

- 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- Y. Recording of the plat within 30 days after approval by the City Council.
- Z. 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.

December 21, 1988

STAFF REPORT

(Final Plat Approved 12/15/88;
Revised Preliminary Plat Approved 9/8/88)

CASE NUMBER: S/D 86-57 - TEAL COVE 3RD ADDITION

OWNER/APPLICANT: Bill Oliver, Jr., 8 Lake Blvd., Wichita, KS 67207

SURVEYOR/ENGINEER: Mid-Kansas Engineering Corp.

LOCATION: North of 37th Street North in an area west of Rushwood.

SITE SIZE: 17.4 acres

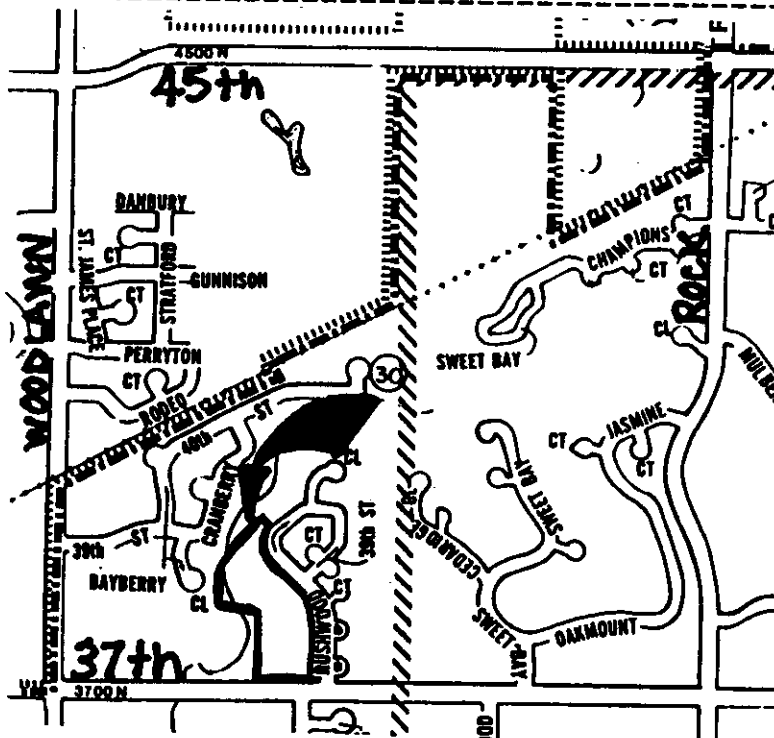
NUMBER OF LOTS

Residential:	35
Office:	
Commercial:	
Industrial:	
Total:	35

MINIMUM LOT AREA: 7,700 sq. ft.

CURRENT ZONING: "AA" One-Family Dwelling District w/DP-119

VICINITY MAP:



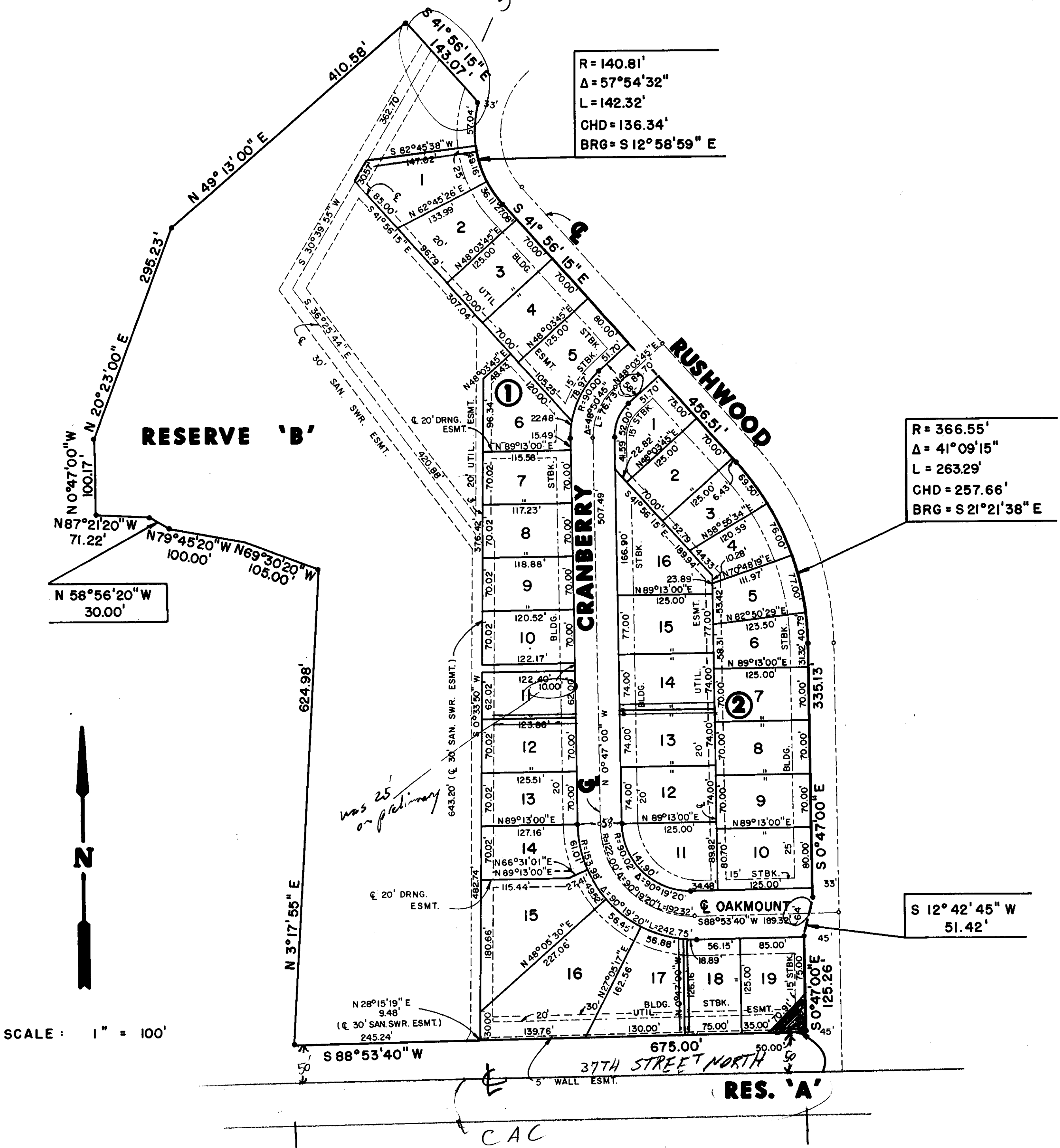
STAFF COMMENTS:

- 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 construction of the storm sewers required by this plat. These improvements may be included in the street paving petitions.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The applicant shall submit an amended petition for the paving of Rushwood.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owner's 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.
- H. 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.
- I. 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 a method similar to special assessments.
- J. The applicant shall provide City Engineering with square footages for the lots being platted so that revised special assessments can be determined for this site.

- K. The final plat tracing shall show the centerline and half street right-of-way for 37th Street North, adjacent to the south line of this plat. Complete access control shall also be indicated from the lots adjacent to 37th Street North. The plat's text shall also be amended to indicate the dedication of this access control.
- L. The final plat tracing shall indicate the 10 foot utility easements as requested by K.G. & E. These 10 foot utility easements should be shown along the north line of Lot 1, Block 1, between Lots 11 and 12, Block 1, between Lots 17 and 18, Block 1, and between Lots 13 and 14, Block 2.
- M. The plat's text shall clarify that easements for the construction and maintenance of public utilities and drainage are granted to the public.
- N. Since this plat involves the platting of a floodway, the plat's text shall reference the standard floodway language. The plat's text shall indicate that the "City of Wichita" may exercise jurisdiction to maintain the floodway rather than the "governing body".
- O. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the plat's text.
- P. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- Q. As indicated on the preliminary plat, a pipeline crosses a portion of Reserve B. This pipeline easement shall be shown on the final tracing. Appropriate recording information shall also be indicated.
- R. The applicant shall submit a copy of the instrument which establishes the co-op refinery easement on this property.
- S. Any relocation, lowering or encasement of the pipeline made necessary by this development will not be at the expense of the City.
- T. 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 town homes. 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 final plat tracing.
- U. The final plat shall reference a tie point to a previously platted lot corner or section corner.

FINAL PLAT OF
TEAL COVE 3RD
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 12/15/88 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLINE
ED IN OUR LETTER DATED 12/16/88



I, Kenneth H. Bengtson, a Civil Engineer and Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "TEAL COVE 3rd" an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Streets, Reserves and a Floodway the same being accurately set forth in the accompanying plat and described herein:

A replat of Lot 1, Block 1, TEAL COVE, an addition to Wichita, Sedgwick County, Kansas, except the Northeastly 25.00 feet lying adjacent to the Southwestly line of Lot 2, Block 1 of said addition.

All lots, blocks, easements, building setbacks within the above described property are being vacated and replatted 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 _____, 1988.

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

Know all men by these present that we the undersigned property owners of the land as above set forth in the Civil Engineers and Land Surveyors Certificate have caused the same to be surveyed and platted into lots, blocks, streets, reserves, and a floodway, the same to be known as TEAL COVE 3rd, an addition to Wichita, Sedgwick County, Kansas. Reserve A is platted for landscaping, irrigation, walls entry signs, entrance structures and drainage. Reserve B is platted for the construction and maintenance of drainage structures, lakes, landscaping, walks, open space, gazebos, playground and related recreational facilities, and floodway. The floodway shall be the responsibility of the owners until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provided further, that no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel, or other work be carried on without permission from the City Engineers office. Minimum pad elevations on Lots 1 thru 4 and Lots 6-15, inclusive, of Block 1 shall be as indicated on the face of the plat. Reserves "A" and "B" shall be owned and maintained by the Homeowners Association. Easements for the construction and maintenance of public utilities and drainage are hereby granted. The 5.00 foot wall easement is for the construction and maintenance of a wall. All abutters rights of access to or from 37th Street North over and across the south line of TEAL COVE 3rd, is hereby granted to the City of Wichita.

By: _____
Mary Lynn Oliver

By: _____
William L. Oliver, Jr.

STATE OF KANSAS
SS:
SEDGWICK COUNTY

Be it remembered that on this _____ day of _____, 1988, before me a Notary Public in and for said State and County, came William L. Oliver, Jr. and Mary Lynn Oliver, 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, the Mid-Kansas Federal Savings and Loan Association, Wichita, Kansas, mortgagees on the above described property do hereby consent to the plat of "TEAL COVE 3RD".

Mid-Kansas Federal Savings and Loan Association

By: _____
Max L. Herzet, Senior Vice-President

STATE OF KANSAS
SS:
SEDGWICK COUNTY

Be it remembered that on this _____ day of _____, 1988, before me a Notary Public in and for said State and County, came Max L. Herzet, Senior Vice-President, on behalf of Mid-Kansas Federal Savings and Loan Association, 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 "TEAL COVE 3rd" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1988.

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 Council of the City of Wichita, Kansas, this _____ day of _____, 1988.

_____, Mayor
Sheldon Kamen

_____, Deputy City Clerk
Dale E. Rea

Entered on transfer record this _____ day of _____, 1988.

_____, County Clerk
Don Wright

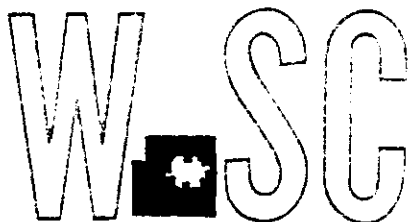
STATE OF KANSAS
SS:
SEDGWICK COUNTY

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1988.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

December 22, 1988

Greg Allison, P.E.
Mid Kansas Engineering Consultants
3500 N. Rock Road #800
Wichita, KS 67226

Re: S/D 86-57 Teal Cove 3rd Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on December 21, 1988, 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 December 16, 1988.

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 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:svm

Enclosure

cc: Bill G. Yung Design, 4912 E. 29th St. N., Suite One,
Wichita, KS 67220
Bill Oliver, Jr., 8 Lake Blvd., Wichita, KS 67207
Phil Snodgrass, 4912 E. 29th St. N., Sta. 2, Wichita, KS
67220
Mike Lindebak, City Engineer

FILE COPY