

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-74 Name Tallgrass Clubhouse Second
 Date Application Rec'd. 8-19-83 Preliminary Approval _____
 Scheduled S/D Meeting 9-1-83

DESCRIPTION

General Location North of 21st Street in an area east of Rock Road

Owner Tallgrass Company
 Surveyor/Engineer Ken Bengtson, Mid-Kansas Engineering Consultants
 Address 240 N. Rock Rd., #130, Wichita, Ks Zip Code 67206 Phone 682-6561

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| 1. Gross Acreage of Plat <u>11.3</u> acres | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other <u>1</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>N.A.</u> | 8. Sidewalk adjacent to all streets _____ yes _____ no |
| 4. Minimum Lot Area <u>11.3</u> | |
| 5. Existing Zoning <u>AA w/CUP</u> | |
| 6. Proposed Zoning <u>AA w/CUP</u> | |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. The final plat shall show a 10-foot utility easement along the west line of the plat. This easement was required as a condition of platting Executive Park at Tallgrass. The utility company representatives shall be prepared to comment on the need, if any, for other easements.
- B. There was a 10-foot utility easement platted along the west and south lines of the original Tallgrass Clubhouse Addition. Since the west and south plat boundaries have been revised, the original platted easements are being vacated. The utility company representatives shall be prepared to comment on whether this will require any utility relocations.
- C. The plattor's text shall reference that setbacks are in accordance with D.P. 96 not D.P. 92.
- D. The applicant shall submit an avigational easement and a restrictive noise covenant acknowledging the existence of aircraft noise and assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- E. Closure computations shall be submitted with the final plat tracing.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only.