

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 plattor.
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

THIS PLAT APPROVED BY THE SUBDIVISION  
 COMMITTEE ON 1-30-86 SUBJECT FINAL PLAT  
 TO THE CONDITIONS OF APPROVAL OF FINAL PLAT OF  
 ED IN OUR LETTER DATED 1-31-86

# TEAL COVE SECOND

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY

DO NOT REMOVE

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

A replat of Lot 33, Block 1, Teal Cove, an addition to Wichita, Sedgwick County, Kansas.

The contingent street dedication for the northeast circumferential project is being vacated 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 \_\_\_\_\_, 1986.

Kenneth H. Bengtson, P.E.  
 Mid-Kansas Engineering Consultants, P.A.  
 3500 N. Rock Road, Bldg. 800  
 Wichita, KS 67226

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineers Certificate, have caused the same to be surveyed and platted into lots, a block and reserves, the same to be known as "TEAL COVE SECOND", an addition to Wichita, Sedgwick County, Kansas. Reserve "A" is for utilities, drainage, landscaping, irrigation, entry monuments and/or walls. Reserves "B", "C", & "D" are for private streets, drainage & utilities. Reserves "E" & "F" are for utilities, drainage, landscaping, irrigation and walls. All Reserves are to be owned and maintained by a Homeowners Association. Easements for the construction and maintenance of public utilities are hereby granted as indicated. All abutters rights of access to or from 37th Street North over and across the south line of "TEAL COVE SECOND", is hereby granted to the city of Wichita. ~~Building setbacks shall be in accordance with the Northbrook Community Unit Plan (D.P. 119) on file in the Wichita, Sedgwick County, Metropolitan Area Planning Department office.~~

Mary Lynn Oliver \_\_\_\_\_

William L. Oliver, Jr. \_\_\_\_\_

STATE OF KANSAS  
 COUNTY OF SEDGWICK

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 1986, 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 persons 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. In 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 SECOND".

Mid-Kansas Federal Savings and Loan Association

By: Max L. Herzet, Senior Vice-President \_\_\_\_\_

STATE OF KANSAS  
 COUNTY OF SEDGWICK

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 1986, 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. In the day and year above written.

\_\_\_\_\_, Notary Public

My Appointment Expires: \_\_\_\_\_

This plat of "TEAL COVE SECOND" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1986.

Wichita-Sedgwick County Metropolitan Area Planning Commission

William J. Goebel \_\_\_\_\_, Chairman

Michael E. Lindebak \_\_\_\_\_, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1986.

Robert C. Brown \_\_\_\_\_, Mayor

Donald C. Gisick \_\_\_\_\_, City Clerk

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1986.

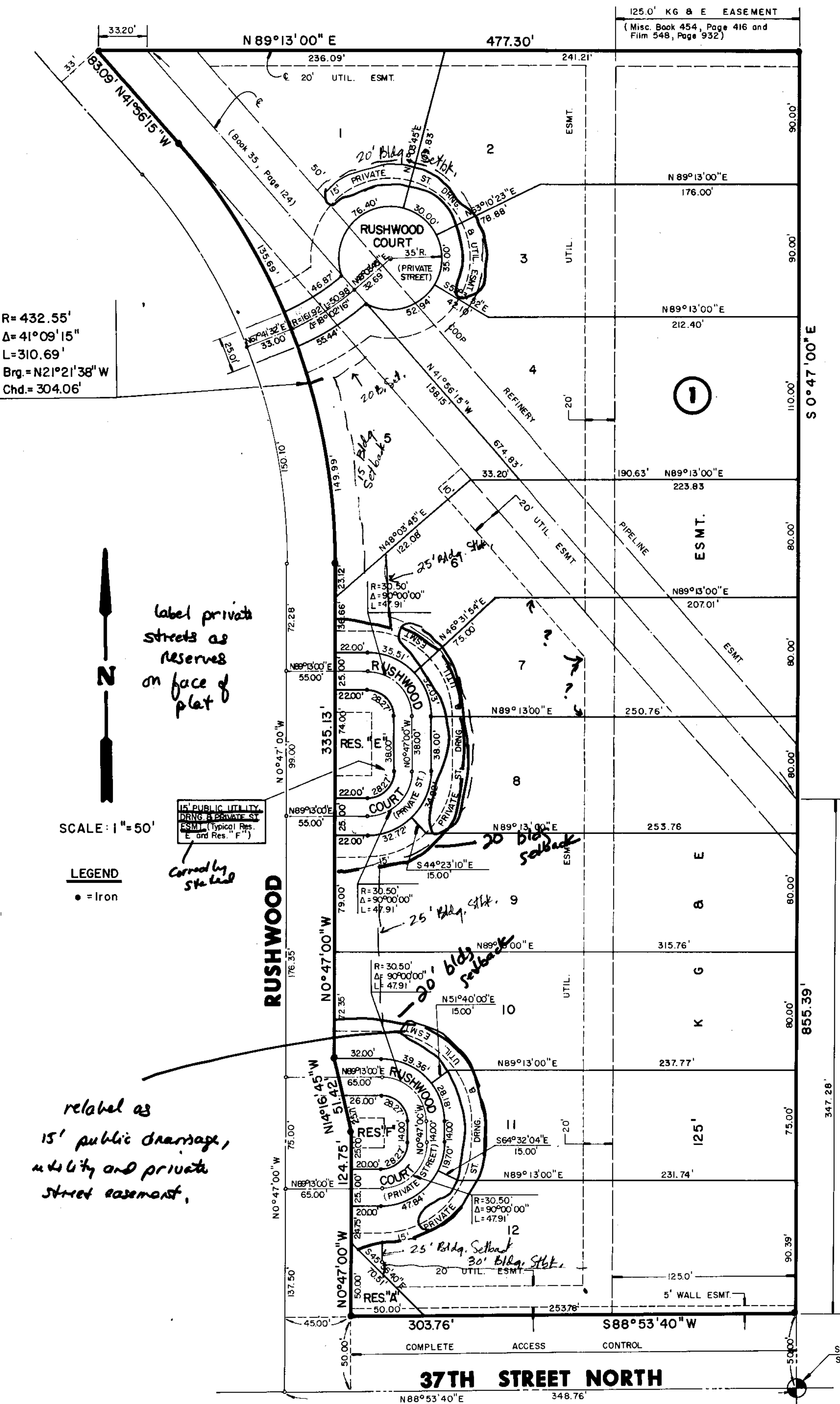
Don Wright \_\_\_\_\_, County Clerk

STATE OF KANSAS  
 COUNTY OF SEDGWICK

This is to certify that this instrument was filed for record in the Register of Deeds Office at \_\_\_\_\_ day of \_\_\_\_\_, 1986.

Pat Kettler \_\_\_\_\_, Register of Deeds

Ed Resa \_\_\_\_\_, Deputy

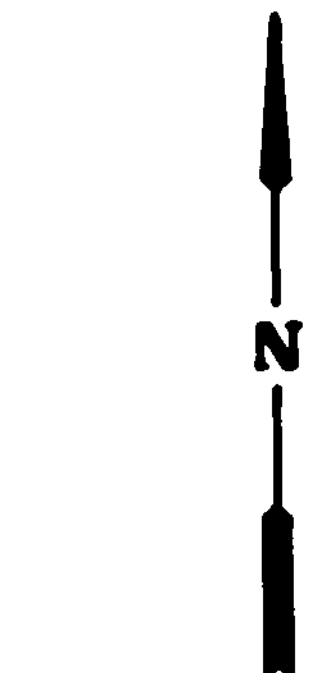


Mention plotting of purpose of wall easement

Mention plotting of 15-foot public drainage utility and private street easement

Omit (Setbacks need to be platted)

R= 432.55'  
 Δ= 41°09'15"  
 L= 310.69'  
 Brg.= N21°21'38"W  
 Chd.= 304.06'



SCALE: 1" = 50'

LEGEND  
 • = Iron

relabel as 15' public drainage, utility and private street easement,

37TH STREET NORTH

1/4 CORNER  
 SEC. 30, T26S, R2E

- 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 plattor'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 plattor'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.

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,  
FLW*

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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.