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.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

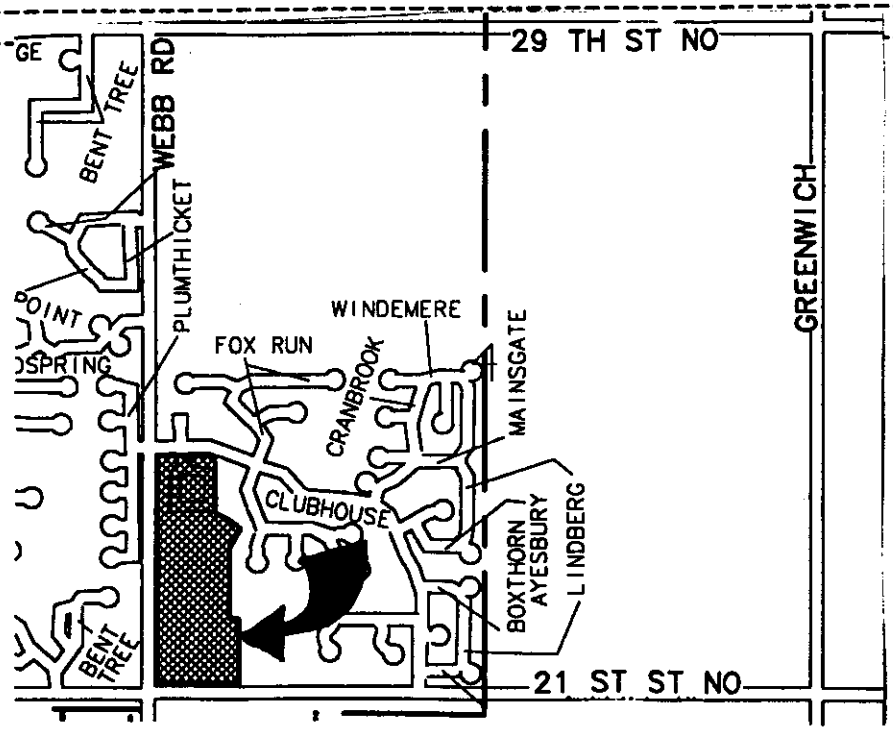
AGENDA ITEM NO. 2-4

March 14, 1991

STAFF REPORT
(Final Plat Approved 3/7/91,
Preliminary Plat Approved 1/24/91)

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:



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 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.

WICHITA — SEDGWICK COUNTY

W-SC

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

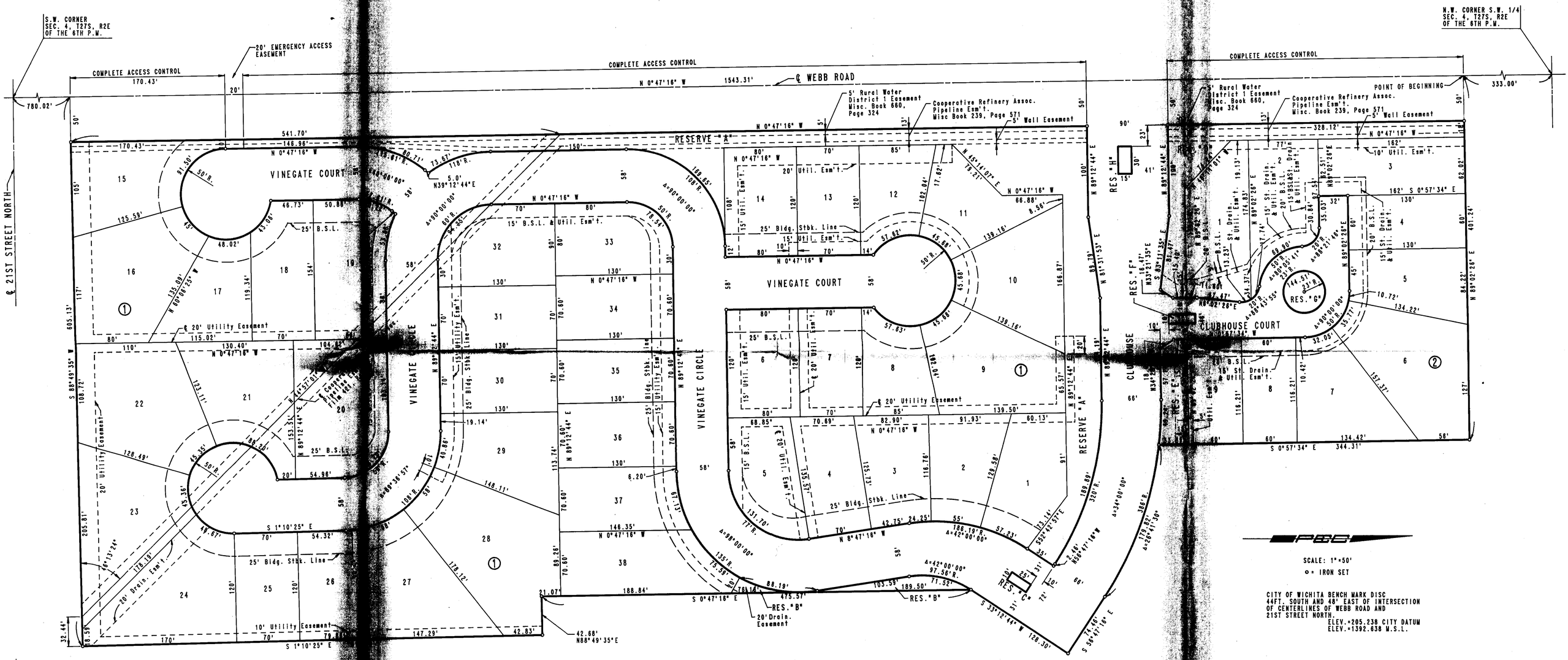
Kandace A. Jones
Associate Planner

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

FILE COPY

TALLGRASS EAST 5TH ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS



TALLGRASS EAST 5TH ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON March 7, 1991 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 3/8, 1991

STATE OF KANSAS)
)
COUNTY OF SEDGWICK)

I, CHARLES S. BROWN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1991. I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF TALLGRASS EAST 5TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS, AND RESERVES, BEING A TRACT OF LAND PARTLY IN TALLGRASS EAST TO WICHITA, SEDWICK COUNTY, KANSAS IN THE SW 1/4 OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE AND 333.00 FEET SOUTH OF THE NW CORNER OF THE SW 1/4 OF SAID SECTION 4; THENCE BEARING N 89°02'26" E PARALLEL WITH THE NORTH LINE OF SAID SW 1/4 AND ALONG THE SOUTH LINE OF LOTS 20, 19 & 18, BLOCK 1 IN SAID TALLGRASS EAST, A DISTANCE OF 401.24' FEET TO THE S.E. CORNER OF SAID LOT 18; THENCE BEARING S 0°57'34" E ALONG THE WEST LINE OF RESERVE "B" IN SAID BLOCK 1 A DISTANCE OF 344.31 FEET TO A POINT IN A CURVE TO THE RIGHT ON THE NORTH LINE OF CLUBHOUSE STREET AS PLATTED IN SAID TALLGRASS EAST; THENCE ALONG SAID CURVE HAVING A RADIUS OF 386.00 FEET AND A CHORD OF 178.20 FEET BEARING S 70°08'01" E AND THROUGH A CENTRAL ANGLE OF 26°41'30" AN ARC DISTANCE OF 179.82 FEET TO THE P.T. OF SAID CURVE; THENCE ALONG SAID NORTH LINE BEARING S 56°47'16" E A DISTANCE OF 74.46 FEET; THENCE BEARING S 33°12'44" W A DISTANCE OF 128.30 FEET TO THE NE CORNER OF LOT 19, BLOCK 2 IN SAID TALLGRASS EAST; THENCE ALONG THE EAST LINE OF LOTS 19, 18, 17, 16 AND 15 BEING ALSO THE WEST LINE OF RESERVE "D" IN SAID BLOCK 2 BEARING S 0°47'16" E A DISTANCE OF 475.57 FEET TO A POINT IN THE SOUTH LINE OF SAID RESERVE "D"; THENCE ALONG SAID SOUTH LINE BEARING N 89°49'35" E A DISTANCE OF 42.68 FEET TO THE S.E. CORNER OF SAID RESERVE "D"; THENCE BEARING S [illegible] E ALONG THE WEST LINE OF LOTS 28 THROUGH 34 IN SAID BLOCK [illegible] DISTANCE OF 510.00 FEET TO THE SW CORNER OF SAID LOT 34 AND [illegible] A POINT IN THE NORTH LINE OF LOT 4, BLOCK 1, TALLGRASS EAST COMMERCIAL TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING S 89°49'35" W ALONG SAID NORTH LINE A DISTANCE OF 605.13 FEET TO A POINT IN THE WEST LINE OF THE SW 1/4 OF SAID SECTION 4; THENCE BEARING N 0°47'16" W ALONG SAID WEST LINE A DISTANCE OF 1543.3[illegible] TO THE POINT OF BEGINNING. EXCEPT THE WEST 50.00 FEET OF THE NORTH 1033.30 FEET AND EXCEPT THE WEST 30.00 FEET OF THE SOUTH 510.00 FEET OF THE ABOVE DESCRIBED TRACT. THE ABOVE CONTAINING 17.58 ACRES WORE OR LESS.

_____
CHARLES S. BROWN, P.E. LIC. NO. 7581 R.L.S. NO. 991
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND, AS SET FORTH IN THE SURVEYOR'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 5TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS, AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, STREETS, AND DRAINAGE ARE HEREBY GRANTED. STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

A 5-FOOT WALL EASEMENT, AS SHOWN ALONG THE WEST LINE OF BLOCKS 1 & 2, IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT.

RESERVE "A" AND "D" ARE HEREBY PLATTED FOR LANDSCAPING, IRRIGATION SYSTEMS, ENTRY FEATURES, SIDEWALKS, PEDESTRIAN IMPROVEMENTS, EMERGENCY ACCESS, UTILITIES AND WALLS CONFINED TO EASEMENTS.

RESERVES "B" [illegible] IS HEREBY PLATTED FOR UTILITIES AND DRAINAGE CONFINED TO E[illegible] R LANDSCAPING, IRRIGATION SYSTEMS AND ENTRY FEATURES.

RESERVES "C" [illegible] "H" ARE HEREBY PLATTED FOR LANDSCAPING, IRRIGATION ST[illegible] TRY FEATURES.

RESERVES "A" [illegible] INCLUSIVE SHALL BE SUBJECT TO THE RESTRICTIVE C[illegible] ABLISHED BY THE DECLARATION OF LANDOWNERS ASSOCIATION [illegible] ND SHALL BE OWNED AND MAINTAINED BY TALLGRASS EAST HOMEOWNE[illegible] ON. ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM WEBB RO[illegible] ROSS THE WEST LINE OF BLOCK 1 AND 2, ARE HEREBY GRANTED TO TH[illegible] NITA, EXCEPT THE EMERGENCY ACCESS AS NOTED.

ALL PORTIONS [illegible] EAST ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS WITHI[illegible] SCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED [illegible] K.S.A. 12-512(b) AMENDED.

OWNERS: [illegible] OPMENT CORPORATION

BY _____
JACK D[illegible] .O.

[illegible] HOMEOWNER'S ASSOCIATION

BY _____
JACK [illegible] IDENT

STATE [illegible]

[illegible], 1991,
BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME JACK D. RITCHIE, PRESIDENT OF RITCHIE DEVELOPMENT CORPORATION [illegible] TALLGRASS EAST HOMEOWNER'S ASSOCIATION, TO ME PERSO[illegible] THE SAME PERSON WHO EXECUTED THE FOREGOING I[illegible] NG AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS T[illegible] AND DEED OF SAID CORPORATION AND ASSOCIATION [illegible] EREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NO[illegible] DAY AND YEAR ABOVE WRITTEN.

_____ NOTARY PUBLIC

MY COMMISSION [illegible] _____

WE, BANK IV W[illegible] NAL ASSOCIATION IN WICHITA, KANSAS, HOLDER OF A MORTGAGE [illegible] E ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO TH[illegible] TALLGRASS EAST 5TH ADDITION TO WICHITA, SEDGWICK COUN[illegible]

_____, SENIOR VICE PRESIDENT
GARY K. BROWN

STATE OF KANSAS)
)
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1991, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME GARY K. BROWN, SENIOR VICE PRESIDENT, OF BANK IV WICHITA, NATIONAL ASSOCIATION, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME 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 _____, 1991.

_____, CHAIRMAN
GEORGE D. SHERMAN

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1991.

_____, MAYOR
BOB KNIGHT

_____, DEPUTY CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1991.

_____, COUNTY CLERK
DON WRIGHT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1991.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA