

- 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

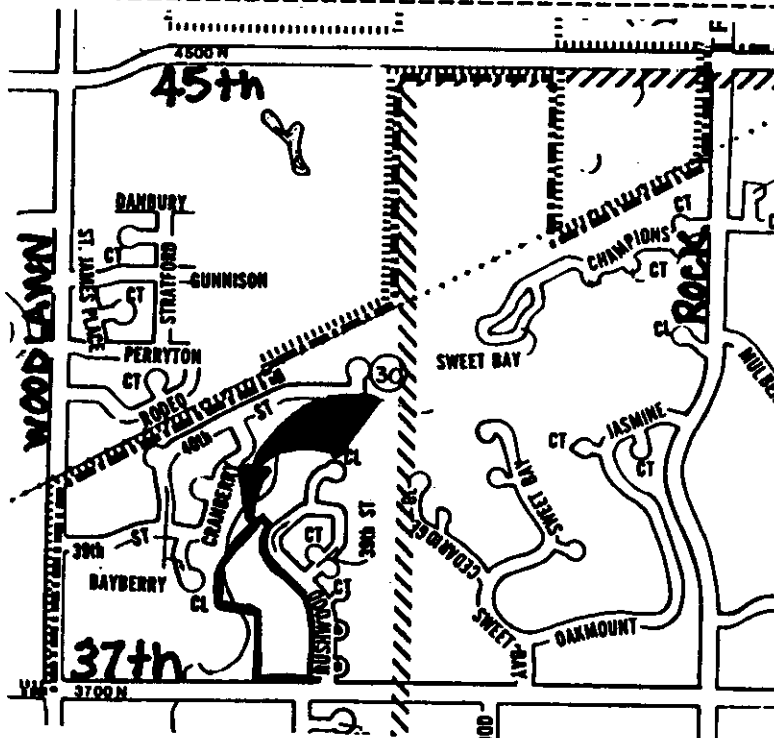
NUMBER OF LOTS

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:

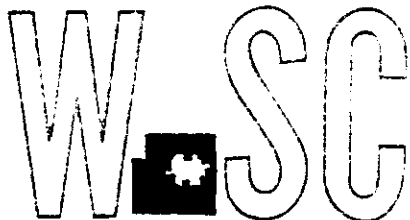


STAFF COMMENTS:

- 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 plattor'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 platter'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 plattor's text shall reference the standard floodway language. The plattor'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 plattor'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.

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

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