

S/D No.: 86-78 Name: TALLGRASS EAST ADDITION

Preliminary Approved: 10/23/86
Scheduled S/D Meeting: 11/20/86

DESCRIPTION

General Location: Northeast corner of Webb Road and 21st Street North.

Owner: Slawson Investment Corporation, 8100 E. 22nd No., Bldg. 1900,
Wichita, KS 67226

Surveyor/Engineer: Professional Engineering Consultants, 1440 E. English,
Wichita, KS 67211

1. Gross Acreage of Plat: 54.16
 2. Number of Lots:
 - Residential: 132
 - Office:
 - Commercial:
 - Industrial:
 - Total: 132
 3. Minimum Lot Area: 6,050 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA" under C.U.P. DP-163
-

STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Tallgrass II Community Unit Plan (DP-163). Development of the property is planned for single-family dwelling units. This final plat represents the platting of the first final plat for an overall preliminary plat approved on 10/23/86.

- 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 interior streets.
- D. The applicant shall guarantee the storm sewers required by the platting of this property.
- E. In accordance with the sidewalk plan for this property, the applicant shall guarantee construction of the following sidewalks:
 1. Southerly side of Clubhouse, within Reserves D and E.
 2. Within Reserve C (approximately 750 linear feet).
 3. Within a sidewalk easement to be granted as part of Lot 59, Block 1 (approximately 750 linear feet). The sidewalk easement shall be granted in conjunction with approval of a special permit or zone change for a community recreation center. See provision 19 of DP-163 and Item I of these comments.
- F. Approval of the sidewalk plan constitutes a recommendation to the City Commission to waive Section 3(C)(1) of the City's Sidewalk Ordinance which requires sidewalks on both sides of a collector street. Clubhouse is being platted as a collector street and the proposed sidewalk plan provides for a sidewalk on only one side of this street. However, given the proposed loop sidewalk north of Clubhouse and the extensive common open space system which characterizes this subdivision proposal, a recommendation for the City Commission to waive the normal sidewalk requirement for collector streets appears to be justified. The Subdivision Committee determined, at the time of preliminary plat approval, that the Planning Commission should recommend that the City Commission waive Section 3(C)(1) of the City's Sidewalk Ordinance.
- G. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

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- I. As depicted on the sidewalk plan for this property, a sidewalk is to be constructed on Lot 59, Block 1. This segment of sidewalk will connect the sidewalk in Reserve C with the collector street sidewalk on Clubhouse. General provision 19 of the associated Community Unit Plan provides for the subject lot to be developed as a Community Recreation Center. Approval for this type of development is however subject to approval of a special permit or zone change. In order to avoid the platting of a sidewalk easement with this current plat, which may end up conflicting with building construction, the applicant is advised that his site development plan for any special permit or zone change request must identify where the sidewalk on Lot 59 will be constructed. At that time, an easement for sidewalk purposes shall be granted by separate instrument.
- J. The UTILITY COMPANY REPRESENTATIVES should note that proposed Reserves A, B, D, E and F are not being granted as blanket utility easement as has been common practice on past plats. Instead, utility easements are being defined within the proposed reserves. Reserve C and G are being platted as blanket utility and drainage easements.
- K. 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.
- L. 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.
- M. For those reserves being platted for sidewalk purposes, the required covenant, which provides for ownership and maintenance of the reserves, shall establish that the homeowner's association shall maintain the sidewalk system planned for construction outside of dedication street right-of-way. This covenant shall grant, to the City, the authority to maintain the sidewalks outside of dedication street right-of-way 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.
- N. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," 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 the easement shall be reviewed by the City Forestry Division prior to installation.
- O. 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 or 29-foot wide street pavement. 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.
- P. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- Q. On the final plat tracing, the platting of five separate Reserves F shall be eliminated. Instead, the reserves for entry features and landscaping shall be platted as Reserves F, H, I, J and K. Appropriate changes in the plat's text and on the face of the plat shall be made.
- R. On the final plat tracing, the plat's text shall be amended to reference the platting of the "street easement".

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- S. In order to provide a 5-foot landscaping strip between the front or side of each home on Lots 7, 16 and 22, Block 2 and Lots 1, 3, 4 and 6, Block 3, and the "15-foot street, drainage and utility easement", the final plat shall indicate a 20-foot building setback on each lot from the narrow public street right-of-way. Not only will a landscaping strip be provided, but the platting of this 20-foot building setback will also ensure that building foundations are kept out of the "street easement".
- T. Upon the recording of this plat, Clubhouse shall become a designated residential collector street.
- U. The applicant shall obtain, by separate instrument, the 10-foot wide off-site utility easement needed adjacent to the west line of Lots 28 through 34, Block 2.
- V. The applicant shall obtain, by separate instrument, any off-site drainage easements required by the drainage plan for this property.
- W. The applicant shall obtain, by separate instrument, the 30-foot wide off-site sanitary sewer easement needed to the south of this plat.
- X. 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.
- Y. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- Z. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- AA. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.
- BB. The representatives from the City Engineer's Office and Traffic Engineering should be prepared to comment on the acceptability of the pavement geometrics proposed for the street intersections containing a landscaping reserve. Those representatives should also be prepared to comment on the acceptability of the "stub" public streets intended to serve Lots 7 through 10, Block 2 and Lots 14 through 16, Block 2. Should these "stub" public streets be platted or should the "stub" be platted as a Reserve for private drive purposes as has been done on past plats?

TALLGRASS EAST
TO WICHITA, SEDGWICK COUNTY, KANSAS

STATE OF KANSAS)
COUNTY OF SEDGWICK)

I, R.W. LINN, A PROFESSIONAL ENGINEER IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1986, I HAVE CAUSED TO BE SURVEYED AND PLATTED, TALLGRASS EAST TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS AND RESERVES, THE SAME TO BE DESCRIBED AS: COMMENCING AT THE S.W. CORNER OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M.; THENCE BEARING N0°47'16"W ALONG THE WEST LINE OF SAID SECTION 4, A DISTANCE OF 1290.23 FEET; THENCE BEARING N89°12'44"E A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING THENCE BEARING N0°47'16"W PARALLEL TO AND 30.00 FEET EAST OF THE WEST LINE OF SAID SECTION 4, A DISTANCE OF 1366.19 FEET TO THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 4; THENCE BEARING N89°02'26"E ALONG THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 4 A DISTANCE OF 1463.51 FEET; THENCE BEARING S1°10'25"E A DISTANCE OF 101.96 FEET; THENCE BEARING S28°49'35"W A DISTANCE OF 230 FEET; THENCE BEARING S1°10'25"E A DISTANCE OF 241.96 FEET; THENCE BEARING S31°10'25"E A DISTANCE OF 160.00 FEET; THENCE BEARING S1°10'25"E A DISTANCE OF 671.02 FEET; THENCE BEARING N88°49'35"E A DISTANCE OF 132.75 FEET; THENCE BEARING S46°10'25"E A DISTANCE OF 155.00 FEET; THENCE BEARING S1°10'25"E A DISTANCE OF 199.58 FEET; THENCE BEARING S88°49'35"W A DISTANCE OF 276.74 FEET; THENCE BEARING S70°33'37"W A DISTANCE OF 60.04 FEET; THENCE BEARING S88°49'35"W A DISTANCE OF 178.59 FEET; THENCE BEARING S1°10'25"E A DISTANCE OF 190.00 FEET; THENCE BEARING S88°49'35"W A DISTANCE OF 596.00 FEET; THENCE BEARING N1°10'25"W A DISTANCE OF 510.00 FEET; THENCE BEARING S88°49'35"W A DISTANCE OF 571.70 FEET TO THE POINT OF BEGINNING.

R.W. LINN P.E. NO. 3684

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND, AS SET FORTH IN THE ENGINEER'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS AND RESERVES, THE SAME TO BE KNOWN AS TALLGRASS EAST TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS, AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE, ARE HEREBY GRANTED.

THE 5.0 FOOT WALL EASEMENT, AS SHOWN IN RESERVES A AND D AND IN LOTS 20, 21 AND 22, BLOCK 1, IS GRANTED TO THE TALLGRASS EAST HOMEOWNERS' ASSOCIATION FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL.

RESERVES A, B, D AND E ARE HEREBY RESERVED FOR DRAINAGE, ENTRY FEATURES, LANDSCAPING, SIDEWALKS, IRRIGATION SYSTEMS, PEDESTRIAN IMPROVEMENTS, AND UTILITY SERVICE CONNECTIONS FROM ADJOINING LOTS TO UTILITIES CONFINED WITHIN EASEMENTS.

RESERVES C AND G ARE HEREBY RESERVED FOR DRAINAGE UTILITIES, LANDSCAPING, SIDEWALKS, IRRIGATION SYSTEMS, PEDESTRIAN IMPROVEMENTS AND NON-PERMANENT RECREATIONAL FACILITIES.

RESERVES F ARE HEREBY RESERVED FOR ENTRY FEATURES, LANDSCAPING AND IRRIGATION SYSTEMS.

ALL RESERVES SHALL BE SUBJECT TO RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS ASSOCIATION AGREEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE TALLGRASS EAST HOMEOWNERS' ASSOCIATION. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM WEBB ROAD OVER AND ACROSS THE WEST LINES OF BLOCKS 1 AND 2 AS SHOWN, ARE HEREBY GRANTED TO THE CITY OF WICHITA.

OWNER: SLAWSON INVESTMENT CORPORATION

J. ROBERT CLEMENTS, PRESIDENT

STATE OF KANSAS)
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1986, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME J. ROBERT CLEMENTS, PRESIDENT OF SLAWSON INVESTMENT CORPORATION, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME, FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID COMPANY, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

WE, THE MELLON BANK, N.A., PITTSBURG, PA, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF TALLGRASS EAST TO WICHITA, SEDGWICK COUNTY, KANSAS.

JAMES G. CARSWELL, III VICE-PRESIDENT

STATE OF KANSAS)
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1986, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME JAMES G. CARSWELL, III, OF THE MELLON BANK, N.A., PITTSBURG, PA, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID BANK, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED BY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1986.

JOHN TERRY MOORE, CHAIRMAN

MICHAEL E. LINDEBAK, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COMMISSION OF THE CITY OF WICHITA, KANSAS. DATED THIS DAY OF _____, 1986.

TONY CASADO, MAYOR

DONALD C. GISICK, CITY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1986.

DON WRIGHT, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1986.

PAT KETTLER, REGISTER OF DEEDS

ED RESA, DEPUTY

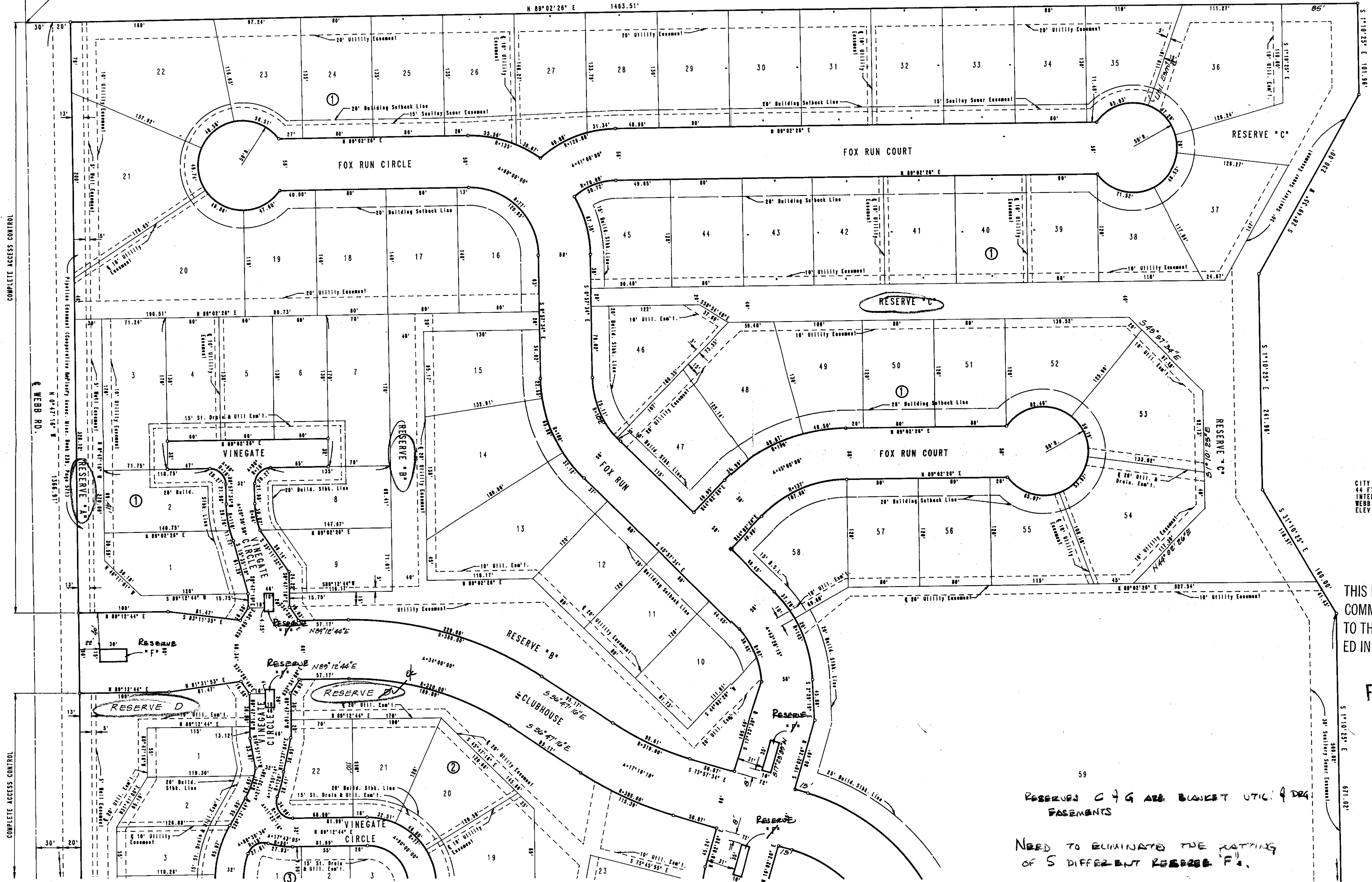
Need to mention
street names!

good!

good!

TALLGRASS EAST
TO WICHITA, SEDGWICK COUNTY, KANSAS

NW Cor. SW 1/4
Sec. 4, T27S, R2E
of the 6th P.M.



SCALE: 1"=50'

○ = IRON SET

CITY OF WICHITA B.M. DISC
44 FT. SO. AND 48 FT. EAST OF
INTERSECTION OF CENTERLINE OF
WEBB RD. AND 21ST ST.
ELEV. = 205.238 CITY DATUM

THIS PLAT APPROVED BY THE SUBDI
COMMITTEE ON 11/20/86 SL
TO THE CONDITIONS OF APPROVAL O
ED IN OUR LETTER DATED 11/20/86

FINAL PLAT

OFFICE COPY
DO NOT REMOVE

RESERVES C & G ARE BLANKET UTILITY DEPT.
BASEMENTS

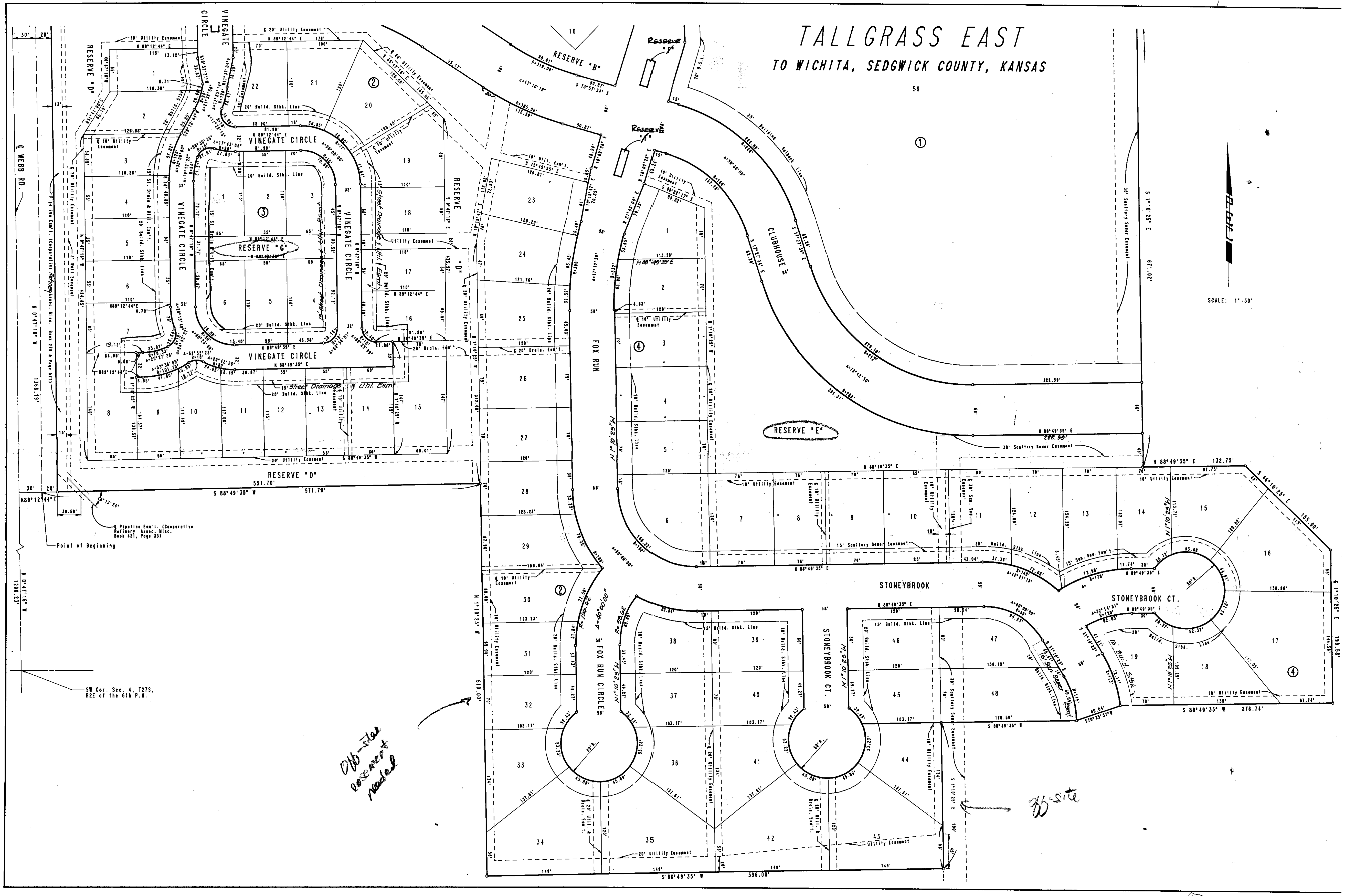
NEED TO ELIMINATE THE HATTING
OF S DIFFERENT RESERVE PL.

TALLGRASS EAST
TO WICHITA, SEDGWICK COUNTY, KANSAS

59



SCALE: 1"=50'



November 24, 1986

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Final Plat S/D 86-78 - TALLGRASS EAST ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 24, 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 November 20, 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 the first half of 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dlk

cc: Slawson Investment Corporation, 8100 E. 22nd N., Bldg. 1900,
Wichita, KS 67226