

PLAT NO. S/D 83-74 MAP NO. 6050C

NAME TALLGRASS CLUBHOUSE SECOND

LOCATION: North of 21st Street, in an area east of
Rock Road.

ENGINEER Mid-Kansas Engineering Consultants, P.A.

OWNER Tallgrass Company

APPLICATION FILED 8-19-83

SKETCH PLAT FILED _____

PRELIMINARY FILED _____

S/D ACTION _____

FINAL FILED 8-19-83

S/D ACTION 9-1-83 approve

MAPC ACTION 9-8-83 approve

BCC ACTION _____

RECORDED _____

REMARKS CUP

3/16/90 File closed

S/D 83-74 - TALLGRASS CLUBHOUSE
SECOND - North of 21st Street, in
an area east of Rock Road, Mid-
Kansas Engineering Consultants, PA

8-2-83

ACTION

	DATE
S/D COMMITTEE	<u>9-1-83</u>
M.A.P.C.	<u>9-8-83</u>
B.C.C./B. CO. C.	—

4

POSTED 8-26-83
6050C

3/16/90 File Closed

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

January 2, 1990

Mid-Kansas Engineering Consultants
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 83-74 TALLGRASS CLUBHOUSE SECOND ADDITION

Gentlemen:

On August 19, 1983, you filed the above-referenced request for subdivision approval. Since the last action on this application was on September 8, 1983, we request that you notify this office by January 31, 1990, if you intend to complete this subdivision case. If we have not heard from you by February 5, 1990, we will proceed to close the file.

If you have any questions about this matter or intend to complete this case, please feel free to contact this office at 268-4421.

Very truly yours,

R. Timothy Bickhaus
Associate Planner

RTB:stt

cc: Tallgrass Company, P.O. Box 4048, Wichita, KS 67204

FILE COPY

September 12, 1983

Ken Bengtson
Mid-Kansas Engineering Consultants
240 N. Rock Road, Suite 130
Wichita, Kansas 67206

Re: S/D 83-74 - Final plat of Tallgrass Clubhouse Second

Dear Mr. Bengtson:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, September 8, 1983, 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 September 2, 1983.

In addition to complying with those conditions, it is necessary that you meet the following requirements before the plat can be forwarded to the Board of City Commissioners 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 plattor.
3. Certification that all taxes due and payable for 1982 (both first and second halves) have been paid.

Please call if you have any questions.

Very truly yours,

Louise Olivarez
Senior Planner

LO:bh

cc: Tallgrass Company, P.O. Box 4048, 67204

September 2, 1983

Ken Bengtson
Mid-Kansas Engineering Consultants
240 N. Rock Road, Suite 130
Wichita, Kansas 67206

Re: S/D 83-74 - Final plat of Tallgrass Clubhouse Second

Dear Mr. Bengtson:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 1, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The final plat shall show a 10-foot utility easement along the west line of the plat. Any proposed storm sewer easement crossing this property shall also be shown.
- B. All existing utility easements granted by separate instrument after the recording of the first Tallgrass Clubhouse plat shall be shown on this replat.
- C. The platlor's text shall reference that setbacks are in accordance with D.P. 96 not D.P. 92.
- D. The applicant shall submit an avigational easement and a restrictive noise covenant acknowledging the existence of aircraft noise and assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- E. Closure computations shall be submitted with the final plat tracing.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Ken Bengtson
9-2-83
Page 2

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, September 8, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez
Senior Planner

LO:bh

cc: Tallgrass Company, P.O. Box 4048, 67204
Mike Lindebak, City Engineer

Final plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-74 Name Tallgrass Clubhouse Second
Date Application Rec'd. 8-19-83 Preliminary Approval _____
Scheduled S/D Meeting 9-1-83

DESCRIPTION

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

Owner Tallgrass Company
Surveyor/Engineer Ken Bengtson, Mid-Kansas Engineering Consultants
Address 240 N. Rock Rd., #130, Wichita, Ka Zip Code 67206 Phone 682-6561

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>11.3 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots :
Residential _____
Commercial _____
Industrial _____
Other <u>1</u> | a. _____ R/W _____ ft.
b. _____ R/W _____ ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL _____ ft. |
| Total Number of Lots <u>1</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>no</u> |
| 3. Minimum Lot Frontage <u>N.A.</u> | |
| 4. Minimum Lot Area <u>11.3</u> | |
| 5. Existing Zoning <u>AA w/CUP</u> | |
| 6. Proposed Zoning <u>AA w/CUP</u> | |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>NO</u> | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. The final plat shall show a 10-foot utility easement along the west line of the plat. This easement was required as a condition of platting Executive Park at Tallgrass. The utility company representatives shall be prepared to comment on the need, if any, for other easements.
- B. There was a 10-foot utility easement platted along the west and south lines of the original Tallgrass Clubhouse Addition. Since the west and south plat boundaries have been revised, the original platted easements are being vacated. The utility company representatives shall be prepared to comment on whether this will require any utility relocations.
- C. The platting text shall reference that setbacks are in accordance with D.P. 96 not D.P. 92.
- D. The applicant shall submit an avigational easement and a restrictive noise covenant acknowledging the existence of aircraft noise and assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- E. Closure computations shall be submitted with the final plat tracing.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only.

Map No.: 6050C
Section: 5
Twp.: 26S
Range: 2E

S/D No. 83-74

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Tallgrass Clubhouse Second

General Location: North of 21st Street in an area east of Rock Road

Name of Property Owner: Tallgrass Company P.O. Box 4048
Address: 2318 Greenleaf Wichita, Kansas Zip Code: 67226 Phone: 681-2112
Name of Subdivider: _____ Zip Code: 67204 Phone: _____
Address: _____ Zip Code: _____ Phone: _____
Name of Engineer/Surveyor: Mid-Kansas Engineering Consultants, P.A.
Address: 240 N. Rock Rd., #130 Wichita, Kansas Zip Code: 67206 Phone: 682-6561
Date of Application: 8-19-83

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 11.3
2. Number of Lots:
 - Residential 1
 - Commercial _____
 - Industrial _____
 - Other _____
3. Total Number of Lots 1
4. Minimum Lot Frontage N.A. ft.
5. Minimum Lot Area 11.3 acres
6. Existing Zoning AA/ CUF
7. Proposed Zoning AA w/cup
8. Are Sidewalks existing? Yes ___ No X
9. Is a public water supply available? X Yes ___ No, Name Wichita
10. Is a sanitary sewer available? X Yes ___ No, Name Wichita
11. Has Health Department approval been obtained (where applicable) Yes ___ No ___
12. City of Wichita X Three Mile Area ___ Outside of Wichita ___

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc., shall be assumed and paid for by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Michael D. Harding Michael D. Harding
(Owner's Agent)

Wichita-Sedgwick County Metropolitan Area
Planning Commission, 10th Floor, City Hall,
455 North Main, Wichita, Kansas 67202

Received by L.O.
Date 8-19-83
Fee Submitted 205.00

FORM 29 1

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Pibg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT
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NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY