

S/D No. 82-73 Name Tallgrass Commercial First Addition
Date Application Rec'd. 12-27-82 Preliminary Approval 1-6-83
Scheduled S/D Meeting 1-20-83

DESCRIPTION

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

Owner Independence Commons, et. al.
Surveyor/Engineer Mid-Kansas Engineering Consultants (Ken Bengtson)
Address 240 N. Rock Rd., #130 Zip Code 67206 Phone 682-6562

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|---|---|
| 1. Gross Acreage of Plat <u>2.86</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u> </u> R/W <u> </u> ft. |
| Residential <u> </u> | b. <u>70</u> R/W <u>465</u> ft. |
| Commercial <u>2</u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>2</u> | TOTAL <u>465</u> ft. |
| 3. Minimum Lot Frontage <u>152 ft.</u> | 8. Sidewalk adjacent to all streets <u>yes X no</u> |
| 4. Minimum Lot Area <u>.55 acres</u> | |
| 5. Existing Zoning <u>LC and AA</u> | |
| 6. Proposed Zoning <u>LC (Z-2395)</u> | |
| 9. Is public water available <u>X</u> Yes <u> </u> No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes <u> </u> No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>N.A.</u> Yes <u> </u> No <u> </u> | |
| 12. City of Wichita <u>X</u> 3-Mile Area <u> </u> Outside of 3-Mile Area <u> </u> | |

STAFF COMMENTS:

- A. The applicant shall guarantee extension of sanitary sewer to serve the lots.
- B. The applicant shall guarantee the paving of 22nd Street North to commercial street standards, including a sidewalk.
- C. The applicant shall guarantee the construction of the decel lane on Rock Road south of 22nd Street.
- D. The applicant shall submit an avigational easement and restrictive noise covenant on this property.
- E. The City Engineer's representative shall be prepared to comment on the applicant's drainage plan and state whether any drainage improvements are required with this plat.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
- G. A covenant shall be submitted with provides for the establishment of the Tallgrass Commercial Association. This covenant shall specify when the association will be established; when the reserve will be deeded to the association; and who will own and maintain the reserve until the association takes over.
- H. Closure computations shall be submitted with the final plat tracing.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.