

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

January 24, 1991

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 91-2 - TALLGRASS EAST 5TH ADDITION

OWNER/APPLICANT: Ritchie Associates, 8100 E. 22nd St. No. Blvd.
1000, Wichita, KS 67226

SURVEYOR/ENGINEER: Bill G. Yung Design, 4912 E. 29th St. N.,
Suite 1, Wichita, KS 67220/Professional
Engineering Consultants, 303 South Topeka,
Wichita, KS 67202

LOCATION: North of 21st Street North on the east side of
Webb Road.

SITE SIZE: 17.5 Acres

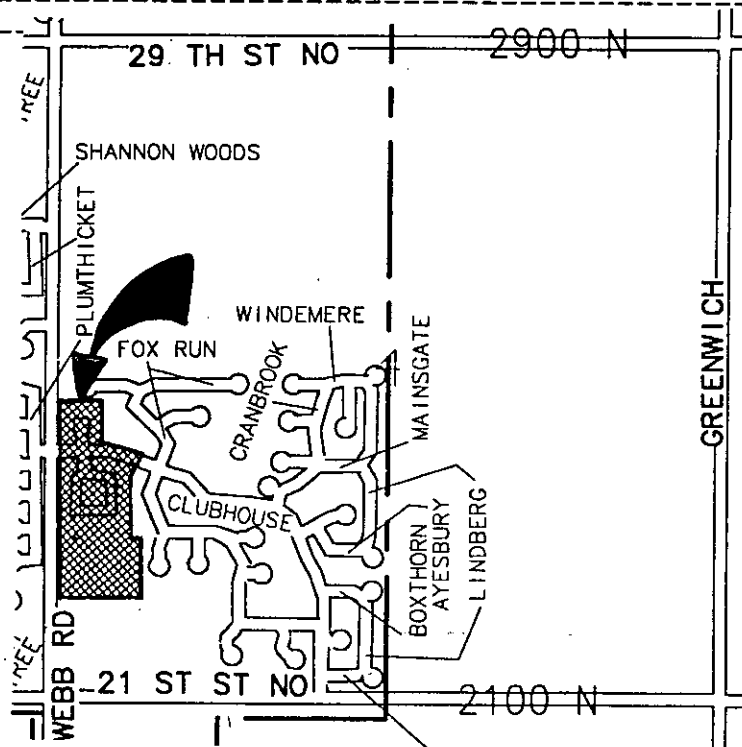
NUMBER OF LOTS

Residential:	47
Office:	
Commercial:	
Industrial:	
Total:	47

MINIMUM LOT AREA: 6,000 sq. ft.

CURRENT ZONING: "AA" Single Family Dwelling

VICINITY MAP:



NOTE: This plat involves both a replat of a portion of a previously platted site (Tallgrass East Addition) and the inclusion of a previously unplatted tract. This site is also within the Tallgrass East Residential Community Unit Plan (CUP), DP-163. In terms of the CUP, Block 2 corresponds to Parcel 3, while Block 1 is composed of Parcels 8 and 9 of the CUP. For all three parcels single-family development is an allowed use.

STAFF COMMENTS:

- A. The applicant shall resubmit petitions for the extension of sanitary sewer, water, drainage, and paving improvements. The paving guarantee shall provide for a 29 foot paving standard for Clubhouse Ct. within Block 2. If projects are to be abandoned as a result of this replat, the applicant shall pay off any charges against the abandoned projects.
- B. As indicated by the CUP, at the time of platting a determination shall be made if a decel lane is needed along Webb Road. Since Clubhouse is a single point of ingress/egress from Webb Road for this major development such a decel lane will be necessary. Such an improvement has been required along 21st Street. City and Traffic Engineering need to comment on this requirement.
- C. Also as indicated in the CUP, guarantees need to be provided at the time of platting for any improvements (gates, driveways, paving, etc.) that should be provided for the emergency access easement at the southwest corner of the plat. Traffic Engineering and the Fire Department need to indicate what requirements should be provided at this time.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. As a dead end, cul-de-sac street, Vinegate Circle exceeds both the criteria on length and number of lots to qualify as a 58 foot wide street. Dead-end streets should not exceed 600 feet in length, nor serve more than 24-lots. Among the problems typically associated with long, dead end streets are; potential restrictions for emergency vehicles to access the area, properties at the entrance to the street are exposed to high levels of traffic and the associated safety problems and travel in general requires more excessive distances. Vinegate Circle is nearly 1500 feet long and is the only means of access for 38-lots. Therefore, on the final plat Vinegate Circle shall be platted as a 64 foot street from Clubhouse to the end at Lot 23.
- F. Since this plat proposes the platting of narrow street right-of-way with adjacent "15 foot street, drainage and utility easements," a restrictive covenant shall be submitted which contains restrictions for lot-owner use of these easements.

Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.

- G. 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 or 32 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.
- H. On the final plat complete access control shall also be indicated across the west line of Block 2, or the Reserve adjacent to this Block and to Webb Road.
- I. 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. This covenant shall also indicate that the homeowner's association will maintain the landscape or parking area along this plat, adjacent to the paved surface of Webb Road.
- J. 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.
- K. The applicant shall establish, by separate instrument, the 20 foot emergency access easement needed to provide a second means of access to Block 1. The instrument establishing the emergency access easement shall be submitted for recording with the plat. The text of the access easement shall specify that the homeowner's association, to be created to own and maintain the reserves being platted, will also be responsible for maintenance of an all weather roadway surface within the easement. The text of the easement shall also grant to the governing body the right to maintain the emergency access easement's roadway in the event the homeowner's association fails to do so. The easement shall specify that the cost of such maintenance will be charged back to the homeowner's association by a method similar to special assessments.
- L. On the final plat, the uses planned for the Reserves, shall be noted in the plattor's text.

- M. The platator's text shall also note that utilities may cross the wall easement.
- N. The applicant shall provide proof, by letter from COOP Refinery or by copy of the pipeline easement agreements, that the pipeline easement as shown is sufficient and that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- O. On the final plat, dimensions from lot corners shall be provided in Block 2 to better locate the diagonal, COOP Refinery Easement crossing this site.
- P. 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 structures constructed on subject property.
- Q. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- R. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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. 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.
- U. 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.
- W. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

**PROFESSIONAL
ENGINEERING CONSULTANTS, PA**

303 South Topeka
WICHITA, KANSAS 67202

(316) 262-2691

LETTER OF TRANSMITTAL

DATE	February 20, 1991	JOB NO.	36-91071-2051
ATTENTION	Ms. Vicky Huang, P.E.		
RE:	Tallgrass East 5th Addition		

TO Mr. Michael E. Lindebak, P.E.
City Engineer
455 North Main
Wichita, KS 67202

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

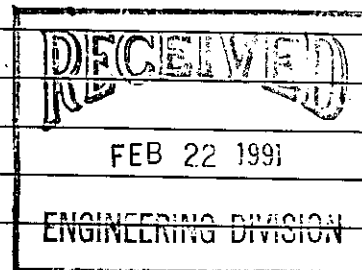
COPIES	DATE	NO.	DESCRIPTION
2	2/22/91		Drainage Plan & Supporting Calculations

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____

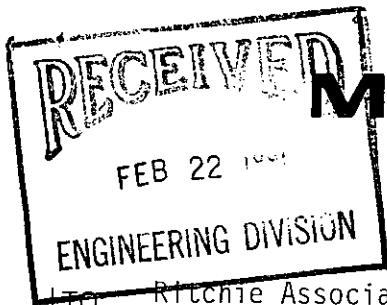
FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS The final plat will be submitted Friday, February 22, 1991
for hearing by the Sub-Division Committee on
Thursday, March 7, 1991.



COPY TO Ritchie Associates - Attn: Jack Ritchie
File

SIGNED: Charles J. Brown



MEMO



TO: Ritchie Associates PROJECT NO. 36-91071-2051
8100 East 22nd St. PROJECT: Tallgrass
Wichita, KS 67226 East 5th Addition
 ATTN: Mr. Jack Ritchie DATE: February 21, 1991

COPIES TO:

Vicky Huang, P.E.
Jim Armour, P.E.
File

FROM: Charles S. Brown, P.E.
 REFERENCE: Estimated Schedule

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

The following is our estimated schedule for platting of Tallgrass East 5th Addition:

Final Plat Submitted to Planning Department	February 22, 1991
Final Plat Heard by Subdivison Committee	March 7, 1991
Final Plat Heard by Planning Commission	March 14, 1991
Final Plat Approved by City Council	April 9, 1991
Final Plat Recorded	April 16, 1991

The following is our estimated schedule for the public improvement project:

	<u>Sanitary Sewer</u>	<u>Water</u>	<u>Paving</u>
PEC Start Design (2-party contract)	3/04/91	3/04/91	3/04/91
Surveys Complete	3/22/91	3/22/91	3/22/91
Office Check plans to City	4/19/91	4/19/91	5/10/91
Developer post letters of credit	4/19/91	4/19/91	5/10/91
Final Plans to City	5/03/91	5/03/91	5/24/91
City Council Authorize Bids	5/21/91	5/21/91	6/11/91
Open Bids	5/31/91	5/31/91	6/21/91
City Council Approve Bids	6/11/91	6/11/91	7/02/91
Start Construction	7/01/91	7/01/91	8/19/91
Complete Construction	8/16/91	8/16/91	9/27/91

THE CITY OF WICHITA
OFFICE OF PUBLIC WORKS - ENGINEERING

DATE: April 5, 1991

TO: F. E. (Mike) Withrow, Water & Sewer System Planning & Development
Engineer

FROM: Rob Younkin, Civil Engineer II *RM*

SUBJECT: Shannonwoods 2nd at
Tallgrass Addition

On April 5, 1991, the Water Department (Wayne Fox) received a call requesting water service to the subject. He called me to determine if the lots could be served by the existing main.

Having no immediate knowledge of the plat, I suggested he discuss setting meters at the end of the existing main and that I would check out the plat and plat projects.

I talked with the Sub-Division Engineer and then located the plat folder, finding also that a water project had been set up (448-88481).

Mr. Fox called to tell me that you and David Warren had decided to allow meters to be set on the existing line. Further, that you felt a main extension was not necessary.

As verification of the above, I personally discussed the situation with you on this date.

I called Baughman Co. (Brent Wooten) and told him of your decision and explained that the plumber for the site would discuss meter locations with Jim Harris of the Service Section of the Water Department.

I also told Baughman Co. that should the Developer wish to pursue the main extension, it was his option to do so. This option would allow short service lines to the meters, and provide volume for lawn sprinkler systems should they be desired.

This memo has been written to confirm our understanding of the water main situation for the subject.

:wt

cc: Vicky Huang, Subdivision Engineer
David R. Warren, Director of Water and Sewer Department
Project File 448-88481
Plat Folder for subject

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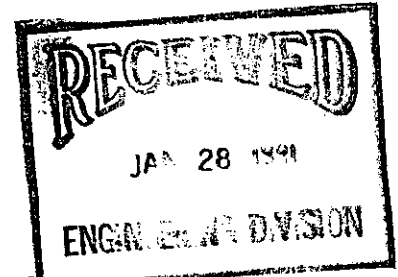
cc: Vicky Huang, Subdivision Engineer
David R. Warren, Director of Water and Sewer Department
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SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



January 24, 1991

Bill G. Yung Design
4912 E. 29th St. N., Suite 1
Wichita, KS 67220

Re: S/D 91-2 (Preliminary Plat) Tallgrass East 5th Addition

Dear Bill:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 24, 1991, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall resubmit petitions for the extension of sanitary sewer, water, drainage, and paving improvements. The paving guarantee shall provide for a 29 foot paving standard for Clubhouse Ct. within Block 2 and for the improvements required for the emergency access entrance. If projects are to be abandoned as a result of this replat, the applicant shall pay off any charges against the abandoned projects. If allowed by City Engineering, the applicant may submit new square footage figures for the replat and/or file new documents for the redistribution of existing assessments.
- B. As indicated by the CUP, at the time of platting a determination shall be made if a decel lane is needed along Webb Road. Since Clubhouse is a single point of ingress/egress from Webb Road for this major development such a decel lane may be necessary. Such an improvement has been required along 21st Street. Prior to submitting the final plat the applicant shall meet with Traffic Engineering to determine if this improvement is to be required.
- C. Although, Vinegate Circle exceeds the standards for a cul-de-sac street and specifically with a 58-foot right-of-way, the Planning Commission recommends waiver of these standards so as to allow the platting of this street as requested.

As a dead end, cul-de-sac street, Vinegate Circle exceeds both the criteria on length and number of lots to qualify as a 58 foot wide street. Dead-end streets should not exceed 600 feet in length, nor serve more than 24-lots. Among the problems typically associated with long, dead end streets are; potential restrictions for emergency vehicles to access the area, properties at the entrance to the street are exposed to high levels of traffic and the associated safety problems and travel in general requires more excessive distances. Vinegate Circle is nearly 1500 feet long and is the only means of access for 38-lots.

- D. Since this plat proposes the platting of narrow street right-of-way with adjacent "15 foot street, drainage and utility easements," a restrictive covenant shall be submitted which contains restrictions for lot-owner use of these easements.
- Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.
- E. 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 or 32 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.
- F. On the final plat complete access control shall also be indicated across the west line of Block 2, or the Reserve adjacent to this Block and to Webb Road.
- G. 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. This covenant shall also indicate that the homeowner's association will maintain the landscape or parking area along this plat, adjacent to the paved surface of Webb Road.
- H. 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.

Also, this covenant shall specify that the homeowner's association, to be created to own and maintain the reserves being platted, will also be responsible for maintenance of an all weather roadway surface within the emergency access easement and any other associated improvements. The text of the covenant shall also grant to the governing body the right to maintain the emergency access easement's roadway and associated improvements in the event the homeowner's association fails to do so. The covenant shall specify that the cost of such maintenance will be charged back to the homeowner's association by a method similar to special assessments.

- I. On the final plat, the uses planned for the Reserves, shall be noted in the plat's text.
- J. The plat's text shall also note that utilities may cross the wall easement.
- K. The applicant shall provide proof, by letter from COOP Refinery or by copy of the pipeline easement agreements, that the pipeline easement as shown is sufficient and that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City. This agreement or letter shall also indicate that the dedication of street right-of-way over the pipeline easement is acceptable.
- L. On the final plat, dimensions from lot corners shall be provided in Block 2 to better locate the diagonal, COOP Refinery Easement crossing this site.
- M. 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 structures constructed on subject property.
- N. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- O. The final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the enclosed "marked" copy of the plat.
- P. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Q. 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.

- R. 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.
- S. 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.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be placed on the agenda for final plat consideration before the Subdivision Committee:

Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor; if the title report or attorney's opinion has not already been submitted.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,

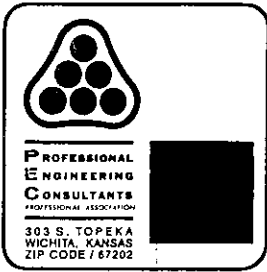
Kandace A. Jones

Kandace A. Jones
Associate Planner

KJ:sm
Enclosure

cc: Gary Wiley, Professional Engineering Consultants, 303 South
Topeka, Wichita, KS 67202
Mike Lindebak, City Engineer

MEMO



TO: Ritchie Associates
8100 E. 22nd St. N. Bldg. 1000
Wichita, KS 67226

PROJECT NO. 36-91071-2051
PROJECT: Tallgrass East
5th Addition

ATTN: Mr. Jack Ritchie, C.E.O. DATE: May 1, 1991

COPIES TO:

Rolland Miller-DOT Pipeline Safety
Rex Brown-Farmland Industries, Inc.
Vicky Huang, P.E., City of Wichita
File

FROM: Charles S. Brown, P.E.

REFERENCE: Pipeline Requirements

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

This morning I talked to Rolland Miller of the Federal Department of Transportation Office of Pipeline Safety in Kansas City regarding pipeline requirements in subdivisions. Pipeline companies have 3 basic requirements that they must follow:

1. Strength of Pipe. For crude oil pipelines, a change in land use from agricultural to residential does not require a change in strength of pipe. Since Farmland pipeline meets the strength requirements at the present time, no pipe changes will be needed.
2. Pipe Cover. For normal soil excavation, the minimum depth of cover required is 36". Where the pipeline is within 50' of existing or proposed buildings, an additional 12" is required. Therefore a total of 48" of cover should be provided through the entire limits of the plat. The cover is measured from the top of the pipeline to the ground. At street crossings, the cover is measured from the top of pipe to the gutter flowline elevation. This requirement can be met by filling the areas that need additional cover, rather than lowering the pipeline.
3. Clearance to other underground utilities or structures. It should be possible to design future utilities and structures to meet the criteria.

In addition, there are no federal requirements for setbacks from the pipeline. Mr. Miller indicated that the pipeline companies are restricted "to the covenants of the easement".

If the pipeline was constructed prior to the 1970's, it may be exempt from the requirements noted above.

Mr. Miller is going to send me a copy of the regulations. I will call Mr. Rex Brown and advise him of the above.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 6

March 7, 1991

STAFF REPORT

(Final Plat, Preliminary Plat Approved 1/24/91)

CASE NUMBER: S/D 91-2 - TALLGRASS EAST 5TH ADDITION

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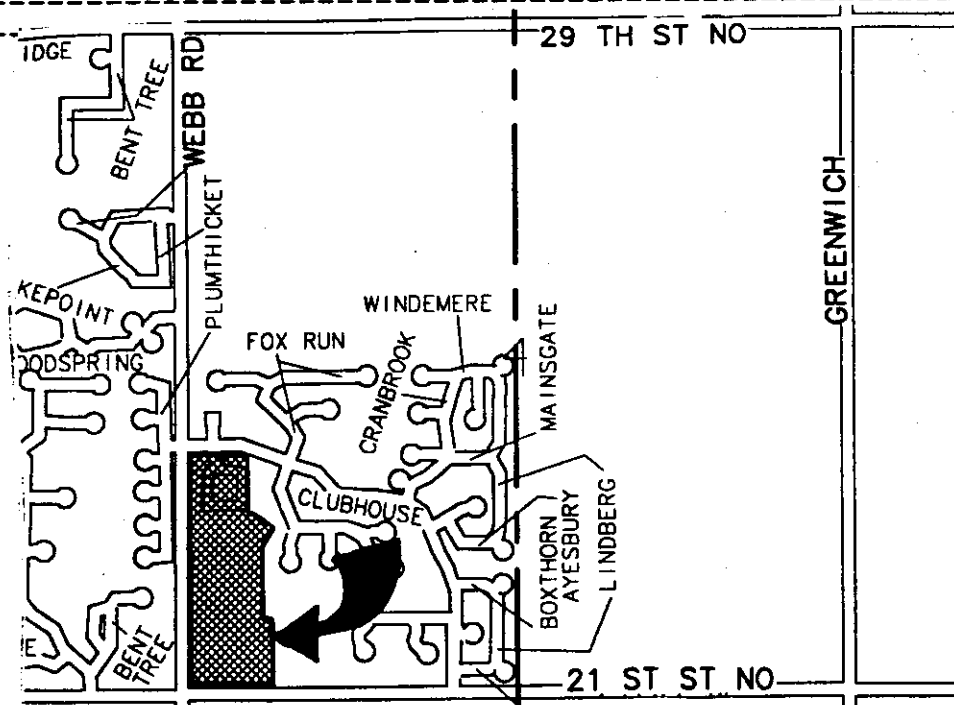
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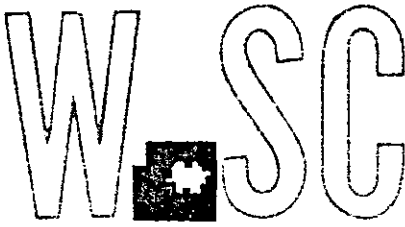
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- H. On the final plat tracing, the Water District and Wall Easements along the west line of the plat shall be more clearly labeled at the southwest corner of the plat (lot 15 of Block 1.)
- I. Prior to releasing this plat for recording the applicant shall provide proof that all due property taxes have been paid.
- J. The applicant shall provide proof, by letter from COOP Refinery or by copy of the pipeline easement agreements, that the pipeline easement as shown is sufficient and that utilities may be located

adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City. This agreement or letter shall also indicate that the dedication of street right-of-way over the pipeline easement is acceptable.

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- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Q. Recording of the plat within 30 days after approval by the City Council.
- R. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 15, 1991

Gary Wiley
Professional Engineering Consultants
303 South Topeka
Wichita, KS 67202

Re: S/D 91-2 (Final Plat) Tallgrass East 5th Addition

Dear Gary:

At the regular meeting of the Metropolitan Area Planning Commission on March 14, 1991, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of March 8, 1991.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

Please call if you have any questions.

Sincerely,

Kandace A. Jones
Associate Planner

KJ:sm

cc: Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita,
KS 67220
Ritchie Associates, 8100 E. 22nd St. N. Blvd. 1000, Wichita,
KS 67226
✓ Mike Lindebak, City Engineer

Date: 03-15-1991

Time: 14:26:18

Interactive Coordinate Geometry
P.E.C. Version 4.01

Directory: tgrass.proj
Project Number: 36-91000

* CLOSURE TALLGRASS EAST 5TH. ADD. TO WICHITA
* SEDGWICK COUNTY KANSAS 3-15-91

rdf 1542 1900

Pt. No. = 1900 7961.407634 N 8725.792478 E
rdf 141 1901

Pt. No. = 1901 9510.270923 N 9055.765354 E
rdf 104 1902

Pt. No. = 1902 9504.388721 N 8704.576188 E
rdf 1524 1903

Pt. No. = 1903 9166.013152 N 9061.531459 E
rdf 518 1904

Pt. No. = 1904 9105.456099 N 9229.125294 E
rdf 1525 1905

Pt. No. = 1905 9064.669725 N 9291.424400 E
rdf 357 1906

Pt. No. = 1906 8957.323896 N 9221.146551 E
rdf 1527 1907

Pt. No. = 1907 8481.795411 N 9227.685160 E
rdf 44 1908

Pt. No. = 1908 8482.669550 N 9270.359324 E
rdf 43 1909

Pt. No. = 1909 7972.776513 N 9280.803995 E
abr 10 0

1909 1900 1902 1901 1903 1904 1905 1906 1907 1908

From Pt. = 1900 to Pt. = 1902 Distance = 1543.127 Ft.

From Pt. = 1900 to Pt. = 1902 Bearing = 0 - 47 - 16.0025 Quad. = 4 ✓

From Pt. = 1902 to Pt. = 1901 Distance = 351.238 Ft.

From Pt. = 1902 to Pt. = 1901 Bearing = 89 - 2 - 25.5147 Quad. = 1 ✓

From Pt. = 1901 to Pt. = 1903 Distance = 344.306 Ft.

From Pt. = 1901 to Pt. = 1903 Bearing = 0 - 57 - 34.4853 Quad. = 2 ✓

} CHORCB

From Pt. = 1903 to Pt. = 1904 Bearing = 70 - 8 - 0.9854 Quad. = 2

From Pt. = 1904 to Pt. = 1905 Distance = 74.463 Ft. ✓

From Pt. = 1904 to Pt. = 1905 Bearing = 56 - 47 - 16.0025 Quad. = 2 ✓

From Pt. = 1905 to Pt. = 1906 Distance = 128.305 Ft. ✓

From Pt. = 1905 to Pt. = 1906 Bearing = 33 - 12 - 43.9975 Quad. = 3 ✓

From Pt. = 1906 to Pt. = 1907 Distance = 475.573 Ft. ✓

From Pt. = 1906 to Pt. = 1907 Bearing = 0 - 47 - 16.0025 Quad. = 2

From Pt. = 1907 to Pt. = 1908 Distance = 42.683 Ft. ✓

From Pt. = 1907 to Pt. = 1908 Bearing = 88 - 49 - 35.4538 Quad. = 1 ✓

From Pt. = 1908 to Pt. = 1909 Distance = 510.000 Ft. ✓

From Pt. = 1908 to Pt. = 1909 Bearing = 1 - 10 - 24.5462 Quad. = 2 ✓

From Pt. = 1909 to Pt. = 1900 Distance = 555.128 Ft. ✓

From Pt. = 1909 to Pt. = 1900 Bearing = 88 - 49 - 35.4538 Quad. = 3

Total Area = 754340.837 Sq.Ft. 17.317 Acres
 eoj03-15-1991 14:39:10

Date: 03-15-1991
 Time: 14:44:06

=====
 Interactive Coordinate Geometry
 P.E.C. Version 4.01
 =====

Directory: tgrass.proj
 Project Number: 36-91000

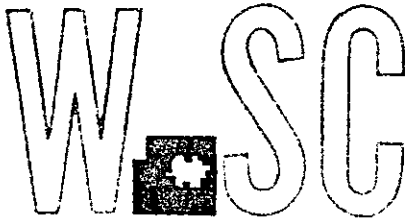
inb 1542 114

From Pt. = 1542 to Pt. = 114 Distance = 1125.012 Ft.
 From Pt. = 1542 to Pt. = 114 Bearing = 0 - 47 - 16.0025 Quad. = 4

sqm 1903 1904 386

Segment from Pt. 1903 to Pt. 1904 Radius = 386.000 Ft.
 Chord Length = 178.199 Ft.
 Arc Length = 179.821 Ft.
 Segment Area = 1241.754 Sq.Ft. 0.029 Acres
 eoj03-15-1991 15:03:59

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 8, 1991

Gary Wiley
Professional Engineering Consultants
303 South Topeka
Wichita, KS 67202

Re: S/D 91-2 (Final Plat) Tallgrass East 5th Addition

Dear Gary:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 7, 1991, 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 resubmit petitions for the extension of sanitary sewer, water, drainage, and paving improvements. The paving guarantee shall provide for a 29 foot paving standard for Clubhouse Ct. within Block 2 and for the improvements required for the emergency access entrance. If projects are to be abandoned as a result of this replat, the applicant shall pay off any charges against the abandoned projects. If allowed by City Engineering, the applicant may submit new square footage figures for the replat and/or file new documents for the redistribution of existing assessments.
- B. The applicant shall submit a petition for a decel lane on Webb Road to serve this site. This petition will be held until improvements are made to Webb Road.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. As a dead end, cul-de-sac street, Vinegate Circle exceeds both the criteria on length and number of lots to qualify as a 58 foot wide street. Dead-end streets should not exceed 600 feet in length, nor serve more than 24-lots. Among the problems typically associated with long, dead end streets are; potential restrictions for emergency vehicles to access the area, properties at the entrance to the street are exposed to high levels of traffic and the associated safety

problems and travel in general requires more excessive distances. Vinegate Circle is nearly 1500 feet long and is the only means of access for 38-lots.

Although Vinegate Circle exceeds the standards for a cul-de-sac street especially with a 58-foot right-of-way, the Planning Commission has recommended waiver of these standards on the preliminary plat so as to allow the platting of this street as requested.

- E. Since this plat proposes the platting of narrow street right-of-way with adjacent "15 foot street, drainage and utility easements," a restrictive covenant shall be submitted which contains restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.
- F. 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 or 32 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.
- G. 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. This covenant shall also indicate that the homeowner's association will maintain the landscape or parking area along this plat, adjacent to the paved surface of Webb Road.
- H. 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.

Also, this covenant shall specify that the homeowner's association, to be created to own and maintain the reserves being platted, will also be responsible for maintenance of an all weather roadway surface within the emergency access easement and any other associated improvements. The text of the covenant shall also grant to the governing body the right to maintain the emergency access easement's roadway and associated improvements in the event the homeowner's

association fails to do so. The covenant shall specify that the cost of such maintenance will be charged back to the homeowner's association by a method similar to special assessments.

- I. On the final plat tracing, the Water District and Wall Easements along the west line of the plat shall be more clearly labeled at the southwest corner of the plat (lot 15 of Block 1.)
- J. Prior to releasing this plat for recording the applicant shall provide proof that all due property taxes have been paid.
- K. The applicant shall provide proof, by letter from COOP Refinery or by copy of the pipeline easement agreements, that the pipeline easement as shown is sufficient and that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City. This agreement or letter shall also indicate that the dedication of street right-of-way over the pipeline easement is acceptable.
- L. On the final plat, dimensions from lot corners shall be provided in Block 1 to better locate the diagonal, COOP Refinery Easement crossing this site.
- M. The final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the enclosed "marked" copy of the plat.
- N. 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 structures constructed on subject property.
- O. 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.
- P. 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.

- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- S. 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 Thursday, March 14, 1991 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Kandace A. Jones

Kandace A. Jones
Associate Planner

KJ:sm
Enclosure

cc: Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita,
KS 67220
Ritchie Associates, 8100 E. 22nd St. N. Blvd. 1000, Wichita,
KS 67226
Mike Lindebak, City Engineer

Ritchie Associates Inc.



March 11, 1991

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

Reference: Tallgrass East 5th Addition
Design Engineering Services

Dear Mr. Lindebak:

The final plat of Tallgrass East 5th Addition was approved on March 7, 1991, by the Sub-Division Committee of the Planning Commission. It is very important that we expedite the development schedule for the public improvements.

Please prepare a three-party agreement utilizing Professional Engineering Consultants, P.A., for the necessary design engineering services. PEC is providing the engineering services in connection with the plat.

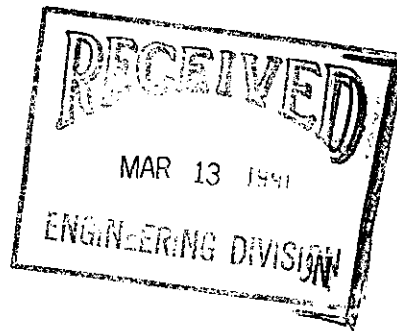
If additional information is desired, please contact me.

Very truly yours,

RITCHIE DEVELOPMENT CORPORATION

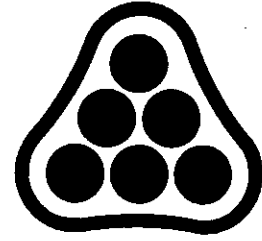

Jack D. Ritchie, C.E.O.

cc: R.D. Pletcher, P.E., PEC



DIRECTORS

C. O. KNOP, P.E.
W. H. KELTNER, P.E.
R. D. PLETCHER, P.E.
D. E. MALTBIE, P.E.
M. D. SCHOMAKER, P.E.
G. D. SCHOCK, P.E.
J. H. BAILEY, P.E., PH.D.
D. I. NORTON, P.E.
B. E. REMSBERG, P.E.
G. K. GREENWOOD, P.E.
D. E. HAGER, P.E.



PROFESSIONAL
ENGINEERING
CONSULTANTS
PROFESSIONAL ASSOCIATION



September 10, 1991

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

Attention: Ms. Vicky Huang, P.E.

Reference: Tallgrass East 5th Addition
Street Improvements - Project No. 472-82094
Water Improvements - Project No. 448-88521
PEC File No. 32-91128-042

Dear Ms. Huang:

Transmitted herewith are the following documents:

1. Original tracings for street and water projects.
2. Revised Sheet Nos. 1R, 14R, 17R, 30R, 31R for streets.
3. Added Sheet Nos. 18A, 20A for streets.
4. Revised Sheet Nos. 3R, 6R for water.
5. Revised earthwork calculation sheet for Vinegate Court.

Mr. Michael E. Lindebak, P.E.
September 10, 1991
Page 2

These documents have been revised due to the redesign of Vinegate Court.
Please proceed with a change order based on the following items:

Add 553.1 LF 15" RCP Storm Sewer

Add 1 Ea Type 1A Inlet (L=6'-4", W=4'-4")

Add 1 Ea Type A Shallow Manhole (D=4')

Add 1 Ea Type A Shallow Manhole (D=5')

Add 1 Ea Type 1A Inlet Hookup

Add 4 LF 8" Water Line

Additional modifications to the dirtwork and waterline already
constructed.

If you have any questions concerning this item, please advise.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.



Charles S. Brown, P.E.
Manager
Land Development Division

CSB:cas

Encl. As noted

cc: Jack Ritchie

PROJECT MEMO

TO: <u>Tony De Cicco</u> <u>Area Engineer</u>	FROM: <u>Vicky Hwang</u> <u>Subdivision Engineer</u>
--	---

PROJECT TITLE:
Tallgrass East 5th Addition
Street Improvement 472-82094
Water Improvement 448-88521

PROJECT NUMBER: <u>St. I.C. 760876</u> <u>W. I.C. 730804</u>	DATE: <u>9/18/91</u>
--	-------------------------

COMMENTS:

As you know, the developer has requested a change in design street grade on one of the cut-de-sac in this project. Attached please find two copies of the revised sheets. I have ordered additional sets for your use and will be forwarded to you shortly. Please proceed to negotiate a change order with the contractor. As stated in PEC's letter, additional items will need to be paid should include relay of the water line and excavation of the dirt work that's already constructed depending on the construction to date. Should you have any question, please let me know.

ADDITIONAL COPIES TO:

1. <u>Don Schneider</u>	4. _____	7. _____
2. <u>Jim Armon</u>	5. _____	8. _____
3. <u>Mike Lindabah</u>	6. _____	9. _____

PROJECT MEMO

TO: <u>Tony De Cicco</u> <u>Area Engineer</u>	FROM: <u>Vicky Huang</u> <u>Subdivision Engineer</u>
---	--

PROJECT TITLE: <u>Talgram East 5th Addition</u> <u>Street Improvement</u> 472-82094 <u>Water Improvement</u> 448-88521
--

PROJECT NUMBER: <u>St. I.C. 760876</u> <u>W. I.C. 730804</u>	DATE: <u>9/18/91</u>
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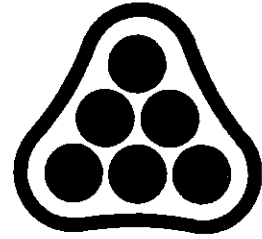
COMMENTS:

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ADDITIONAL COPIES TO:		
1. <u>Don Schneider</u>	4. _____	7. _____
2. <u>Jim Arman</u>	5. _____	8. _____
3. <u>Mike Lindabah</u>	6. _____	9. _____

DIRECTORS

C. O. KNOP, P.E.
W. H. KELTNER, P.E.
R. D. PLETCHER, P.E.
D. E. MALTBIE, P.E.
M. D. SCHOMAKER, P.E.
G. D. SCHOCK, P.E.
J. H. BAILEY, P.E., PH.D.
D. I. NORTON, P.E.
B. E. REMSBERG, P.E.
G. K. GREENWOOD, P.E.
D. E. HAGER, P.E.



PROFESSIONAL
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CONSULTANTS
PROFESSIONAL ASSOCIATION



September 10, 1991

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

Attention: Ms. Vicky Huang, P.E.

Reference: Tallgrass East 5th Addition
Street Improvements - Project No. 472-82094
Water Improvements - Project No. 448-88521
PEC File No. 32-91128-042

Dear Ms. Huang:

Transmitted herewith are the following documents:

1. Original tracings for street and water projects.
2. Revised Sheet Nos. 1R, 14R, 17R, 30R, 31R for streets.
3. Added Sheet Nos. 18A, 20A for streets.
4. Revised Sheet Nos. 3R, 6R for water.
5. Revised earthwork calculation sheet for Vinegate Court.

Mr. Michael E. Lindebak, P.E.
September 10, 1991
Page 2

These documents have been revised due to the redesign of Vinegate Court.
Please proceed with a change order based on the following items:

Add 553.1 LF 15" RCP Storm Sewer

Add 1 Ea Type 1A Inlet (L=6'-4", W=4'-4")

Add 1 Ea Type A Shallow Manhole (D=4')

Add 1 Ea Type A Shallow Manhole (D=5')

Add 1 Ea Type 1A Inlet Hookup

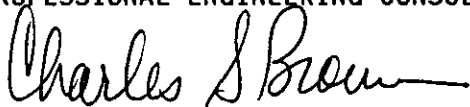
Add 4 LF 8" Water Line

Additional modifications to the dirtwork and waterline already
constructed.

If you have any questions concerning this item, please advise.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.



Charles S. Brown, P.E.
Manager
Land Development Division

CSB:cas

Encl. As noted

cc: Jack Ritchie

Ritchie Associates Inc.



September 16, 1991

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

Reference: Tallgrass East 5th Addition
Project No.

Dear Mr. Lindebak,

Ritchie Development Corporation hereby requests that a change order be prepared for the referenced project.

The original design required fill material to be placed for the streets in order to obtain adequate cover over an existing pipeline. Based on the approved drainage plan, this resulted in 1 cul-de-sac being unusually high with questionable marketability.

The requested change order will revise the street elevations on Vinegate Court and will require the addition of a storm sewer pipe and inlet.

We understand that the additional costs for the change order will be borne by the benefit district as outlined in the existing paving petition and that no costs will be borne by the city at large.

Thank you for your consideration of this matter. If you have any questions, please call.

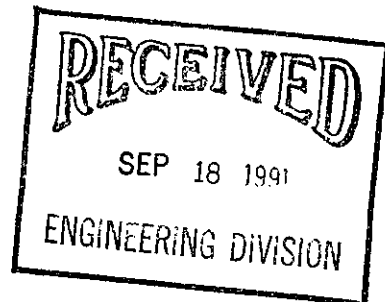
Very truly yours,

RITCHIE DEVELOPMENT CORP.

A handwritten signature in black ink, appearing to read 'Jack Ritchie', written over a horizontal line.

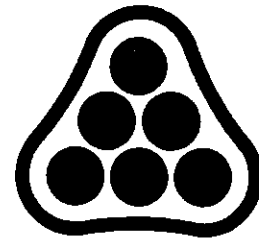
Jack Ritchie
C.E.O.

/jr



DIRECTORS

C. O. KNOP, P.E.
W. H. KELTNER, P.E.
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PROFESSIONAL
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CONSULTANTS
PROFESSIONAL ASSOCIATION

September 17, 1991

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

Attention: Ms. Vicky Huang, P.E.

Reference: Tallgrass East 5th Addition
Street Improvements
Project No. 472-76-245-82094-000-000-001
PEC File No. 32-91128-042

Dear Ms. Huang:

Transmitted herewith are Sheets 6R and 13R for the referenced project. The median in Vinegate Circle has been revised at the developers request to provide better access to Lot 1, Block 1.

This change results in the following quantity changes:

<u>Item</u>	<u>New Quantity</u>	<u>Old Quantity</u>	<u>Increase (Decrease)</u>
Median Combined Curb & Gutter (L.F.)	354.66	433.96	(79.30)
2 1/2" Bituminous Base (S.Y.)	1,524.77	1,548.23	(23.56)
Subgrade Manipulation (S.Y.)	9,480.63	9,405.72	74.91
Pebble Lime (Ton)	73.5	72.9	0.6
7" Asphaltic Concrete Pavement (S.Y.)	7,324.76	7,277.35	47.41

Ms. Vicky Huang, P.E.
September 17, 1991
Page 2

If you have any questions concerning this matter, please advise.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.



Charles S. Brown, P.E.
Manager
Land Development Division

CSB:ama

Encl: As noted

cc: Jack Ritchie

PROJECT MEMO

TO: <u>Tony DeCicco</u> <u>Area Engineer</u>	FROM: <u>Vicky Huang</u> <u>Subdivision Engineer</u>
---	---

PROJECT TITLE:
Vinegate Circle (Tallgrass East 5th Add'n)

PROJECT NUMBER: <u>472-82094 (760876)</u>	DATE: <u>9/18/91</u>
--	-------------------------

COMMENTS:

PEC has submitted another change in the design of this project involving shortening the median to allow better access for lot 1. Attached please find six copies of the revised sheets 6 and 13. Please incorporate this with the other change order. Thank you.

ADDITIONAL COPIES TO:

1. <u>Jim Armour</u>	4. _____	7. _____
2. <u>Don Schneider</u>	5. _____	8. _____
3. <u>Mike Lindbak</u>	6. _____	9. _____

PROJECT MEMO

TO: <u>Tony DeCicco</u> <u>Area Engineer</u>	FROM: <u>Vicky Huang</u> <u>Subdivision Engineer</u>
---	---

PROJECT TITLE:
Vinegate Circle (Tallgrass East 5th Add'n)

PROJECT NUMBER: <u>472-82094 (760876)</u>	DATE: <u>9/18/91</u>
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COMMENTS:

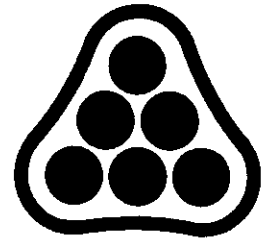
PEC has submitted another change in the design of this project involving shortening the median to allow better access for lot 1. Attached please find six copies of the revised sheets 6 and 13. Please incorporate this with the other change order. Thank you.

ADDITIONAL COPIES TO:

1. <u>Jim Armour</u>	4. _____	7. _____
2. <u>Don Schneider</u>	5. _____	8. _____
3. <u>Mike Lindbak</u>	6. _____	9. _____

DIRECTORS

C. O. KNOP, P.E.
W. H. KELTNER, P.E.
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G. K. GREENWOOD, P.E.
D. E. HAGER, P.E.



PROFESSIONAL
ENGINEERING
CONSULTANTS
PROFESSIONAL ASSOCIATION

September 17, 1991

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

Attention: Ms. Vicky Huang, P.E.

Reference: Tallgrass East 5th Addition
Street Improvements
Project No. 472-76-245-82094-000-000-001
PEC File No. 32-91128-042

Dear Ms. Huang:

Transmitted herewith are Sheets 6R and 13R for the referenced project. The median in Vinegate Circle has been revised at the developers request to provide better access to Lot 1, Block 1.

This change results in the following quantity changes:

<u>Item</u>	<u>New Quantity</u>	<u>Old Quantity</u>	<u>Increase (Decrease)</u>
Median Combined Curb & Gutter (L.F.)	354.66	433.96	(79.30)
2 1/2" Bituminous Base (S.Y.)	1,524.77	1,548.23	(23.56)
Subgrade Manipulation (S.Y.)	9,480.63	9,405.72	74.91
Pebble Lime (Ton)	73.5	72.9	0.6
7" Asphaltic Concrete Pavement (S.Y.)	7,324.76	7,277.35	47.41

Ms. Vicky Huang, P.E.
September 17, 1991
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If you have any questions concerning this matter, please advise.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.



Charles S. Brown, P.E.
Manager
Land Development Division

CSB:ama

Encl: As noted

cc: Jack Ritchie