

S/D NO. 80-54 Name Tallgrass Clubhouse
Date Application Rec'd. 3-20-81 Preliminary Approval _____
Scheduled S/D Meeting April 2, 1981

DESCRIPTION

General Location south of 21st, in an area east of Rock Road

Owner Tallgrass Company, a partnership - Attention Bill Binter

Surveyor/Engineer Van Doren-Hazard-Stallings

Address 260 N. Rock Road, Suite 250 Phone 686-7303

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|---|---------------------------------|
| 1. Gross Acreage of Plat <u>11.4</u> | 7. Lineal Feet of New Streets: |
| 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 <u>0</u> ft. |
| 3. Minimum Lot Frontage _____ ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>11.4 acres</u> ft. | streets? <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

Note: This lot was included in the overall preliminary plat called "Woodlands" which was approved July 24, 1980. It is part of a residential community unit plan D P-96. Proposed use is for a clubhouse and related recreational facilities.

- 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. The City Engineer's representative shall be prepared to comment on the drainage plan for this lot and state whether any drainage improvement guarantees are required.
- 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. If any improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.