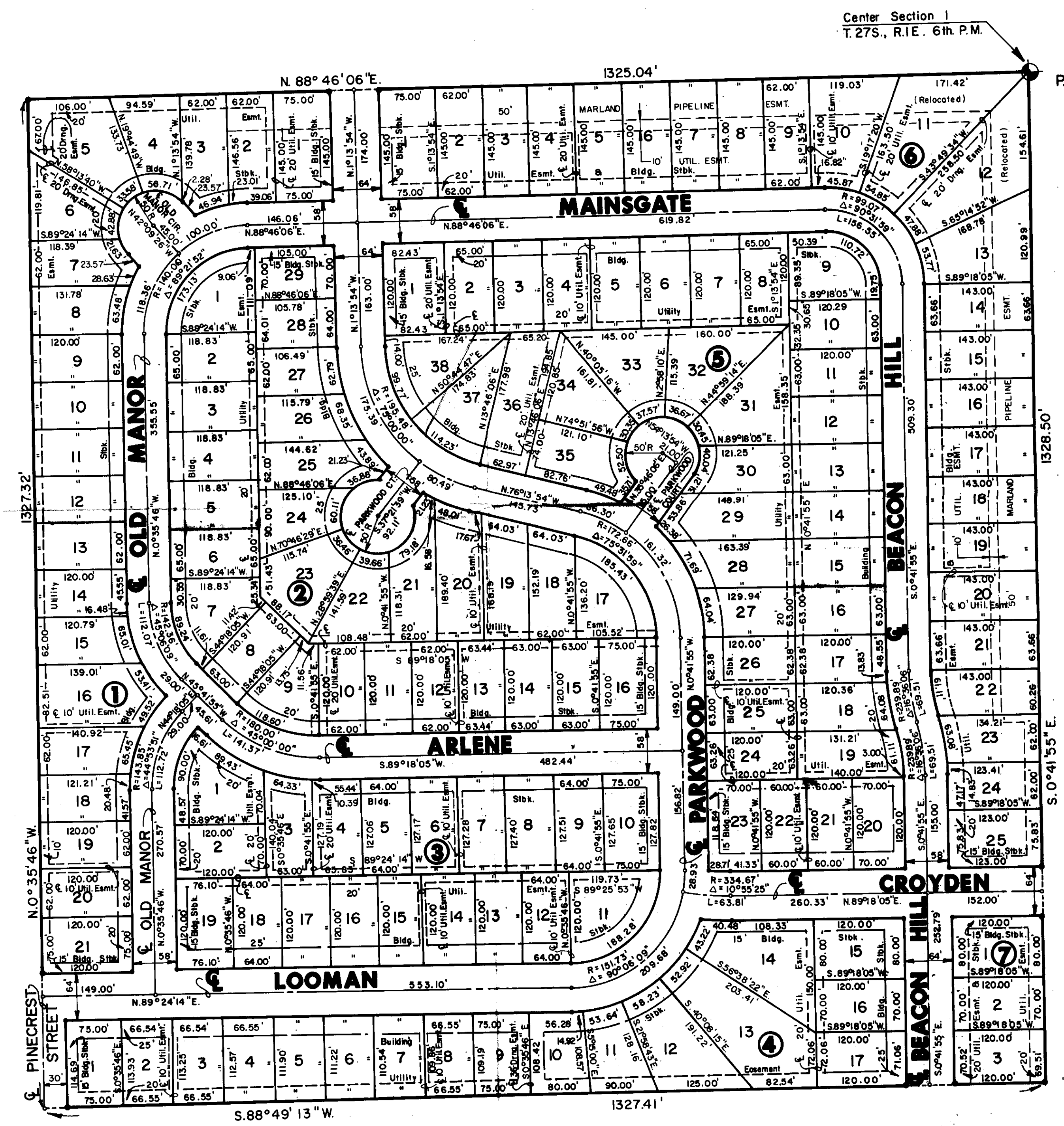
_____, County Clerk
Don Wright

STATE OF KANSAS
SEDGWICK COUNTY

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1989.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa



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.

May 11, 1989

STAFF REPORT

(Final Plat Approved 5/4/89; 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

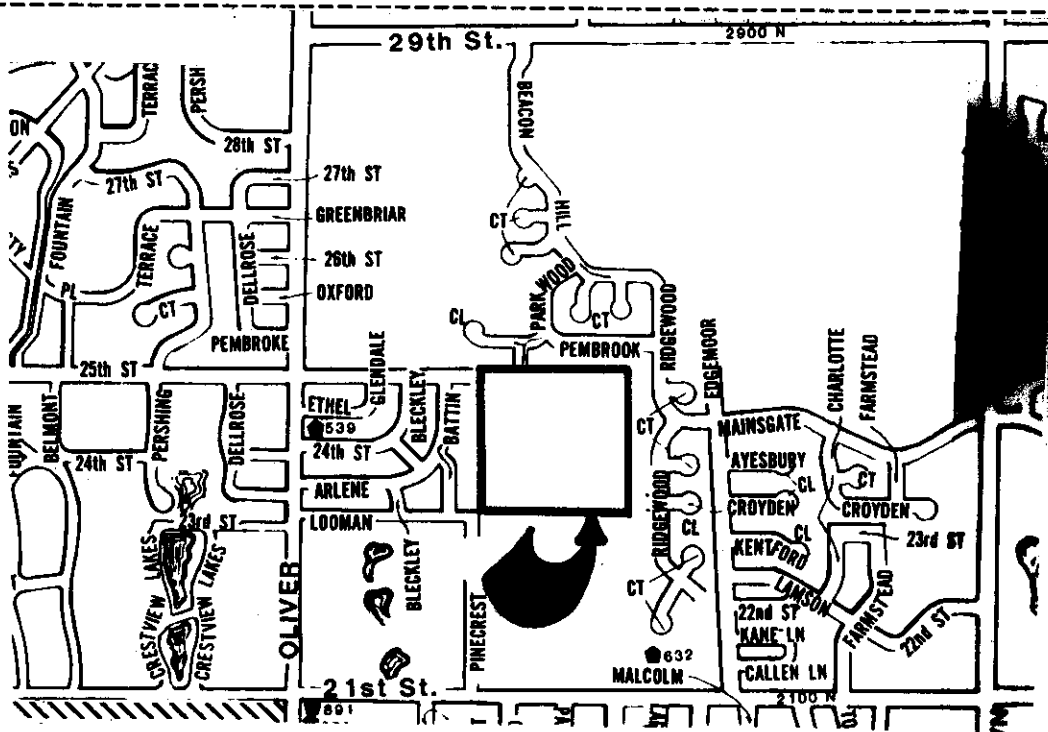
Residential:	150 (Prelim.), 152 (Final)
Office:	
Commercial:	
Industrial:	
Total:	150 (Prelim.), 152 (Final)

MINIMUM LOT AREA: 6,784 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA"

VICINITY MAP:



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 platator chooses, a temporary cul-de-sac may be dedicated within the perimeter of this plat, provided appropriate language is referenced in the platator'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 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.