

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

RECEIVED

MAY 2 1983

Dept. Of Engineering

April 29, 1983

Bill G Yung Design
8225 E. 35th St. North
Wichita, Kansas 67226

Re: S/D 83-33 - Preliminary plat of Tallgrass Commercial
2nd Addition

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 28, 1983, 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:

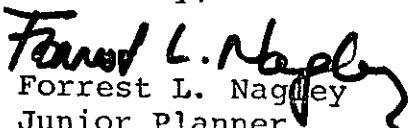
- A. Prior to or at the time of submitting a final plat, a drainage plan for this property shall be submitted to City Engineering.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the paving of Peppertree and Executive, including sidewalks on both sides.
- D. The applicant shall guarantee construction of appropriate accel and decel lanes on Rock Road and 21st Street adjacent to this plat and shall guarantee the left turn channelization on the arterials into Peppertree/Executive.
- E. Since the north end of adjacent Tara Street and its cul-de-sac have never been dedicated, the applicant shall either include this street dedication in this plat or make the necessary dedication by separate instrument. A guarantee for paving this additional street right-of-way, including sidewalks, will need to be submitted.
- F. A 24-inch water main is in 21st Street. The applicant shall make satisfactory arrangements with the Water Department for extending water service into these large lots.

- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The final plat shall distinguish between existing street right-of-way and right-of-way being dedicated on the plat.
- I. The applicant shall submit a notarized certificate stating that a sidewalk will be constructed adjacent to the west side of Tara whenever development occurs on Lot 1, Block 2.
- J. The applicant shall submit an avigational easement and restrictive noise covenant on this property. The Day-Night Average Sound Level (DNL) for this property is between 65 and 70 deciebls.
- K. The applicant shall obtain by separate instrument the 20-foot utility easement indicated on this preliminary plat adjacent to the northeast line of Lot 1, Block 2.
- L. As required by the associated Community Unit Plan, the applicant shall submit a covenant setting forth a lot owners Association to maintain the reserves, internal drives, parking, etc. The covenant shall specify when the Association will be established; when the reserves will be deeded to the Association; and who will own and maintain the reserves until the Association takes over.
- M. The final plat shall specify the purposes of the proposed reserves and shall state who is to own and maintain them.
- N. The final plat shall include the note that building setbacks are per the associated Community Unit Plan (DP-92).
- O. 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.
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

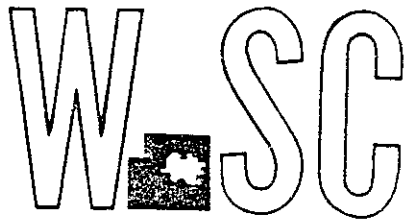
Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Tallgrass Company, P.O.Box 4048, 67204
Mid-Kansas Engineering Consultants, P.A., 240 N. Rock Rd.,
#130, 67206
✓Mike Lindebak, City Engineering

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

June 24, 1983

Mid-Kansas Engineering Consultants
240 N. Rock Rd., Suite 130
Wichita, Kansas 67206

Commercial

Re: S/D 83-33 - Final plat of Tallgrass^{Commercial} 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 23, 1983, 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 all drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the paving of Peppertree and Executive, including sidewalks on both sides.
- C. The applicant shall guarantee construction of appropriate accel and decel lanes on Rock Road and 21st Street adjacent to this plat and shall guarantee the left turn channelization on the arterials into Peppertree/Executive.
- D. The applicant shall guarantee the paving of that portion of Tara Street being dedicated on this plat.
- E. A 24-inch water main is in 21st Street. The applicant shall make satisfactory arrangements with the Water Department for extending water service to these large lots.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The Community Unit Plan for this property requires a 10-foot landscape buffer adjacent to the north and east lines of this plat. On Lot 1, Block 2, a portion of the area required for landscaping is proposed as a 10-foot utility easement. This would require the granting of an additional 10 feet of utility easement off-site by separate instrument.

In order to avoid any future conflicts between the planting and maintenance of landscape materials and the construction and maintenance of utilities, the entire 20-foot utility easement shall be granted off-site by separate instrument.

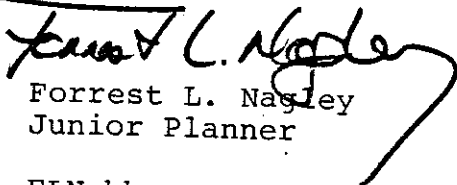
- H. The applicant shall submit a notarized certificate stating that a sidewalk will be constructed adjacent to the west side of Tara whenever development occurs on Lot 1, Block 2.
- I. In order to avoid possible future vacation cases, the final plat tracing shall reference that building setbacks are per the associated Community Unit Plan (DP-92).
- J. The applicant shall submit an avigational easement and restrictive noise covenant on this property.
- K. Closure computations shall be submitted with the final plat tracing.
- 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 Thursday, June 30, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

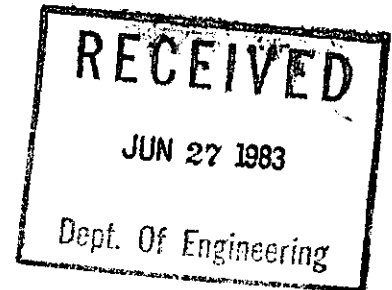
cc: Tallgrass Co., P.O. Box 4048, 67204
Mike Lindebak, City Engineering

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



June 24, 1983

Mid-Kansas Engineering Consultants
240 N. Rock Rd., Suite 130
Wichita, Kansas 67206

Re: S/D 83-33 - Final plat of Tall^{Commercial}grass 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 23, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

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- B. The applicant shall guarantee the paving of Peppertree and Executive, including sidewalks on both sides.
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In order to avoid any future conflicts between the planting and maintenance of landscape materials and the construction and maintenance of utilities, the entire 20-foot utility easement shall be granted off-site by separate instrument.

- H. The applicant shall submit a notarized certificate stating that a sidewalk will be constructed adjacent to the west side of Tara whenever development occurs on Lot 1, Block 2.
- I. In order to avoid possible future vacation cases, the final plat tracing shall reference that building setbacks are per the associated Community Unit Plan (DP-92).
- J. The applicant shall submit an avigational easement and restrictive noise covenant on this property.
- K. Closure computations shall be submitted with the final plat tracing.
- 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.

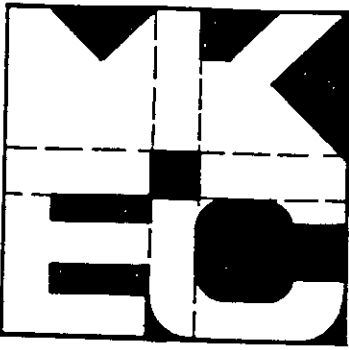
This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 30, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Tallgrass Co., P.O. Box 4048, 67204
Mike Lindebak, City Engineering



LETTER OF TRANSMITTAL

PROJECT: Tallgrass Commercial DATE: 12-12-83
JOB
Second Addition NO: _____

TO: Steve Palmer
City Engineering
455 North Main - 8th Floor
Wichita, Kansas 67202

MID-KANSAS ENGINEERING CONSULTANTS
240 NORTH ROCK ROAD SUITE 130
WICHITA, KANSAS 67206

We are sending you the following items attached
 under separate cover via _____

PRINTS SPECIFICATIONS LEGAL DESCRIPTIONS TRACINGS
 PETITIONS CORRESPONDENCE OTHER

These are transmitted as checked below.

- FOR YOUR APPROVAL FOR YOUR USE APPROVED AS NOTED
 AS REQUESTED FOR YOUR FILES FOR REVIEW AND COMMENT
 OTHER

REMARKS: We have met with Mike Lindebak and Chris Breitenstein on two occasions
regarding the petitions enclosed. It is our feeling that items A, B & D (of Subdivision
comments dated 6-24-83) are taken care of by virtue of these petitions. Also, item C
is taken care of with the 21st Street project now under construction.

COPIES TO:

Mike Lindebak
Louise Olivarez

Signed: Kenneth H. Bengtson
Kenneth H. Bengtson