

THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF ENGINEERING DATE March 31, 1981

TO Jack Galbraith, Chief Planner

FROM Chris Breitenstein, Drainage and Flood Control Engineer

SUBJECT Various Drainage Plans

The following items are approved:

L/S 0498 - Site Grading Plan. It does appear additional on-site storm sewer will be required.

Kissire Addition - Drainage Plan.

Oak Knoll Industrial Park - Drainage Plan. A 10' private drainage easement adjacent to the South Line of plat will be required by separate instrument.


Oak Cliff Estates 2nd Addition - Drainage Plan.

Hedgecliff 3rd Addition - Drainage Concept. Drainage Plan should conform with plan for Storm Water Sewer #205.

➤ Tallgrass Clubhouse Addition - Drainage Plan. Any structures put in should be approved by this office.

Bonnie Brae 3rd Addition - Site Grading Plan. Drainage Plans should be submitted to this department at time of issuing building permits.

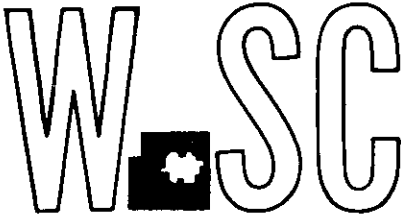
Silver Springs Addition - Drainage Concept.


Chris J. Breitenstein, P.E.
Drainage & Flood Control
Engineer

CJB:md

cc: Louise Olivarez
Mike Lindebak

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

April 3, 1981

Van Doren-Hazard-Stallings
Suite 250
260 N. Rock Road
Wichita, Ks. 67206

Re: S/D 80-54 - Final plat of Tallgrass Clubhouse

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on April 2, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The proposed ingress-egress and utility easement shall be granted by separate instrument. The document shall be submitted to the Planning Department for review and, when approved, shall be recorded with the Register of Deeds. The recording data shall be shown on the final plat tracing.
- B. The applicant shall guarantee extension of water and sewer to serve the lots if these utilities are not already available.
- C. If any improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Based on the AICUZ report, the property is within the flight path of McConnell Air Force Base. Therefore, the applicant shall submit an avigational easement and a restrictive covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable building built on subject property.
- E. In accordance with the C.U.P., fire hydrant installation and paved access to this building site shall be provided prior to the issuance of building permits.
- F. 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

RECEIVED

APR 7 1981

Dept. Of Engineering

April 3, 1981

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, April 9, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

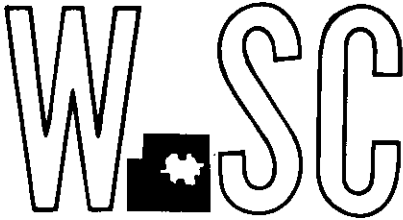
Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Tallgrass Clubhouse, a partnership, 1900 N. Amidon, 67204
x Mike Lindebak, City Engineering

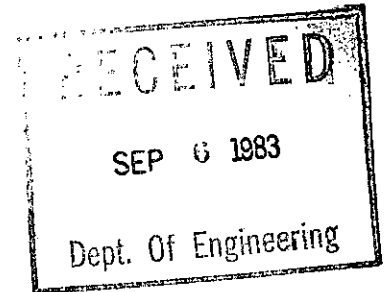
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

September 2, 1983



Ken Bengtson
Mid-Kansas Engineering Consultants
240 N. Rock Road, Suite 130
Wichita, Kansas 67206

Re: S/D 83-74 - Final plat of Tallgrass Clubhouse Second

Dear Mr. Bengtson:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 1, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The final plat shall show a 10-foot utility easement along the west line of the plat. Any proposed storm sewer easement crossing this property shall also be shown.
- B. All existing utility easements granted by separate instrument after the recording of the first Tallgrass Clubhouse plat shall be shown on this replat.
- 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.

Ken Bengtson
9-2-83
Page 2

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, September 8, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: / Tallgrass Company, P.O. Box 4048, 67204
Mike Lindebak, City Engineer