

February 6, 1986

Mid-Kansas Engineering Consultants, P.A.
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 85-91 - Final Plat of Teal Cove 2nd Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 6, 1986, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of January 31, 1986.

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 platlor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: William L. Oliver, Jr., 320 Paige, Wichita, KS 67207
Phil Snodgrass, 434 N. Oliver, Suite 108, Wichita, KS 67208
Bill G. Yung Design, 8225 E. 35th Street North, Wichita, KS 67226
Mike Lindebak, City Engineer

- L. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- M. The applicant shall obtain approval from the pipeline company to cross the pipeline easement with a sanitary sewer line. The letter shall be submitted to City Engineering for the sanitary sewer petition file. A copy shall be submitted to the Planning Department for the plat file.
- N. Item 12 of the General Provisions of DP-119 states that the development of a parcel with a land use not illustrated on the Community Unit Plan requires the submission of a site plan for approval by the Director of Planning. The present C.U.P. depicts development of this parcel with townhomes. Since the applicant now proposes single-family homes on this property, a revised site plan shall be approved by the Director of Planning prior to the submission of a plat for scheduling before the Board of City Commissioners.
- O. As was agreed at the time of preliminary plat approval, building setbacks shall be platted as a part of this Addition. The final plat tracing shall omit referencing that the C.U.P. should be reviewed for determining building setbacks and shall indicate the following platted setbacks:
 - 1. 20-foot building setback from the private streets on Lots 1 thru 12.
 - 2. 15-foot building setback from Rushwood on Lot 5.
 - 3. 25-foot building setback from Rushwood on Lots 6, 9, 10 and 12.
 - 4. 30-foot building setback from 37th Street North on Lot 12.

With minor exception, all these building setbacks were indicated on the approved preliminary plat for this property.

- P. On the final plat tracing, the 15-foot easement on the fronts of Lots 1 thru 12 shall be relabeled as a "15-foot public utility, drainage and private street easement." The labeling indicated on the final plat infers that a private utility and drainage easement is being platted. The labeling of the 15-foot easement on Reserves E and F is correctly stated.
- Q. On the final plat tracing, Reserves B, C and D shall be labeled on the face of the plat.
- R. On the final plat tracing, reference to the wall easement being granted shall be made in the plat's text. This reference shall state the purpose of this easement.
- S. On the final plat tracing, the utility easement being platted through Lot 7 shall be provided with dimensions for its west line.
- T. On the final plat tracing, the wording in the plat's text, regarding Reserves B, C and D, shall be amended to state that the reserves are platted for purposes of public utilities, drainage and private streets. The wording on the final plat infers that the reserves are for private utilities and drainage.
- U. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- V. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- W. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. At the time of preliminary plat approval, the applicant was advised that the drainage concept for this plat had been approved, subject to a letter being obtained from K.G. & E. which permits the construction of a drainage swale within K.G. & E.'s 125-foot wide easement.

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 85-91 Name: TEAL COVE 2ND ADDITION

Preliminary Approved: 10/24/85
Scheduled S/D Meeting: 1/30/86

DESCRIPTION

General Location: On the east side of Rushwood, in an area north of 37th Street North.

Owner: William L. Oliver, Jr., 320 Paige, Wichita, KS 67207

Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 7.4 Acres
2. Number of Lots:
 - Residential: 12
 - Office:
 - Commercial:
 - Industrial:
 - Total: 12
3. Minimum Lot Area: 13,300 Sq. Ft.
4. Existing Zoning: "AA" (DP-119)
5. Proposed Zoning: "AA" (DP-119)

*Need to also label center-
lines of adjacent streets.
FLN*

STAFF COMMENTS:

- 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 private streets to the 21-foot public paving standard or its design equivalent.
- D. The applicant shall submit a new petition for the paving of Rushwood adjacent to this plat.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Since this plat proposes the platting of narrow street rights-of-way with adjacent "15-foot public drainage, utility and private street easement," 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 this easement shall be reviewed by the City Forestry Division prior to installation.
- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit within this replat. 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.
- I. 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.
- J. The applicant shall submit a copy of the instrument which establishes the Coop Refinery Pipeline Easement on this property.
- K. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.