

NW. Cor., NW 1/4, Sec. 11,
T27S, R2E, 6th P.M.
Fnd. 3/4" Pipe in Thimble

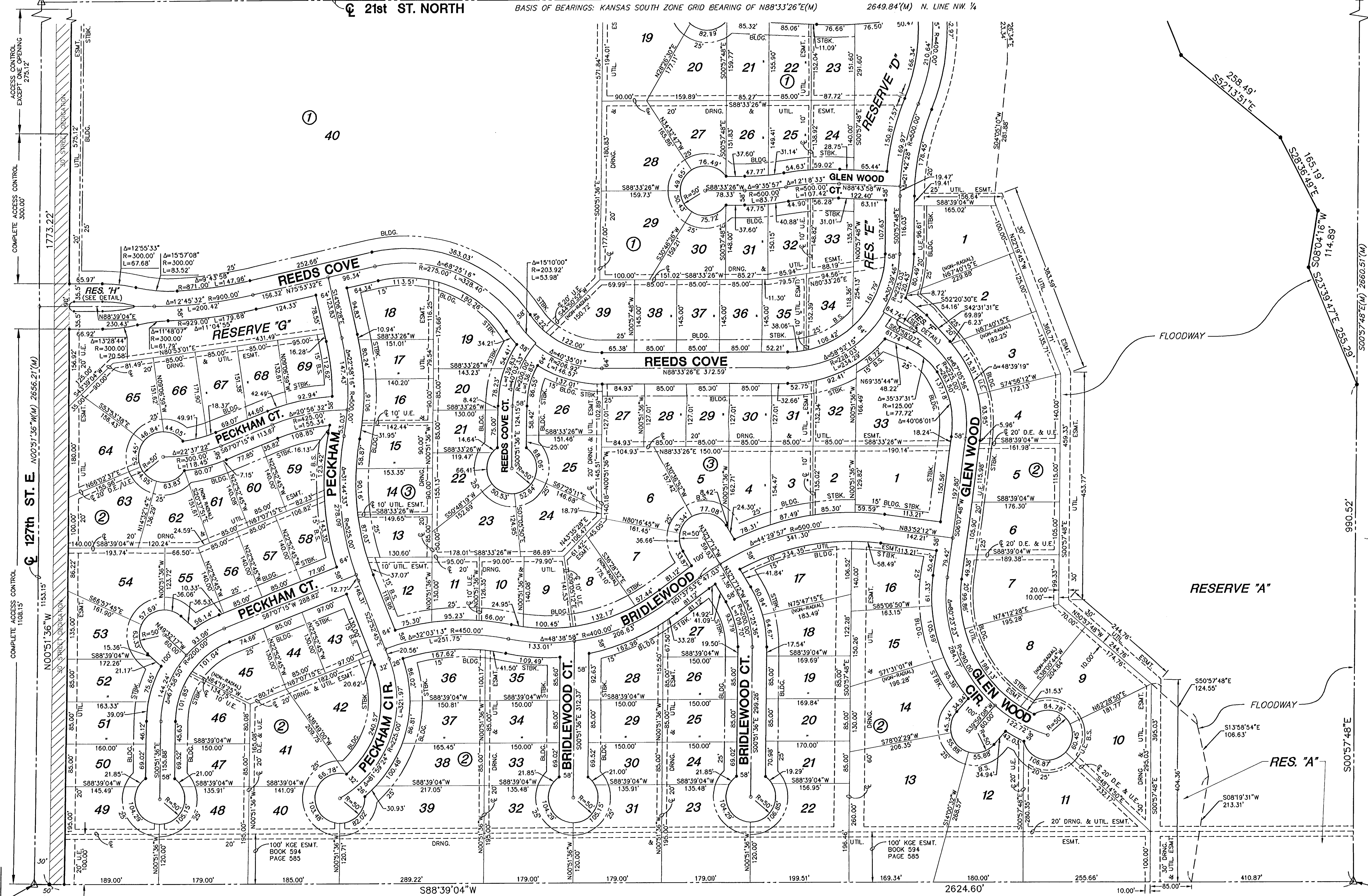
NE. Cor., NW 1/4, Sec. 11,
T27S, R2E, 6th P.M.
Fnd. 3/4" Pipe

FINAL PLAT
REED'S COVE ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

BASIS OF BEARINGS: KANSAS SOUTH ZONE GRID BEARING OF N88°33'26"E(M)

2649.84'(M) N. LINE NW 1/4

21st ST. NORTH

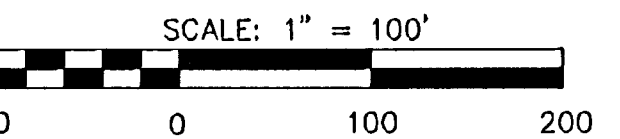


MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)			
LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (USGS)
1	1	166.1	1353.5
2	1	166.1	1353.5
4	1	166.1	1353.5
5	1	166.1	1353.5
9	1	169.6	1357.0
10	1	169.1	1356.5
11	1	168.1	1355.5
12	1	168.1	1355.5
13	1	166.6	1354.0
14	1	166.6	1354.0
15	1	168.1	1355.5
16	1	168.1	1355.5
17	1	169.1	1356.5
18	1	169.6	1357.0
1	2	165.6	1353.0
2	2	165.6	1353.0
3	2	165.6	1353.0
4	2	165.6	1353.0
5	2	165.6	1353.0
6	2	165.6	1353.0
7	2	165.6	1353.0
8	2	163.6	1351.0
9	2	160.8	1348.2
10	2	160.7	1348.1

NOTE

Please contact Westar Energy (or its successor) Electric Transmission Engineering Department (currently 785-575-8167) before conducting any proposed construction activities that could place people, equipment, or facilities within Westar Energy easement shown on this plat, designated as Book 594, Page 585 dated January 3, 1967.

final plat
received
12-5-02
2 of 3



LEGEND

- △ = SECTION CORNER MONUMENT FOUND
- = FOUND PROPERTY CORNER REBAR
- = SET 5/8" REBAR W/ MKEC CLS #39 CAP
- B.S. = BUILDING SETBACK
- U.E. = UTILITY EASEMENT
- (M) = MEASURED DIMENSION

SW. Cor., NW 1/4, Sec. 11, T27S, R2E,
6th P.M., Fnd. 3/4" Pipe in Thimble

SE. Cor., NW 1/4, Sec. 11,
T27S, R2E, 6th P.M.
Fnd. Stone



Wichita-Sedgwick County Metropolitan Area Planning Department

September 12, 2002

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2002-57- Final Plat of Reed's Cove Addition

At the regular meeting of the Metropolitan Area Planning Commission on September 12, 2002, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated August 2, 2002. Item R is replaced with the following:

- R. The applicant and GIS need to reach an agreement on the naming of Reeds Cove and Reeds Landing.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

A handwritten signature in cursive script, reading 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

August 2, 2002

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2002-57-- Final Plat of Reed's Cove Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 1, 2002, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.
- B. This plat will be subject to approval of the associated zone change and any related conditions of such a change.
- C. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. Limitations on sewer capacity have been imposed.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. County Engineering needs to see applicant's drainage plan for any effects on 21st St. County Engineering has noted drainage structures along the south property line. A drainage easement is needed. City Engineering has approved the drainage plan. A guarantee is needed.
- F. Complete access control has been platted along the site's frontage to perimeter streets. Traffic Engineering has approved an additional opening along 127th St. East for Lot 40, Block 1. This shall be labeled as "Access control except one opening".
- G. Traffic Engineering has approved all street widths. The 58-ft wide segment of Reed's Cove shall be limited to parking along one side of the street.

- H. Traffic Engineering has requested the deletion of Reserve H located at the entrance to the Addition along 127th St. East. The applicant has reduced the size of Reserve H which is acceptable to Traffic Engineering.
- I. The Applicant shall guarantee the paving of the proposed streets.
- J. The paving guarantee shall also provide for sidewalks on both sides of Reed's Landing/Reeds Cove which is functioning as a collector, and along one side of the loop street. The Applicant intends to submit an alternate sidewalk plan.
- K. MAPD recommends that the railroad right-of-way be connected to the cul-de-sacs by access easements contingent upon its conversion to a public trail use. The Subdivision Committee did not approve this condition.
- L. The use of Reserves A and G for utilities located within platted easements should be referenced in the plat's text.
- M. As Reserve A includes a swimming pool, a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.
- 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. This covenant shall also provide for the Homeowners' Association to maintain the "parking strip" located between this site's north property line and driving surface for 21st St. North and 127th St. East.
- 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 the governing body.
- P. City Fire Department needs to comment on the street length of Woodbridge Ct at the southwestern corner of the site (650 feet). The Subdivision Regulations limit urban cul-de-sacs to 600 feet in length. The street length is approved.
- 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 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.
- R. The City Fire Department/GIS needs to comment on the plat's street names. "Reeds Cove" needs to be changed to "Reeds Cove" A new name is needed for Reeds Landing. The Subdivision Committee has approved "Reeds Cove".

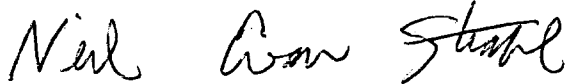
- S. "13th St. North" shall be revised to "21st St. North".
- T. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- U. The platator's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- V. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- W. 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.
- X. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- Y. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- Z. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- AA. Perimeter closure computations shall be submitted with the final plat tracing.
- BB. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- CC. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. **Southwestern Bell has requested additional easements.**
- DD. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

SUB 2002-57 -- Final Plat of Reed's Cove Addition
August 2, 2002
Page 4

If this plat requires the guaranteeing of improvements, a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, August 8, at 1:00 p.m.

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

A handwritten signature in black ink, reading "Neil Evan Strahl". The signature is written in a cursive, flowing style.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: 21/127 L.L.C., 8100 E. 22nd Street North., Ste. 100, Wichita, KS 67226
Walter Rooney, Sedgwick County Fire Department
Mike Lindebak, City Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 3-1
AUGUST 8, 2002**

(ITEM "R" REVISED)

STAFF REPORT

(Final Plat Approved 8/01/02; Preliminary Plat Approved 6/27/02)

CASE NUMBER: SUB 2002-57 -- REED'S COVE ADDITION

OWNER/APPLICANT: 21/127 L.L.C., 8100 E. 22nd St. North, Suite 100, Wichita, KS 67226

SURVEYOR/ENGINEER: MKEC Engineering Consultants, Inc., 411 N. Webb Road, Wichita, KS 67206

LOCATION: Southeast corner of 21st St. North and 127th Street East

SITE SIZE: 123.55 Acres

NUMBER OF LOTS

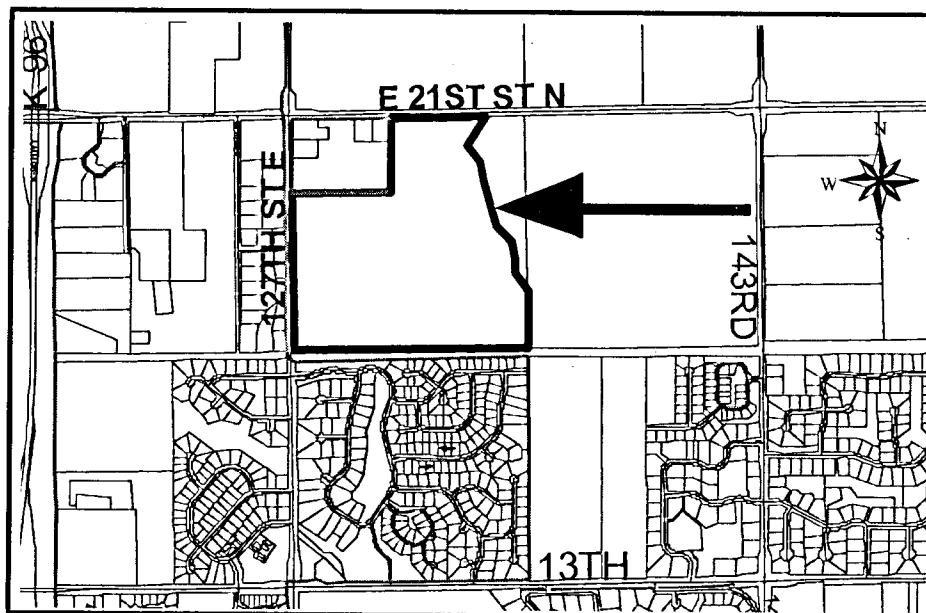
Residential:	141
Office:	
Commercial:	
Industrial:	
Total:	<u>141</u>

MINIMUM LOT AREA: 10,795 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential, MF-18, Multi-Family Residential

VICINITY MAP



NOTE: This site is located in the County adjoining Wichita's city limits and annexation is required. The Applicant proposes a zone change (ZON 2002-41) from SF-20, Single-Family Residential to MF-18, Multi-Family for Lot 40, Block 1. The site is located within the 100-year floodplain.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.
- B. This plat will be subject to approval of the associated zone change and any related conditions of such a change.
- C. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. **Limitations on sewer capacity have been imposed.**
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. **County Engineering needs to see applicant's drainage plan for any effects on 21st St. County Engineering has noted drainage structures along the south property line. A drainage easement is needed. City Engineering has approved the drainage plan. A guarantee is needed.**
- F. Complete access control has been platted along the site's frontage to perimeter streets. **Traffic Engineering has approved an additional opening along 127th St. East for Lot 40, Block 1. This shall be labeled as "Access control except one opening".**
- G. **Traffic Engineering has approved all street widths. The 58-ft wide segment of Reed's Cove shall be limited to parking along one side of the street.**
- H. **Traffic Engineering** has requested the deletion of Reserve H located at the entrance to the Addition along 127th St. East. **The applicant has reduced the size of Reserve H which is acceptable to Traffic Engineering.**
- I. The Applicant shall guarantee the paving of the proposed streets.
- J. The paving guarantee shall also provide for sidewalks on both sides of Reed's Landing/Reeds Cove which is functioning as a collector, and along one side of the loop street. **The Applicant intends to submit an alternate sidewalk plan.**
- K. MAPD recommends that the railroad right-of-way be connected to the cul-de-sacs by access easements contingent upon its conversion to a public trail use. **The Subdivision Committee did not approve this condition.**
- L. The use of Reserves A and G for utilities located within platted easements should be referenced in the platdor's text.

SUB 2002-57 -- Final Plat of REED'S COVE
August 8, 2002 - Page 3

- M. As Reserve A includes a swimming pool, a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.
- 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. This covenant shall also provide for the Homeowners' Association to maintain the "parking strip" located between this site's north property line and driving surface for 21st St. North and 127th St. East.
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- P. City Fire Department needs to comment on the street length of Woodbridge Ct at the southwestern corner of the site (650 feet). The Subdivision Regulations limit urban cul-de-sacs to 600 feet in length. The street length is approved.
- 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 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.
- R. Reeds Cove needs to be changed to Glenwood. Reeds Landing needs to be changed to Reeds Cove.
- S. "13th St. North" shall be revised to "21st St. North".
- T. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- U. The platting text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- V. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- W. 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.

SUB 2002-57 -- Final Plat of REED'S COVE

August 8, 2002 - Page 4

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