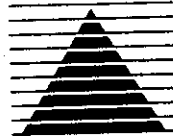


Ritchie Associates Inc.



February 7, 1989

Mr. Michael E. Lindebak, P.E.
City Engineer
7th Floor - City Hall
455 N. Main
Wichita, KS 67202

RE: Tallgrass East 2nd Addition

Dear Mr. Lindebak:

Attached are the Letters of Credit and Affidavits for the following projects:

1. Lateral 12, Main 24, W.I.S.
Project No. 468-76-245-81806
2. Water Distribution System
Project No. 448 76 245 88287
3. Paving Clubhouse, Stoneybrook and Stoneybrook Courts
Project No. 472 76 245 81772

We request that the City proceed with the construction of these projects at the earliest possible date.

We also request that the City enter into a two-party contract with Professional Engineering Consultants, P.A., to perform the design engineering services. PEC provided the engineering services in connection with the platting of Tallgrass East 2nd Addition.

If additional information is necessary, please contact me.

Sincerely,

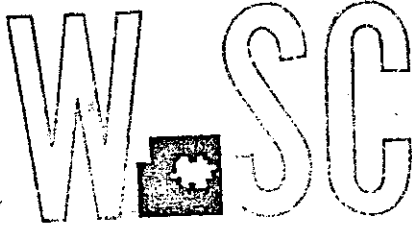
RITCHIE DEVELOPMENT CORPORATION

A handwritten signature in black ink, appearing to read "Jack Ritchie".

Jack Ritchie
C.E.O.

JR/lh

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

November 19, 1987

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Final Plat S/D 87-111 - TALLGRASS EAST 2ND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 19, 1987, 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 the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. In accordance with the sidewalk plan for this property, the applicant shall guarantee construction of a sidewalk on the westerly side of Clubhouse, within Reserve C.
- F. Approval of the sidewalk plan constitutes a recommendation to the City Council to waive Section 3(C)(1) of the City's Sidewalk Ordinance which requires sidewalks on both sides of a collector street. Clubhouse is being platted as a collector street and the proposed sidewalk plan provides for a sidewalk on only one side of this street. However, given the proposed loop sidewalk north of Clubhouse and the extensive common open space system which characterizes this subdivision proposal, a recommendation for the City Council to waive the normal sidewalk requirement for collector streets appears to be justified. The Subdivision Committee determined, at the time of preliminary plat approval, that the Planning Commission should recommend that the City Council waive Section 3(C)(1) of the City's Sidewalk Ordinance.

- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- J. For Reserve C, which is being platted for sidewalk purposes, the required covenant, which provides for ownership and maintenance of the reserves, shall establish that the homeowner's association shall maintain the sidewalk planned for construction outside of dedication street right-of-way. This covenant shall grant, to the City, the authority to maintain the sidewalk outside of dedication street right-of-way in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- L. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- M. Upon the recording of this plat, Clubhouse shall become a designated residential collector street.
- N. The applicant shall submit a copy of the instrument which establishes the Cooperative Refinery Association easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- O. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- P. On the final plat tracing, the "Drive" suffix shall be deleted from the Clubhouse street name. The Drive suffix is used to denote a frontage road.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 87-111 - TALLGRASS EAST 2ND ADDITION
Page 3

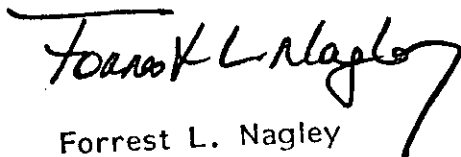
- Q. Prior to submitting this plat for scheduling before the City Council, the applicant shall meet with the Traffic Engineer regarding development and improvement of the proposed reserves.
- R. The final plat shall indicate the utility easements requested by K.G.&E.
- S. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- T. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- U. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- V. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- W. Recording of the plat within 30 days after approval by the City Council.

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 Monday, November 23, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Larry Chambers, Slawson Investment Corporation, 8100 E. 22nd St.
N.,

Bldg. 1900, Wichita, KS 67226
Bill McKinley, Traffic Engineering
City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # _____

NOVEMBER 19, 1987

STAFF REPORT
(Final Plat; Preliminary Approved 10/23/86)

CASE NUMBER: S/D 87-111 - TALLGRASS EAST 2ND ADDITION

OWNER/APPLICANT: Slawson Investment Corporation

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: On the north side of 21st Street North, in an area east of Webb Road.

SITE SIZE: 15.64 Acres

NUMBER OF LOTS:

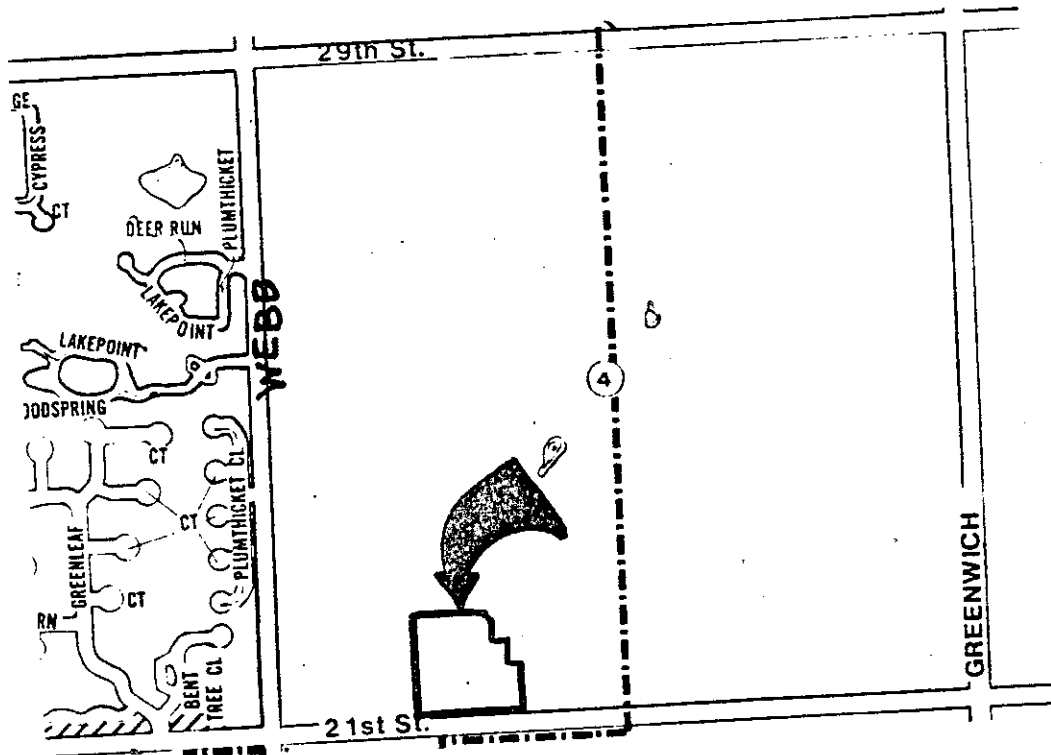
Residential:	46
Office:	
Commercial:	
Industrial:	
Total:	46

MINIMUM LOT AREA: 8,100 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA" (DP-163)

VICINITY MAP:



TALLGRASS EAST 2ND ADDITION

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STAFF COMMENTS:

NOTE: This plat represents the second final plat of an overall preliminary plat approved on October 23, 1986 (Tallgrass East Addition; formerly Tallgrass Two Addition). This property is subject to the provisions of the Tallgrass II Community Unit Plan (DP-163). The lots being platted are to be developed with traditional single-family homes.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
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- C. The applicant shall guarantee the paving of the proposed interior streets.
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- T. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- U. Recording of the plat within 30 days after approval by the City Council.
- V. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.