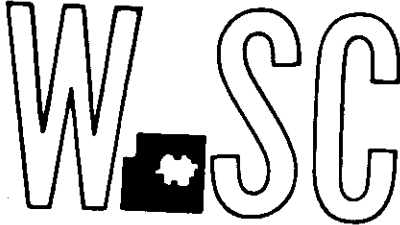


P/c Sub 8-29-85

1. Tallgrass Commercial Third. Existing 8" main and fire hydrant in area to be vacated. If main to be removed, developer should be charged all costs. Current Benefit District special assessments shall remain against property.
2. Briarwood Estates 5th. Item C. Existing 8" main in Ponderosa joining E. from Alderny. Existing 12" in 13th. Existing 12" in 119th stops N. of Alderny, coming from 13th. If possible, 12" to be extended along 119th S. to South line of Alderny or to S. line of project. If 119th 12" not possible, existing water will serve the project.
3. Davidson and Frey Addition. ~~See~~ Water main available.
4. Maize Avenue Addition. Existing water (16" in Maize, 12" in Corn) to area. No water problems.
5. Hadijski Addition. Existing 8" water in water easement along E. side of Reserve B. Depending on use of Reserve B, additional easement to serve the property may be necessary to cross Reserve B.
6. Air Park Northeast. Existing rural water district line is in 37th and goes N. & S. in Greenwich. The nearest City of Wichita water line is in Webb Rd. at 39th, or in Webb Rd. at 37th. Either main could be extended to Greenwich. 20" supply line required. Item C.
7. Jeff Bruce Addition. Existing 6" water in Cleveland. No water problems.
8. First Dixon Addition. Existing 2" water main in New York. No water problems.
9. West Meadows Addition. Nearest water at 13th and Cedar Park (W. of 119th).

10. Maria Addition. Item B. Existing 6" Main in Lewis. Item C. additional water easement will be necessary in order to move water main out from under proposed pavement.
11. de Paul Addition. Existing water in Central, Kessler, and along the West side of the plat north of the existing hydrant. No water main in Newell.
12. Maxwell Third Addition. Item L. Existing water main shall be abandoned, any cost charged to developer.
13. Pine Bay Estates. Existing 16" main in Hydraulic ends at approximately 200' N. of 58th St. Much interest has been expressed in running city water to the area. If possible would suggest a supply line benefit district be tried. Ground Water is of poor quality, and once wells are allowed, extension of city water becomes more difficult.
14. A.T. & SF RR Street R/W Dedication. No water problems.
15. A.T. & SF RR Street Dedication along Santa Fe. No water problems. Existing 8" along existing R/W on E side 8' W of E.R. Need to verify no prior water easement along R/W.
16. A.T. & SF Street Dedication along Santa Fe, S of 34th. No water problem.
17. Hamel & Rew Land Company. Utility Esm't. No water problem.
18. Woodlawn Development Co. Utility Esm't. No water problem.
19. Other Matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

August 30, 1985



Mid-Kansas Engineering Consultants, P.A.
3500 North Rock Road, Bldg. #800
Wichita, KS 67226

Re: S/D 85-66 - Preliminary Plat of Tallgrass Commercial Third
Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 29, 1985, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. Since proposed Lot 2 overlaps portions of two Community Unit Plan parcels and this replat proposes the vacation of portions of street rights-of-way depicted on the C.U.P., the applicant must file for an adjustment to the Community Unit Plan in order to ensure that the proposed lots will correspond with C.U.P. parcel boundaries. A final plat shall not be submitted until the associated Community Unit Plan has been adjusted to provide parcel boundaries which match the four (4) proposed lots.
- B. The City Engineer's office has advised that special assessments for the street proposed for vacation by this replat have been paid off.
- C. The applicant shall guarantee the street improvements required to delineate the public/private street transition at the end of each stub commercial street. Prior to, or at the time of submitting a final plat, the details of the proposed transitions shall be worked out with City Engineering.
- D. Since street rights-of-way are proposed for vacation by this replat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.
- E. The final plat shall reference, on the face of the plat as well as in the plat's text, that building setbacks are per the requirements of the Tallgrass Comm. and Office Park Community Unit Plan (DP-92) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department.

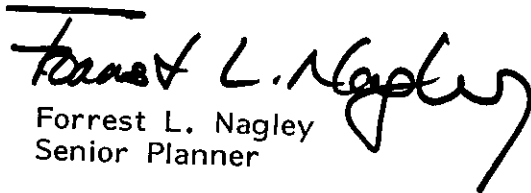
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Mid-Kansas Engineering Consultants, P.A.
Re: S/D 85-66 - Preliminary Plat of Tallgrass Commercial Third Addition
August 30, 1985
Page 2

- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- H. The Fire Department has requested that the applicant's agent meet with them, prior to Subdivision Committee review of a final plat, in order to discuss fire protection for this commercial property.
- I. Prior to, or at the time of submitting a final plat, a drainage plat shall be submitted to the City Engineer's office for review and approval.

The enclosed "marked" copy of the plat is for your information and files.
If you should have any questions, please call.

Sincerely,

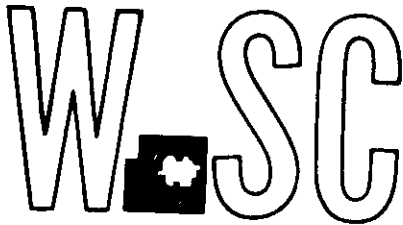

Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

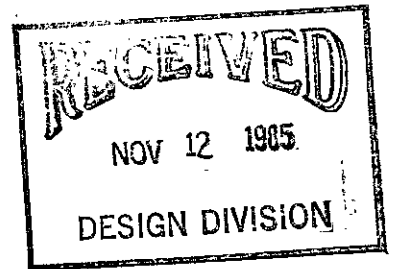
cc: Jack Ritchie, Tallgrass Company, 8100 E. 22nd Street North, Bldg. #1900
Wichita, KS 67226
Walt Campbell, City Fire Department
Mike Lindebak, City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561



November 8, 1985

Mid-Kansas Engineering Consultants, P.A.
3500 North Rock Road, Bldg. #800
Wichita, KS 67226

Re: S/D 85-66 - Preliminary Plat of Tallgrass Third
Addition

Commercial

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 8, 1985, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee the extension of sanitary sewer to serve those lots not already served.
- B. The applicant shall verify that all the lots are served with municipal water. If all lots are not served, then the applicant shall guarantee the extension of municipal water to serve those lots.
- C. The applicant shall guarantee the street improvements required to delineate the public/private street transition at the end of each stub commercial street. Prior to, or at the time of submitting a final plat, the details of the proposed transitions shall be worked out with City Engineering.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- F. The City Engineer's office has advised that special assessments for the street proposed for vacation by this replat have been paid off.

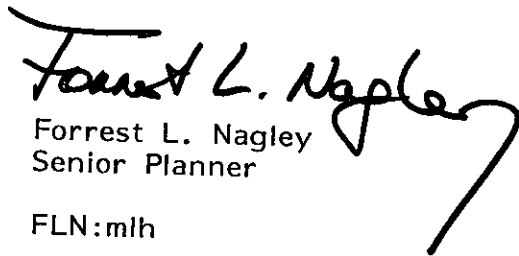
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Mid-Kansas Engineering Consultants, P.A.
Re: S/D 85-66 - Preliminary Plat of Tallgrass Third Addition.
November 8, 1985
Page 2

- G. Since this plat overlaps portions of Community Unit Plan parcels and this replat proposes the vacation of portions of street rights-of-way depicted on the C.U.P., the applicant must file for an adjustment to the Community Unit Plan in order to ensure that the proposed lots will correspond with C.U.P. parcel boundaries. A final plat shall not be submitted until the associated Community Unit Plan has been adjusted to provide parcel boundaries which match the proposed lots.
- H. Since street rights-of-way are proposed for vacation by this replat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.
- I. The final plat shall reference, on the face of the plat as well as in the plat's text, that building setbacks are per the requirements of the Tallgrass Community and Office Park Community Unit Plan (DP-92) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department.
- J. 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.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,

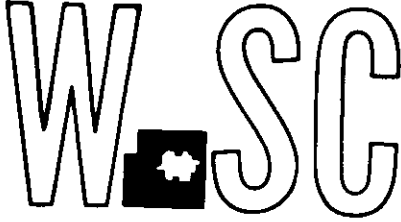

Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Mr. Jack Ritchie, Tallgrass Company, 8100 E. 22nd Street North,
Bldg. #1900, Wichita, KS 67226
Mike Lindebak, City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

November 22, 1985



Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Bldg. #800
Wichita, KS 67226

Re: S/D 85-66 - Final Plat of Tallgrass Commercial Third Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 21, 1985, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- ✓ A. The applicant shall guarantee the extension of sanitary sewer to serve those lots not already served.
- B. The applicant shall establish the cross-lot drainage easements required by the applicant's drainage plan. The wording and provisions of this easement shall be reviewed and approved by City Engineering prior to submitting this plat for scheduling before the City Commission.
- C. The final plat tracing shall indicate utility easements to provide for the sanitary sewer layout plan for this property. The location of these easements shall be approved by City Engineering prior to submitting this plat for scheduling before the City Commission.
- ✓ D. The applicant's agent shall submit a design concept for the public/private street transitions to City Engineering. This concept should provide approximate quantities and costs for the street transitions. The applicant shall guarantee the street improvements required by the design concept. This plat shall not be submitted for scheduling before the City Commission until the specifics of the public/private street transitions have been worked out with City Engineering.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The City Engineer's office has advised that special assessments for the street proposed for vacation by this replat have been paid off.

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Mid-Kansas Engineering Consultants, P.A.
Re: S/D 85-66 - Final Plat of Tallgrass Commercial Third Addition.
November 22, 1985
Page 2

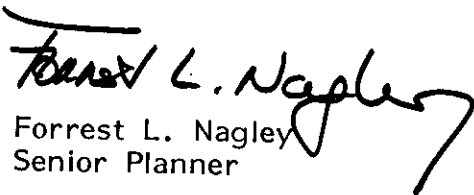
- G. The final plat tracing shall correct the M.A.P.C signature block to reference WILLIAM J. GOEBEL as the M.A.P.C. Chairman.
- H. The final plat tracing shall correctly label adjacent Tara Street as "Tara Circle," not "Tara Court."
- I. If the existing fire hydrant and water line on this property need to be relocated, this work shall be paid for by the applicant and shall be without cost to the City or Water Department.
- J. The applicant is advised that, if a 21st Street or Rock Road address is desired for Lot 3, Block 1, Peppertree Circle should be renamed Rock Road Court, or Executive Circle should be renamed 21st Street Court.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. 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.

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 Monday, November 25, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Tallgrass Company, Attn: Jack Ritchie, 8100 E. 22nd Street North,
Bldg. #1900, Wichita, KS 67226
Mike Lindebak, City Engineer

Pre-Sub 11-7-85

1. Tallgrass Co. Vacation of a portion of Lot 1, Block 2 Silverleaf Addition. No water problem.
2. Wichita Trust. Vacation of access control. No water problem.
3. Davidson and Fray Addition. Revised Final Plat. No water problem.
4. Gordon Norris Second Addition. Final Plat. No water problem.
5. Murdock Industrial Addition. Final Plat. Existing 8" water main along the west side of Nabash, not shown on sketch plat. No water main problem.
6. Town & Country Christian Church Addition. Final Plat. Church building now served by Bel Aire water line. If they (Bel Aire) will continue to serve the site, there will be no water problem. If after platting Bel Aire does not wish to serve the site, City of Wichita water main could be extended from Oliver or Woodlawn.
7. Deutsches Eck Addition. Preliminary Plat. Item C, wells. Nearest City Water is ~~at~~ too far away to be economically feasible.
8. Grundman Addition. Final Plat. Existing 8" water in Cranbrook will serve lots 1-4. Water main needs to be extended in Osie Circle to serve lots 5 and 6. X's's. Petition passed Commission 6-29-85 (448-80-965-80082-076-000-01)
9. Cottonwood Village Sixth Addition. Final Plat. Item B, water to be extended. No water problem.
10. Tallgrass Commercial Third Addition. Revised Preliminary Plat. Item B, water to be extended. Relocation of fire hydrant and any change of location at developers expense ^{with} approved plans.

11. HI-Tech Industrial Park Second Addition. Final Plat. Item B, Water to be extended. Existing water main in Comtara extends north of proposed Cul-de-Sac. Main to be abandoned and fire hydrant relocation shall be done at developer's expense with approved plans.
12. Woodlawn Development Company. Vacation of plat, st. r/w, temp. Cul-de-Sac. Water mains as shown on map end at the north line of the North Point Industrial Park, on the east side of Comtara St.
13. Mulberry East Addition. Preliminary Plat. Item B, Water to be extended from 37th St. N. and Rock Road. Proposed 20" water main in Rock Road, 12" possible sizing in Mulberry Drive.
14. Mitko Hodijski. Lot Split. No water problem.
15. City Land Inventory Case. 13th St. & Pennsylvania. No water problem.
16. City Land Inventory Case. 17th St. N. & Park Place. Water to serve the area shown would come from Park Place at the southerly end of the park area. Note: To serve that part of lots 59, 61, and 63, that is outside the dark line would require crossing both the enclosed area and the wide section of the park area, if they are not already served.
17. Wichita Cottage Group. Utility Esmt. No water problem.
18. Turnpike Inn, Inc. Additional St. R/W. No water problem, unless service to lot 1, Blk 1, is on 97th St.
19. Other matters.

Pre-Sub 11-21-85

1. Charles T. Laham. Vacation of building setback. No water problem.
2. South City Southern Baptist Church. Vacation of utility easements. No water problem.
3. Fairfield Estates Addition. Item B, mains to be extended. No water problem. ~~Comment: Oneida Circle is now a Cul-de-Sac. The water main will not be extended through the fire lane ismt to Rock Rd. to serve this area. The primary feed will come from Polo. Extension of water main in the fire lane east of Oneida Ct. Would be done only if it was determined necessary for a second feed into the area.~~
4. Tallgrass Commercial Third Addn. Final Plat. Any relocation of water main or fire hydr. to be at developer's expense. No water problem.
5. Mulberry East 2nd Addition. Prelim. Plat. Item B, water to be extended. from Rock Road. Main in Rock Rd to be extended north from 37th St. N. No water problem.
6. Hi-Tech Industrial Park Second Addition. Item B, water to be extended. Fire hydrant to be relocated to ~~southern~~ end of Cul-de-Sac at developer's expense, relocation necessary because of reduced access to hydrant. Main to be abandoned north of Cul-de-Sac if no service is currently on line. No water problem.
7. Woodlawn Development Co, Inc. . Vacation of Street RLU and Temp. Cul-de-Sac. Comotara St. Water main in this area to be abandoned, fire hydr. to be relocated, both at developer's expense.

- 8. Standifer First Addition. Final Plat. No water problems.
- 9. Hybritech Addition. Final Plat. No water problem.
- 10. Leonard A. Garnett Addition. Revised Final Plat. No water problems.
- 11. Andria Addition. Final Plat. No water problems.
- 12. Eck 3rd Addition. Item B, water main to be extended in 21st St. N. from Covington. 12" Pipe in 21st St. No water problems.
- 13. Sutherland Lumber North Addition. Final Plat. No water problem.
- 14. Bader 3rd Addition. Final Plat. Item A, mains to be extended. No water problem.
- 15. P.C. Industrial Park. Final Plat. 8" Water main should be extended in Water St. to Col-de-Sac to provide water to majority of the plot and fire protection.
- 16. Other matters.

DECLARATION OF DRAINAGE EASEMENT

THIS DECLARATION, made this 27th day of November, 1985, by Independence Commons Company, a partnership ("Declarant").

W I T N E S S E T H: That,

WHEREAS, Declarant is the owner of Lots 1, 2, 3, 4, and 6, Block 1, Tallgrass Commercial Third Addition; and

WHEREAS, Central Bank and Trust is the owner of Lot 5 therein; and

WHEREAS, it is necessary in connection with the development of said property to provide easements for the drainage of surface water; and

WHEREAS, it is anticipated that title to said lots may become vested in separate owners and it is therefore necessary to establish such drainage easements of record.

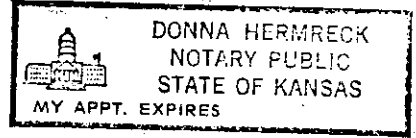
NOW, THEREFORE, Declarant and Central Bank and Trust hereby establish and declare that each of said lots shall be subject to an easement for the benefit of all other lots to drain surface water from the various lots over and across each and all of the same all in accordance with the approved drainage plan for said addition as filed with the Metropolitan Area Planning Department.

CENTRAL BANK AND TRUST

By *[Signature]*

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

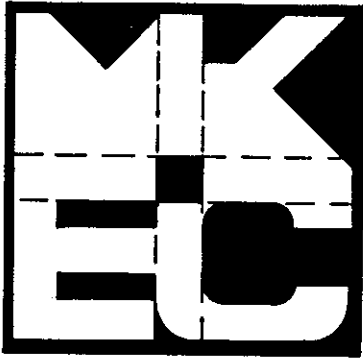
The foregoing instrument was acknowledged before me
this 5th day of November, 1985, by P. R. Miller,
of Central Bank and Trust on behalf of said Bank.



Donna Hermreck
Notary Public

My Appointment Expires:

August 8, 1988



MID-KANSAS ENGINEERING
CONSULTANTS, P.A.
3500 N. Rock Road, #800
Wichita, KS 67226

REFERENCE: Tallgrass Commercial Third Addition

Transition Paving Estimate

PROJECT #:

DATE: 11/27/85

TO: Carl Gipson
Engineering Department
455 N. Main, 7th Floor
Wichita, KS 67202

Enclosed you will find the estimate for concrete paving as shown on design concept drawing.

Two street Transitions, 920 S.Y. @ \$ 41.00/S.Y. = \$ 37,720.00

Use \$ 37,800.00 for guarantee.

MID-KANSAS ENGINEERING CONSULTANTS, P.A.

A handwritten signature in cursive script that reads "Dalton C. Hostetler".

Dalton C. Hostetler, P.E.

DCH:js

W I C H I T A - S E D G W I C K C O U N T Y
M E T R O P O L I T A N A R E A P L A N N I N G D E P A R T M E N T

CLB
12-2-85

To: Carl Gipson, Civil Engineer III

Date: December 2, 1985

From: Forrest L. Nagley, Senior Planner

Subject: Review and approval of the Tallgrass Commercial Third Addition plat tracing, a proposed instrument establishing cross-lot drainage easements and the design concept submitted for two public/private street transitions. (S/D 85-66)

On November 21, 1985, the Subdivision Committee approved the final plat of the above-referenced addition subject to requirements of the City Engineer's Office for the following:

1. The applicant shall establish the cross-lot drainage easements required by the applicant's drainage plan. The wording and provisions of this easement shall be reviewed and approved by City Engineering prior to submitting this plat for scheduling before the City Commission.
2. The final plat tracing shall indicate utility easements to provide for the sanitary sewer layout plan for this property. The location of these easements shall be approved by City Engineering prior to submitting this plat for scheduling before the City Commission.

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\$ 37,500

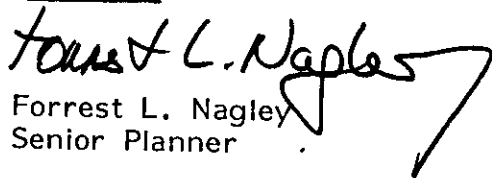
The applicant's agent shall submit a design concept for the public/private street transitions to City Engineering. This concept should provide approximate quantities and costs for the street transitions. The applicant shall guarantee the street improvements required by the design concept. This plat shall not be submitted for scheduling before the City Commission until the specifics of the public/private street transitions have been worked out with City Engineering.

These requirements were stated in our follow-up letter dated November 22, 1985.

Attached is a copy of the final plat tracing for your review. Also attached is a copy of an executed "Declaration of Drainage Easement." Does the final plat tracing reflect all utility easements needed for sanitary sewer service? Is the wording and are the provisions of the drainage easement agreement acceptable?

Mid-Kansas Engineering Consultants have advised that the required design concept, for the two public/private street transitions, has been submitted to City Engineering. Has the design concept been approved and what dollar figure should be referenced on the plattor's associated Letter of Credit?

The plat of this property is desirous of having this plat scheduled for City Commission review on December 17, 1985. In order to accomplish this, all conditions of approval stated in our November 22, 1985 letter must now be completed. Have the above-stated requirements of the City Engineer's office been completed?


Forrest L. Nagley
Senior Planner

FLN:mlh

Attachments

cc: Mid-Kansas Engineering Consultants, P.A., 3500 N. Rock Road,
Bldg. #800, Wichita, KS 67226
Mike Lindebak, City Engineer/Interim Director of Planning

W I C H I T A - S E D G W I C K C O U N T Y
METROPOLITAN AREA PLANNING DEPARTMENT

To: Carl Gipson, Civil Engineer III

Date: December 2, 1985

From: Forrest L. Nagley, Senior Planner

Subject: Review and approval of the Tallgrass Commercial Third Addition plat tracing, a proposed instrument establishing cross-lot drainage easements and the design concept submitted for two public/private street transitions. (S/D 85-66)

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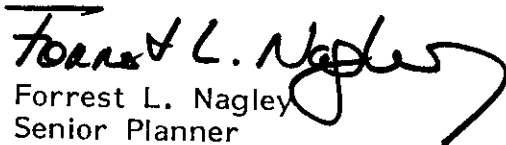
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The plat of this property is desirous of having this plat scheduled for City Commission review on December 17, 1985. In order to accomplish this, all conditions of approval stated in our November 22, 1985 letter must now be completed. Have the above-stated requirements of the City Engineer's office been completed?


Forrest L. Nagley
Senior Planner

FLN:mlh

Attachments

cc: Mid-Kansas Engineering Consultants, P.A., 3500 N. Rock Road,
Bldg. #800, Wichita, KS 67226
✓ Mike Lindebak, City Engineer/Interim Director of Planning

THE CITY OF WICHITA

OFFICE OF MAPD-DESIGN

DATE December 6, 1985

TO Forrest Nagley, Senior Planner

FROM Vicky Huang, Civil Engineer II

SUBJECT Jeff & Jay 2nd Addition
Tallgrass Commercial Third Addn.
Cottonwood Village Sixth Addition

The required petitions associated with the above-referenced additions have been received.

Vicky Huang
Civil Engineer II

VH:mgr