

- M. 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. The covenant shall contain a provision which gives the City the authority to maintain the reserves and charge the costs to the owner(s) in the event the owner(s) fail to maintain the reserves.
- N. The representative from the City Engineer's office should be prepared to comment on the acceptability of the proposed minimum building pad for Lots 1 through 14, Block 1. Also, are any drainage improvements required by the platting of this property?
- O. Closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D No.: 84-98      Name: TEAL COVE ADDITION

Preliminary Approved: 10/11/84  
Scheduled S/D Meeting: 11/8/84

DESCRIPTION

General Location: North of 37th Street North in an area east of Woodlawn.  
Owner: William Oliver, Jr.  
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Cross Acreage of Plat: 43 Acres
  2. Number of Lots:
    - Residential: 43
    - Office:
    - Commercial:
    - Industrial:
    - Total: 43
  3. Minimum Lot Area: 7,200 Sq. Ft.
  4. Existing Zoning: "AA" as in CUP DP-II9
  5. Proposed Zoning: Same
- 

STAFF COMMENTS:

- A. The applicant shall guarantee extension of sanitary sewer to serve all the lots being platted.
- B. The applicant shall guarantee extension of municipal water to serve all the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee the construction of sidewalks adjacent to the east line of Lot 1, Block 1 and Lot 34, Block 1 (multi-family zoning - include in street paving petition).
- E. A covenant providing for four off-street parking spaces per dwelling unit for Lots 5 through 19, Block 1 shall be submitted for recording.
- F. The applicant shall guarantee all drainage improvements required by the platting of this property.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall submit a copy of the 50-foot cooperative refinery easement agreement which encumbers this property.
- I. Any relocation, encasement or lowering of the cooperative refinery pipeline made necessary by the development of this property, shall be at the applicant's expense.
- J. The final plat tracing shall label more clearly the utility easements adjacent to the northwest lines of Lots 7 through 10, Block 1.
- K. On the final plat tracing, the east line of the floodway being platted as part of Lot 1, Block 1 shall be changed to a dashed line rather than a solid line.
- L. As stated in the note labeled "FOR INFORMATION ONLY," adjacent to the east line of this plat, the final plat tracing shall indicate the platting of a contingent dedication for right-of-way for the proposed Northeast Circumferential. The contingent dedication falls within the 125-foot wide K.G. & E. easement. Reserves should not be platted for the contingent dedication.

Mid-Kansas Engineering Consultants, P.A.  
Re: S/D 84-98 - Final Plat of Teal Cove Addition  
November 9, 1984  
Page 3

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, November 15, 1984 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagely  
Senior Planner

FLN:mlh

cc: William Oliver, Jr., 300 Page Court, Wichita, KS 67202  
Mike Lindebak, City Engineer

November 9, 1984

Mid-Kansas Engineering Consultants, P.A.  
240 North Rock Road, Suite 130  
Wichita, KS 67206

Re: S/D 84-98 - Final Plat of Teal Cove Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 9, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 100%  A. The applicant shall guarantee extension of sanitary sewer to serve all the lots being platted.
- 100%  B. The applicant shall guarantee extension of municipal water to serve all the lots being platted.
- 100%  C. The applicant shall guarantee the paving of the proposed interior streets.
- sidewalks?  D. The applicant shall guarantee the construction of sidewalks adjacent to the east line of Lot 1, Block 1 and Lot 34, Block 1 (multi-family zoning - include in street paving petition).
- covenant  E. A covenant providing for four off-street parking spaces per dwelling unit for Lots 5 through 19, Block 1 shall be submitted for recording.
- 100%  F. The applicant shall guarantee the storm sewers required by the platting of this property.
- certificate  G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall submit a copy of the 50-foot cooperative refinery easement agreement which encumbers this property.

- ~~I.~~ Any relocation, encasement or lowering of the cooperative refinery pipeline made necessary by the development of this property, shall be at the applicant's expense.
- J. The final plat tracing shall label more clearly the utility easements adjacent to the northwest lines of Lots 7 through 10, Block I.
- ~~X.~~ On the final plat tracing, the east line of the floodway being platted as part of Lot I, Block I shall be changed to a dashed line rather than a solid line.
- ~~X.~~ As stated in the note labeled "FOR INFORMATION ONLY," adjacent to the east line of this plat, the final plat tracing shall indicate the platting of a contingent dedication for right-of-way for the proposed Northeast Circumferential. The contingent dedication falls within the 125-foot wide K.G. & E. easement. Reserves should not be platted for the contingent dedication.
- Ownership & maintenance of reserves assigned to adjacent lots in platting text.* ~~M.~~ 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. The covenant shall contain a provision which gives the City the authority to maintain the reserves and charge the costs to the owner(s) in the event the owner(s) fail to maintain the reserves. *Not needed because ownership defined by plat*
- ~~X.~~ The final plat tracing shall indicate a 10 foot utility easement centered on the lot line common to Lots 6 and 7, Block I.
- O. Closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

