

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 010733

Approving the preliminary plat of Beacon Hill on approximately a 50.25 acre tract of land generally bounded by Highway 169 on the west, N.W. L.P. Cookingham Drive on the north, N.E. 111th Street on the south and N. Nashua Drive on the east. (SD 0507F)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the preliminary plat of Beacon Hill on approximately a 50.25 acre tract of land generally bounded by Highway 169 on the west, N.W. L.P. Cookingham Drive on the north, N.E. 111th Street on the south and N. Nashua Drive on the east, and more specifically described as follows:

A tract of land in the Northwest Quarter of Section 26, and the Southwest Quarter of Section 23, Township 52, Range 33, Kansas City, Clay County, Missouri, being bounded and described as follows: Beginning at the intersection of the south line of the Southwest Quarter of said Section 23, with the easterly right of way line of Arrowhead Trafficway (U.S. Highway No. 169) as now established, said point being 47.38 feet east of the southwest corner of said Southwest Quarter; thence North 07°41'09" East, along said right of way line, a distance of 674.64 feet; thence North 02°14'48" West, along said right of way line, a distance of 426.29 feet; thence northeasterly along said right of way line, on a curve to the right, having a radius of 894.93 feet, an arc distance of 696.90 feet; thence North 47°32'57" East, along said right of way line, a distance of 199.17 feet; thence northeasterly along said right of way line, on a curve to the left, having a radius of 490.00 feet, an arc distance of 72.43 feet to a point on the westerly right of way line of N. Nashua Drive (N. Oak Trafficway), as now established; thence South 17°28'01" East, along said right of way line, a distance of 1398.14 feet; thence southeasterly along said right of way line, on a curve to the left, having a radius of 1082.14 feet, an arc distance of 70.76 feet; thence North 68°47'11" East, 80.00 feet to a point on the easterly right of way line of said N. Nashua Drive (N. Oak Trafficway), said line also being the westerly line of Lot 1, Nashua Acres, a subdivision of land in Kansas City, Clay County, Missouri, according to the recorded plat thereof; thence southwesterly along a curve to the left, having an initial tangent bearing of South 21°12'49" East, a radius of 1002.14 feet, an arc distance of 79.37 feet to a point of compound curvature; thence southeasterly and easterly along a curve to the left, having a common tangent with the last described course, a radius of 113.60 feet, an arc distance of 143.13 feet to a point of tangency; thence North 82°03'43" East, 15.89 feet; thence northeasterly, along a curve to the left, tangent to the last described course, having a radius of 15.00 feet, an arc distance of 22.29 feet to the east line of said Lot 1, said line also being the westerly line of N. Main Street, as now established; thence southeasterly, along a curve to the left, along said westerly line and the westerly right of way line of said N. Nashua Drive, having an initial tangent bearing of South 03°04'13" East, a radius of 603.70 feet, an arc distance of 618.33 feet; thence South 28°14'43" West, along said westerly right of way line, 30.00 feet; thence South 61°45'17" East, along said westerly right of way line, 540.94 feet; thence

North 28°14'43" East, along said right of way line, a distance of 20.00 feet; thence South 61°45'17" East, along said right of way line, a distance of 124.67 feet to a point on the south line of north 383.40 feet of the Northwest Quarter of the above-mentioned Section 26; thence North 89°20'46" West, along said south line, a distance of 2177.91 feet to a point on the east right of way line of said Arrowhead Trafficway; thence North 01°30'42" East, along said right of way line, a distance of 255.51 feet; thence North 07°41'09" East, along said right of way line, a distance of 128.87 feet to the point of beginning. Containing 50 acres, more or less.

And also, all that part of vacated N. Nashua Drive being more particularly described as follows: A tract of land in the Southwest Quarter of Section 23, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the southwest corner of said Southwest Quarter; thence North 0°10'13" East, along the west line of said Southwest Quarter, 1678.95 feet; thence South 89°49'47" East, 673.43 feet to the true point of beginning of the tract to be herein described; thence North 17°28'01" West, 238.37 feet to a point on the easterly right of way line of U.S. Highway 169, as now established; thence northwesterly along said easterly line, on a curve to the left, having an initial tangent bearing of North 39°04'48" East, a radius of 490.00 feet, an arc distance of 49.69 feet; thence South 17°28'01" East, 313.78 feet; thence northwesterly on a curve to the left, having an initial tangent bearing of North 48°28'10" West, a radius of 175.00 feet, an arc distance of 61.25 feet to the true point of beginning. Containing 0.25 acres, more or less.

is hereby approved, subject to the following conditions:

1. That the developer cause the area to be platted and processed in accordance with Chapter 66, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Subdivision Regulations.
2. That the developer submit a storm drainage study for the entire development to the City Engineer's Office for approval and that the developer make any necessary improvements as required by the City Engineer's Office.
3. That the developer submit plans for grading and siltation and erosion control to the City Engineer's Office for approval prior to the commencement of any construction activities.
4. That the developer secure a land disturbance permit from the Department of Public Works prior to beginning any construction, grading, clearing or grubbing activities, if the disturbed area exceeds one acre.
5. That the developer contribute \$287.56 in lieu of parkland dedication for the 1 additional unit ($1 \text{ unit} \times 3.7 \times .006 \times \$12,953.06 = \$287.56$) in satisfaction of Section 66-128 of the Subdivision Regulations.
6. That the developer submit a street tree planting plan as part of the final plat with a

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copy to be submitted to the Department of City Development, secure the approval of the City Forester for street trees planted on right of way in front of residential lots, and plant the street trees in conformance with the plan approved by the City Forester. The plan shall include size, type, species and placement of trees.

7. That the developer secure the approval of the Board of Zoning Adjustment for any proposed neighborhood identification signs prior to the issuance of a sign permit.

A copy of the preliminary plat is on file in the office of the City Clerk under Document No. 010733, which is attached hereto and made a part hereof.

Section B. That the Council finds and declares that before taking any action on the proposed preliminary plat hereinabove, all public notices and hearings required by the Subdivision Regulations have been given and had.

I hereby certify that as required by Chapter 66, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form and legality:

Assistant City Attorney