

- 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.
- 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. 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.
- S. 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.
- 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.

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:

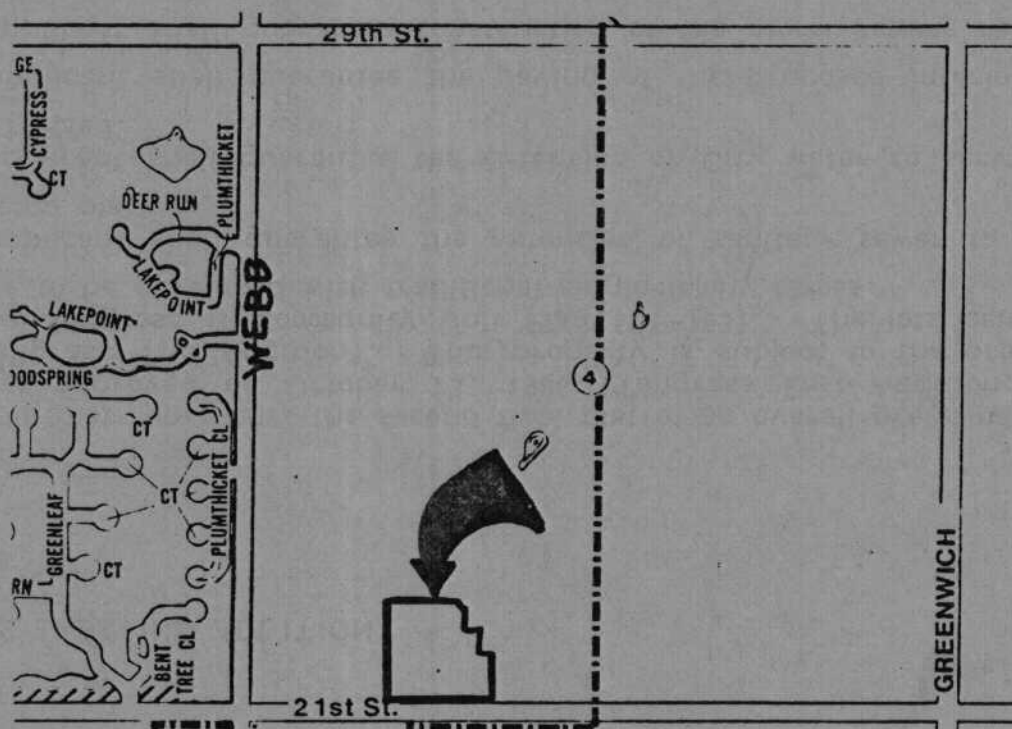
Residential:	46
Office:	
Commercial:	
Industrial:	
Total:	46

MINIMUM LOT AREA: 8,100 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA" (DP-163)

VICINITY MAP:



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.
- 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.

OFFICE COPY
DO NOT REMOVE

TALLGRASS EAST 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 11/19/87 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 11/19/87

FINAL PLAT

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, R. W. LINN, A PROFESSIONAL ENGINEER IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1987, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF TALLGRASS EAST 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS AND RESERVES, THE SAME BEING A TRACT OF LAND IN THE SW 1/4 OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M., AND DESCRIBED AS: COMMENCING AT THE SE CORNER OF THE SW 1/4 OF SAID SECTION 4; THENCE BEARING S88°49'35"W ALONG THE SOUTH LINE OF SAID SECTION 4 A DISTANCE OF 614.77 FEET; THENCE BEARING N1°10'25"W A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE BEARING S88°49'35"W PARALLEL TO AND 40.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 4, A DISTANCE OF 828.35 FEET; THENCE BEARING N1°10'25"W A DISTANCE OF 930.00 FEET TO THE SW CORNER OF LOT 48, BLOCK 2, IN TALLGRASS EAST; THENCE BEARING N88°49'35"E ALONG THE SOUTH LINE OF SAID LOT 48 A DISTANCE OF 178.59 FEET; THENCE BEARING N70°33'37"E A DISTANCE OF 60.04 FEET TO THE SW CORNER OF LOT 19, BLOCK 4, IN SAID TALLGRASS EAST; THENCE BEARING N88°49'35"E ALONG THE SOUTH LINE OF LOTS 19, 18 AND 17, BLOCK 4, IN SAID TALLGRASS EAST A DISTANCE OF 276.74 FEET TO THE SE CORNER OF SAID LOT 17; THENCE BEARING S46°10'25"E A DISTANCE OF 66.47 FEET; THENCE BEARING S1°10'25"E A DISTANCE OF 251.00 FEET; THENCE BEARING N88°49'35"E A DISTANCE OF 125.00 FEET; THENCE BEARING S46°10'25"E A DISTANCE OF 21.21 FEET; THENCE BEARING S1°10'25"E A DISTANCE OF 99.03 FEET; THENCE BEARING N83°29'40"E A DISTANCE OF 11.05 FEET; THENCE BEARING N88°49'35"E A DISTANCE OF 106.00 FEET; THENCE BEARING S1°10'25"E A DISTANCE OF 347.82 FEET; THENCE BEARING S9°42'15"E A DISTANCE OF 80.90 FEET; THENCE BEARING S1°10'25"E A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

R. W. LINN
P.E. #3684 R.L.S. #934
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE ENGINEER'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS AND RESERVES, THE SAME TO BE KNOWN AS TALLGRASS EAST 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS EASEMENTS, AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, AND DRAINAGE ARE HEREBY GRANTED.

RESERVES A AND B ARE HEREBY RESERVED FOR ENTRY FEATURES, LANDSCAPING AND IRRIGATION SYSTEMS. RESERVE C IS HEREBY RESERVED FOR DRAINAGE, ENTRY MONUMENTS, LANDSCAPING, IRRIGATION, SIDEWALKS AND UTILITIES CONFINED WITHIN EASEMENTS. THE FIVE-FOOT WALL EASEMENT, AS SHOWN IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT.

ALL RESERVES SHALL BE SUBJECT TO RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS ASSOCIATION AGREEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE ONE OR MORE HOMEOWNERS' ASSOCIATIONS TO BE FORMED WITHIN TALLGRASS EAST 2ND ADDITION. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM 21ST STREET NORTH OVER AND ACROSS THE SOUTH LINE OF BLOCK 1 AS SHOWN, IS HEREBY GRANTED TO THE CITY OF WICHITA. THAT PORTION OF THE SANITARY SEWER EASEMENT, AS RECORDED IN FILM 843, PAGE 899, ALSO DRAINAGE EASEMENT FILM 866, PAGE 1006 AND SANITARY SEWER EASEMENT FILM 866, PAGE 990 WITHIN THE ABOVE DESCRIBED TRACT IS HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(B) AMENDED.

OWNER SLAWSON INVESTMENT CORPORATION

LARRY A. CHAMBERS
VICE PRESIDENT

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1987, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME LARRY A. CHAMBERS, VICE PRESIDENT OF SLAWSON INVESTMENT CORPORATION TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THIS VOLUNTARY ACT AND DEED OF SAID TRUST. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

WE, THE MELLON BANK, N.A., PITTSBURGH, PA., HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF TALLGRASS EAST 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

VICE PRESIDENT

STATE OF PENNSYLVANIA)
COUNTY OF ALLEGHENY) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1987, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME _____ OF THE MELLON BANK, N.A., PITTSBURGH, PA. TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID BANK. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS _____ DAY OF _____, 1987.

ELTON PARSONS
CHAIRMAN

MARVIN S. KROUT
SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, DATED THIS _____ DAY OF _____, 1987.

ROBERT G. KNIGHT
MAYOR

DALE E. REA
DEPUTY CITY CLERK

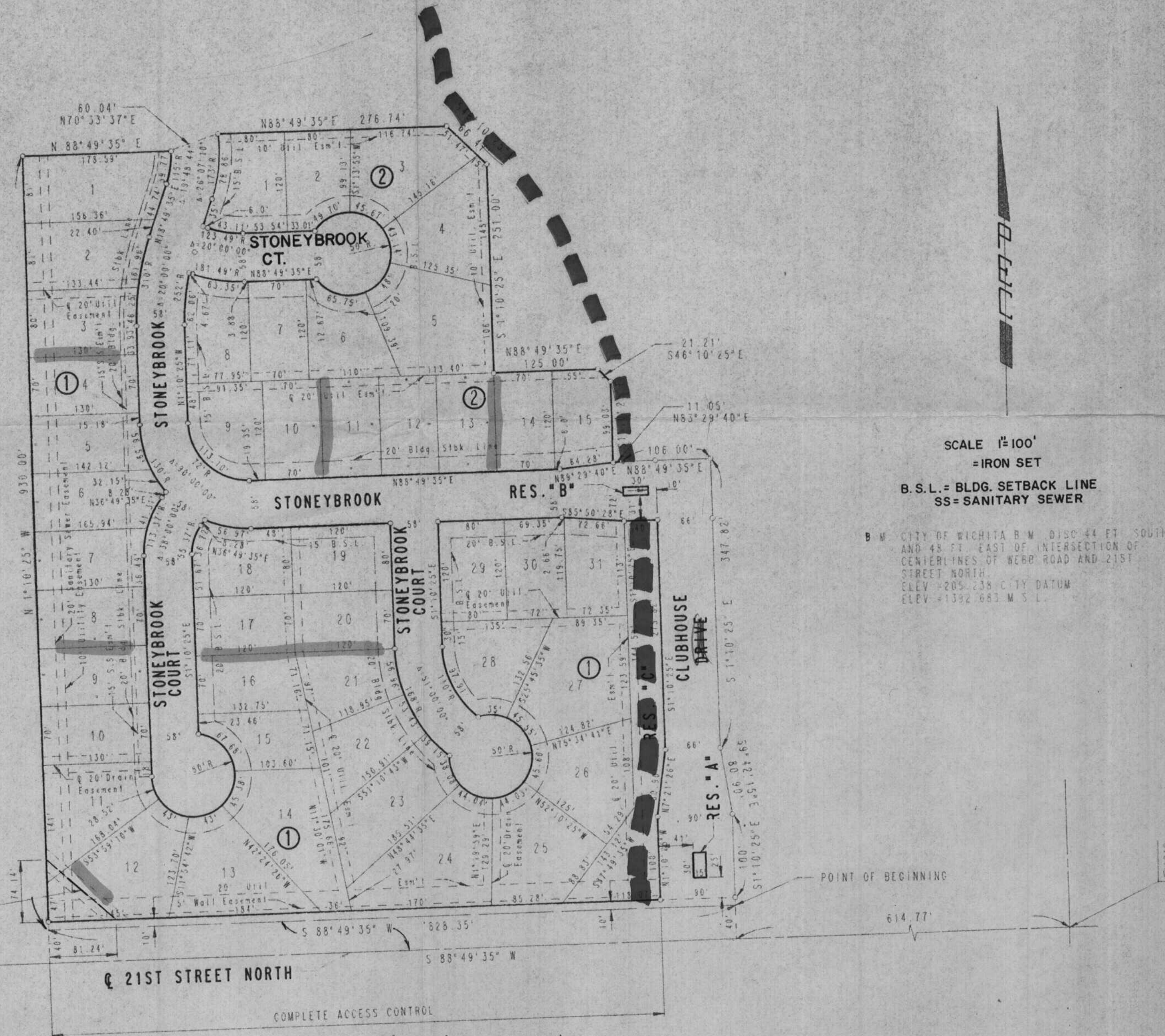
ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1987.

DON WRIGHT
COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M ON THIS _____ DAY OF _____, 1987.

PAT KETTLER
REGISTER OF DEEDS

ED RESA
DEPUTY



SCALE 1"=100'
=IRON SET

B.S.L. = BLDG. SETBACK LINE
SS = SANITARY SEWER

B.M. CITY OF WICHITA B.M. DISC 44 FT. SOUTH
AND 45 FT. EAST OF INTERSECTION OF
CENTERLINES OF WCRP ROAD AND 21ST
STREET NORTH.
ELEV. -205.238 CITY DATUM
ELEV. -1392.683 M.S.L.

POINT OF BEGINNING

SE COR. SW 1/4
SEC. 4, T27S, R2E
OF TH 6TH P.M.

20' Pipeline Easement
Cooperative Refinery Assoc.
Block 421, Page 33

10' util. Esm't requested by KATIE

November 23, 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 Metropolitan Area Planning Commission on November 23, 1987, 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 November 19, 1987.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
3. Certification that all real estate taxes for the first half of 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Larry Chambers, Slawson Investment Corp., 8100 E. 22nd St. N.,
Bldg. 1900, Wichita, KS 67226

FILE COPY