

*Final Platting Plat 12.3.02*

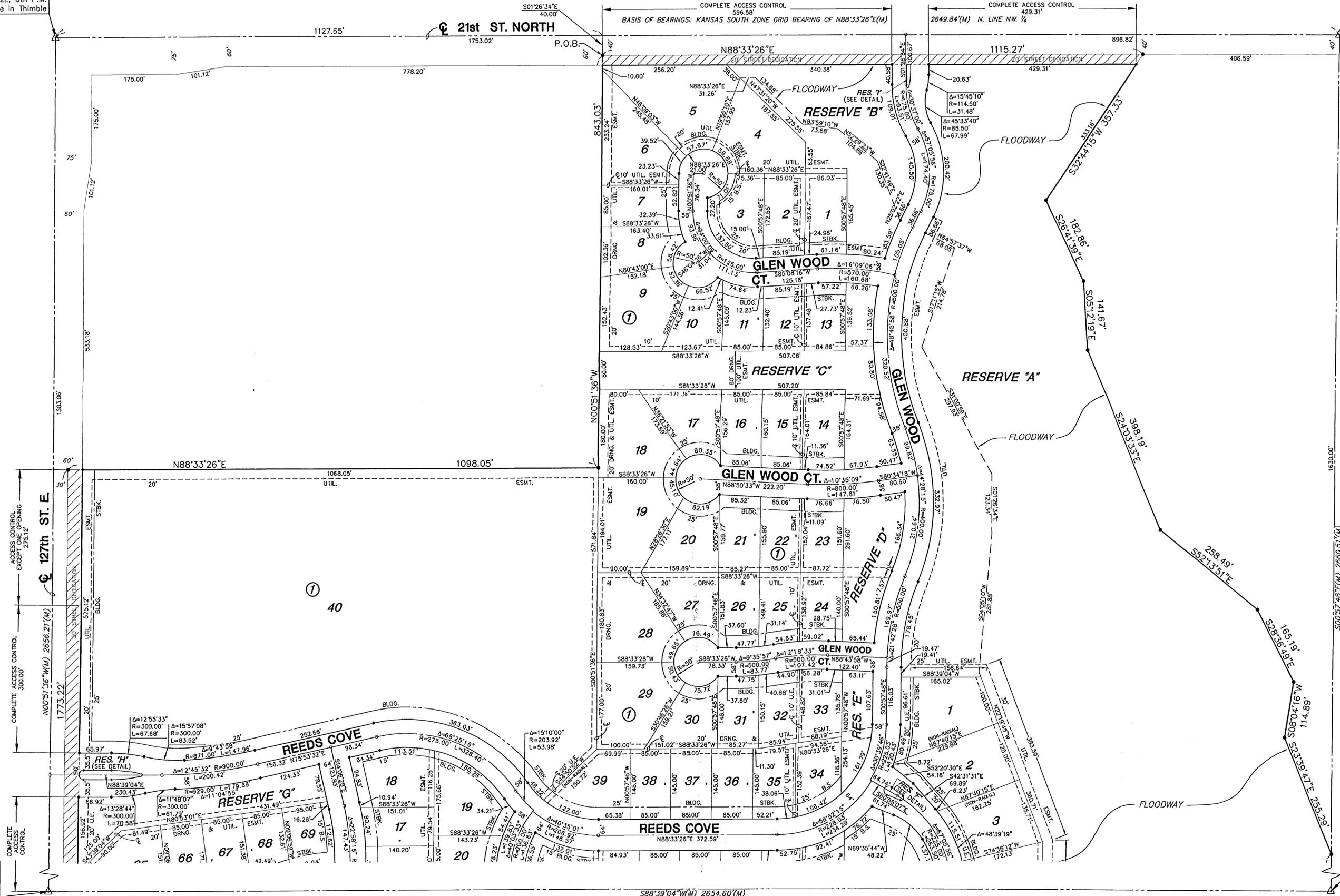
# FINAL PLAT

## REED'S COVE ADDITION

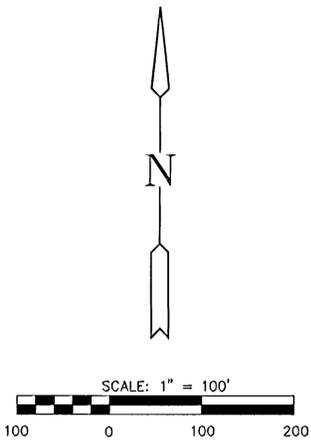
### AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

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



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



- 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

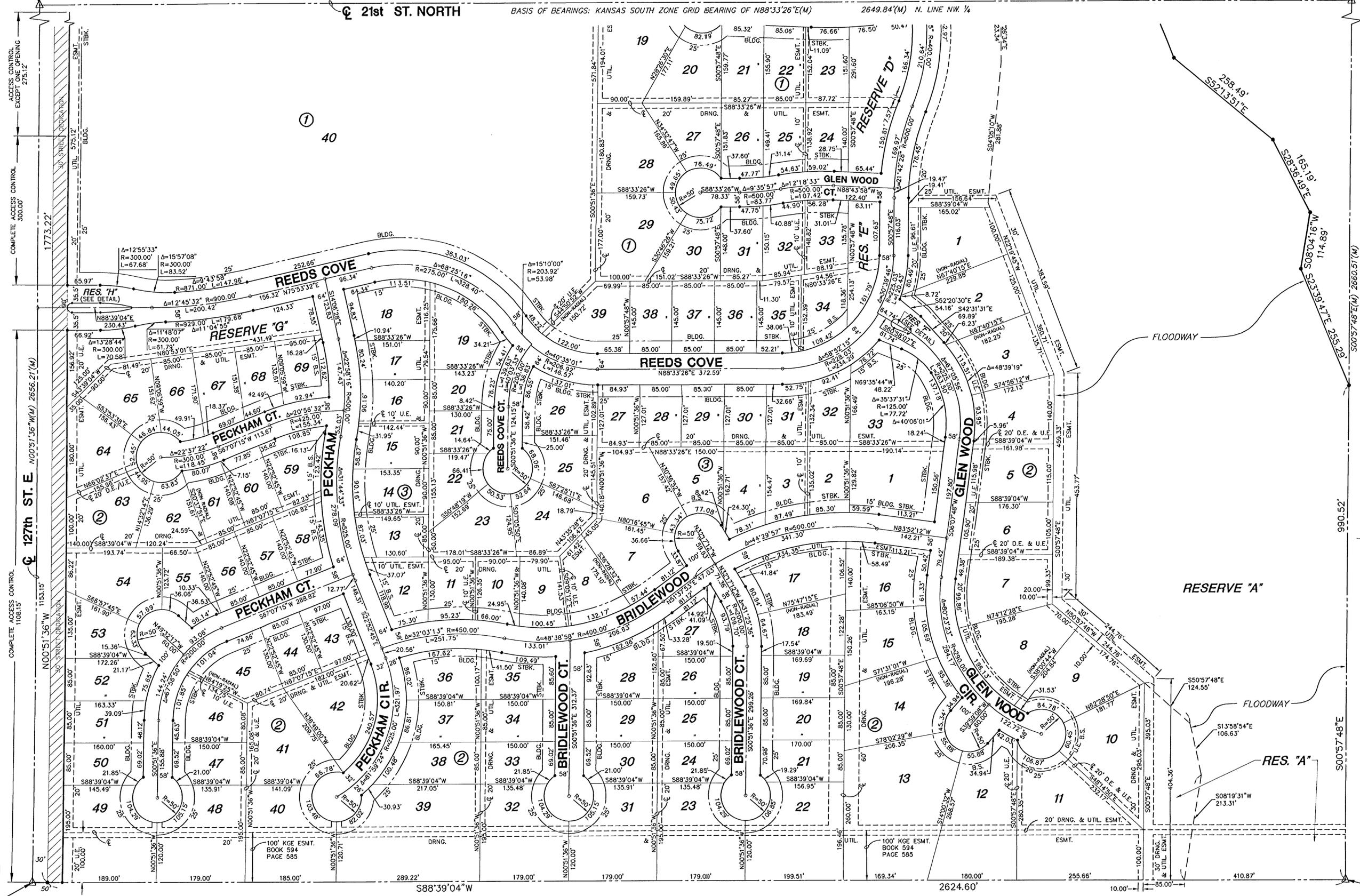
SE Cor., NW 1/4, Sec. 11, T27S, R2E, 6th P.M., Fnd. Stone

# FINAL PLAT REED'S COVE ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

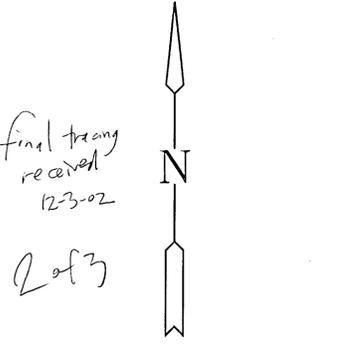
NW. Cor., NW ¼, Sec. 11,  
T27S, R2E, 6th P.M.  
Fnd. ¾" Pipe in Thimble

NE. Cor., NW ¼, Sec. 11,  
T27S, R2E, 6th P.M.  
Fnd. ¾" Pipe



MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)			
LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (USGS)
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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.



- LEGEND**
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  - ⊙ = 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 ¼, Sec. 11,  
T27S, R2E,  
6th P.M., Fnd. ¾"  
Pipe in Thimble

SE. Cor., NW ¼, Sec. 11,  
T27S, R2E, 6th P.M.  
Fnd. Stone

# FINAL PLAT

## REED'S COVE ADDITION

### AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Gregory J. Allison, a Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "REED'S COVE ADDITION," an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Streets, and Reserves, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Northwest Quarter, Section 11, Township 27 South, Range 2 East, of the 6th Principal Meridian, Sedgwick County, Kansas; more particularly described as follows:

Commencing at the Northwest corner of said Northwest Quarter; thence along the North line of said Northwest Quarter on a Kansas South Zone Grid Bearing of N88°33'26"E, 1127.65 feet; thence S01°26'34"E, 40.00 feet to the POINT OF BEGINNING; thence parallel with said North line, N88°33'26"E, 1115.27 feet; thence S32°44'15"W, 357.33 feet; thence S26°41'39"E, 182.86 feet; thence S05°12'19"E, 141.67 feet; thence S24°03'33"E, 398.19 feet; thence S52°13'51"E, 258.49 feet; thence S28°36'49"E, 165.19 feet; thence S08°04'16"W, 114.89 feet; thence S23°39'47"E, 255.29 feet to a point lying on the East line of said Northwest Quarter; thence along said East line, S00°57'48"E, 990.52 feet to the Southeast corner of said Northwest Quarter; thence along the South line of said Northwest Quarter, S88°39'04"W, 2624.60 feet to a point lying 30.00 feet East of the West line of said Northwest Quarter; thence parallel with said West line N00°51'36"W, 1773.22 feet to a point 883.04 feet South of the said North line; thence parallel with said North line said Northwest Quarter, N88°33'26"E, 1098.05 feet to a point lying 1128.06 feet East of the said West line; thence N00°51'36"W, 843.03 feet to the POINT OF BEGINNING.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this \_\_\_\_ day of \_\_\_\_\_, 2002.

Gregory J. Allison, PE, LS #1257  
MKEC Engineering Consultants, Inc.  
411 North Webb Road  
Wichita, Kansas 67206

Know all men by these presents that we the undersigned property owners of the land above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Streets, and Reserves, the same to be known as "REED'S COVE ADDITION," an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat are hereby granted to the public.

Reserves A, B, C, D, E, F, G, H, and I are platted for monuments, landscaping, irrigation, berming, and open space. Reserve A and B are also platted for lakes, floodway, drainage - all in designated locations. Reserves A, B, C, D, E, and G are also platted for utilities in designated locations. Reserve A is also platted for clubhouse, pool and associated uses, and recreational uses. The reserves shall be owned and maintained by the homeowners association. The streets are hereby dedicated to and for the use of the public.

A drainage plan has been developed for this plat and all drainage easements, right-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 storm water.

All abutters right of access to or from 21st Street North over and across the North line of "REED'S COVE ADDITION," are hereby granted to the appropriate governing body, as indicated on the face of the plat. All abutters right of access to or from 127th Street East over and across the West line of "REED'S COVE ADDITION," are hereby granted to the appropriate governing body, provided however, Lot 40, Block 1, has access at one location as indicated on the face of the plat.

The floodway, as indicated, shall be the responsibility of the owners until such time as the appropriate governing body exercising jurisdiction elects to assume the responsibility for the maintenance and improvements of the drainage, provided further, that no structure shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of a channel or any other work on be carried out without the permission of the City Engineer.

21/127, L.L.C., a Kansas limited liability company  
By: Ritchie Associates, Inc., a Kansas Corporation, Manager

\_\_\_\_\_, President  
Kevin M. Mullen, President,  
Ritchie Associates, Inc.

STATE OF KANSAS )  
                                  ) ss:  
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 2002, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Kevin M. Mullen, President, Ritchie Associates, Inc., a Kansas Corporation, Manager for, 21/127 L.L.C., a Kansas Limited Liability Company, 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 WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

\_\_\_\_\_, Notary Public  
My appointment expires: \_\_\_\_\_

We INTRUST Bank, N.A., holders of mortgages on the above described property, do hereby consent to the plat of "REED'S COVE ADDITION."

STATE OF KANSAS )  
                                  ) ss:  
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 2002, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Intrust Bank N.A., 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 WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

\_\_\_\_\_, Notary Public  
My appointment expires: \_\_\_\_\_

This plat of "REED'S COVE ADDITION," has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.  
Dated this \_\_\_\_ day of \_\_\_\_\_, 2002.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

\_\_\_\_\_, Chair  
J.D. Michaelis, Chair

\_\_\_\_\_, Secretary  
Dale Miller, Secretary

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_ day of \_\_\_\_\_, 2002.

At the direction of the City Council.

\_\_\_\_\_, City Manager  
Chris Cherches, City Manager

\_\_\_\_\_, City Clerk  
Pat Graves, City Clerk

Entered on transfer record this \_\_\_\_ day of \_\_\_\_\_, 2002.

\_\_\_\_\_, County Clerk  
Don Brace, County Clerk

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 \_\_\_\_\_, 2002 at \_\_\_\_ o'clock M; and is duly recorded.

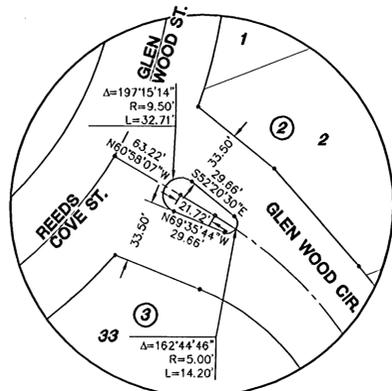
\_\_\_\_\_, Register of Deeds  
Bill Meek, Register of Deeds

\_\_\_\_\_, Deputy  
Linda Kizzire, Deputy

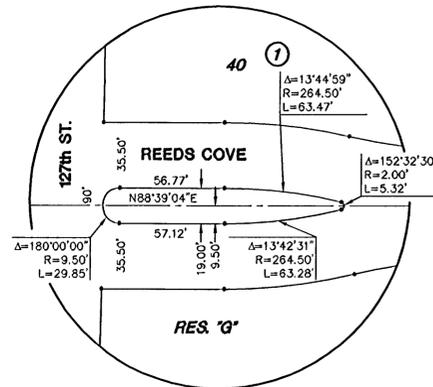
Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_ day of \_\_\_\_\_, 2002.

\_\_\_\_\_, Deputy County Surveyor

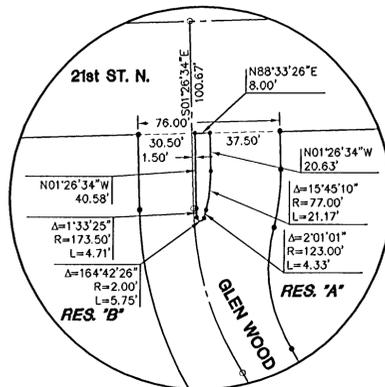
Tricia L. Robello, LS #1246  
Deputy County Surveyor  
Sedgwick County, Kansas



DETAIL - RESERVE "F"



DETAIL - RESERVE "H"



DETAIL - RESERVE "I"

*final tracing received 12-3-02 Boe3*



## 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 that reads '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](http://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 127<sup>th</sup> 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.

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- 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. "13<sup>th</sup> St. North" shall be revised to "21<sup>st</sup> 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 that reads "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. 22<sup>nd</sup> 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

(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**

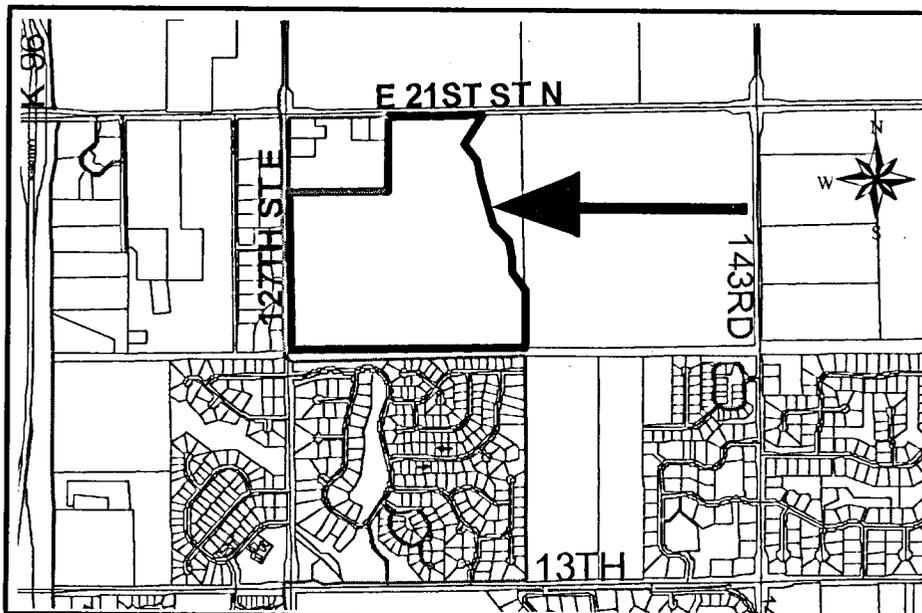
Residential:	141
Office:	
Commercial:	
Industrial:	
Total:	<u>141</u>

**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 127<sup>th</sup> 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.

**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.
- 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. Reeds Cove needs to be changed to Glenwood. Reeds Landing needs to be changed to Reeds Cove.
- S. "13<sup>th</sup> St. North" shall be revised to "21<sup>st</sup> 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 plattor'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.

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- 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.