

- 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 is reminded that the drainage plan indicates that this development will need to coordinate with property to the north regarding off-site detention ponds. If this plat is to be completed prior to the area north being platted, off-site drainage easements shall be provided for recording with the final plat tracing, as is required by the drainage plan.
- V. The applicant shall submit copies of the separate instruments being vacated by this plat to the Planning Department prior to this plat being scheduled for the City Council.
- W. As requested by City Engineering, minimum building pad elevations shall be indicated for the lots along the north line of the plat. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the plat's text. The plat's text shall also indicate if these elevations involve the level of the minimum opening or floor level. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- X. The final plat shall indicate the utility easements requested by K.G. & E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- Y. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Z. Recording of the plat within 30 days after approval by the City Council.
- AA. Prior to this case being forwarded to the City Council the applicant shall submit a copy of the drainage plan to County Engineering for their approval.

August 31, 1989

STAFF REPORT
(Final Approved 8/24/89;
Preliminary Plat Approved 6/15/89)

CASE NUMBER: S/D 89-38 - TALLGRASS EAST 3RD ADDITION

OWNER/APPLICANT: Ritchies Development Corp.
8100 E. 22nd St. North, Wichita, KS 67226

SURVEYOR/ENGINEER: Professional Engineering Con. - Gary Wiley

LOCATION: Between Webb & Greenwich, north of 21st St. N.

SITE SIZE: 59.7 Acres

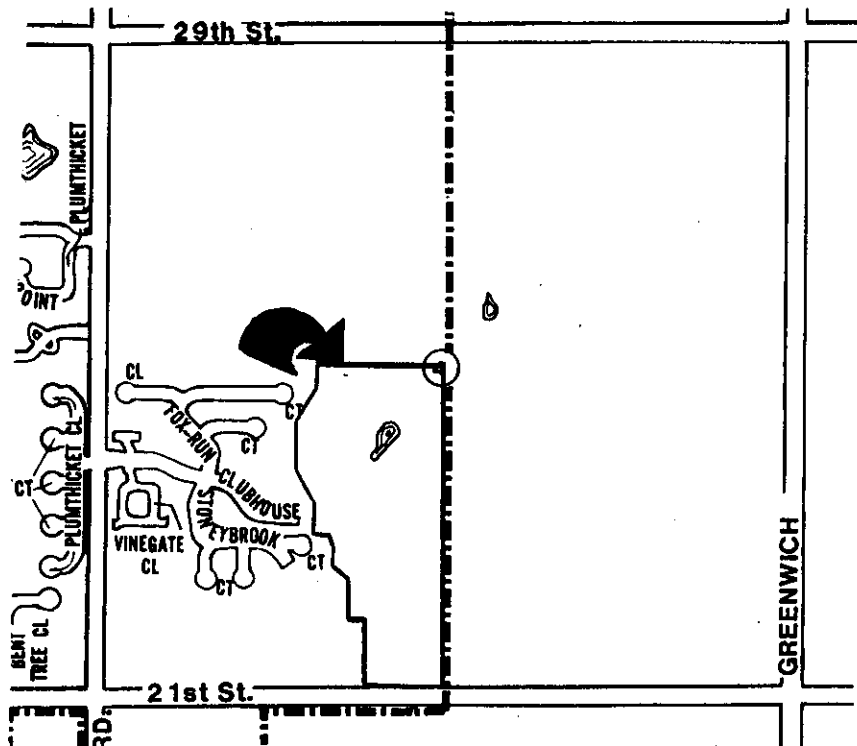
NUMBER OF LOTS

Residential:	167
Office:	
Commercial:	
Industrial:	
Total:	167

MINIMUM LOT AREA: 9,200 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling (DP-163)

VICINITY MAP:



STAFF COMMENTS:

- 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 any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. The applicant shall guarantee a deceleration lane on 21st street North to serve the entrance to this development at Clubhouse. This guarantee shall provide for a permanent improvement, to be developed, when 21st Street is improved.
- G. The applicant shall guarantee a left turn lane to the entrance on 21st Street. This guarantee shall also be held for when 21st Street is improved.
- H. The applicant shall guarantee sidewalks on one side of Clubhouse Drive (a designated collector), one one side of Ayesbury and Lindberg and on one side of the Mainsgate-Windemere semi-looped street (intersects a collector and sufficient number of lots outletting to this semi-looped street) and the extension through Reserve "K" to the adjacent property to the west. The applicant shall provide five revised copies of a sidewalk plan for the overall area showing these changes.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. 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 lot owners association will be responsible for maintaining the area between street pavement and the wall easement platted along the south line of the plat and for any wall constructed within the easement.

- K. In Reserve L, if the sidewalk required in the above comment, is constructed out side of street right-of-way for Clubhouse, 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 dedicated 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.
- L. 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.
- M. 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.
- 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. Upon the recording of this plat, Clubhouse shall become a designated residential collector street.
- P. If the sanitary sewer plan indicates that sewer will be located in Reserve M (within the indicated utility easement), a hold harmless agreement shall be submitted since this Reserve is also indicated as allowing, walls, entry, monuments and other features potentially in conflict with the maintenance of sanitary sewer.
- Q. Since a structure (gazebo) is indicated for Reserve K, adjacent to street right-of-way, a 20-foot building setback shall be indicated for Reserve K from Cranbrook.
- R. 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.
- 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.

TALLGRASS EAST 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, R. W. LINN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1989, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF TALLGRASS EAST 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS, AND RESERVES, BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE SW 1/4 OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M., BEGINNING AT THE NE CORNER OF SAID SW 1/4 THENCE BEARING S0°54'25"E ALONG THE EAST LINE OF SAID SW 1/4 A DISTANCE OF 2606.43 FEET; THENCE BEARING S88°49'35"W PARALLEL TO AND 40 FEET NORTH OF THE SOUTH LINE OF SAID SW 1/4 A DISTANCE OF 614.95 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF CLUBHOUSE AS PLATTED IN TALLGRASS EAST 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING N1°10'25"W ALONG SAID EAST RIGHT-OF-WAY A DISTANCE OF 110.00 FEET; THENCE BEARING N9°42'15"W ALONG SAID EAST RIGHT-OF-WAY A DISTANCE OF 80.90 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY BEARING N1°10'25"W A DISTANCE OF 347.82 FEET; THENCE BEARING S88°49'35"W ALONG THE NORTH AND EXTENDED NORTH RIGHT-OF-WAY OF STONEYBROOK A DISTANCE OF 106.00 FEET; THENCE ALONG SAID NORTH RIGHT-OF-WAY BEARING S83°29'40"W A DISTANCE OF 11.05 FEET TO THE SE CORNER OF LOT 15, BLOCK 2 IN SAID TALLGRASS EAST 2ND ADDITION; THENCE BEARING N1°10'25"W ALONG THE EAST LINE OF SAID LOT 15 A DISTANCE OF 99.03 FEET; THENCE BEARING N46°10'25"W ALONG THE NORTHEASTERLY LINE OF SAID LOT 15 A DISTANCE OF 21.21 FEET; THENCE BEARING S88°49'35"W ALONG THE NORTH LINE OF LOTS 15 AND 14 IN SAID BLOCK 2, A DISTANCE OF 125.00 FEET TO THE NW CORNER OF SAID LOT 14; THENCE BEARING N1°10'25"W ALONG THE EAST LINE OF LOTS 5 AND 4 IN SAID BLOCK 2, A DISTANCE OF 251.00 FEET; THENCE BEARING N46°10'25"W ALONG THE NORTHEASTERLY LINE OF LOTS 4 AND 3 IN SAID BLOCK 2 A DISTANCE OF 66.47 FEET TO THE SE CORNER OF LOT 17, BLOCK 4, IN TALLGRASS EAST TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING N1°10'25"W ALONG THE EAST LINE OF LOTS 17 AND 16 IN SAID BLOCK 4, A DISTANCE OF 199.58 FEET; THENCE BEARING N46°10'25"W ALONG THE NORTHEASTERLY LINE OF LOTS 16 AND 15 IN SAID BLOCK 4, A DISTANCE OF 155.00 FEET; THENCE BEARING S88°49'35"W ALONG THE NORTH LINE OF LOTS 15 AND 14 IN SAID BLOCK 4 A DISTANCE OF 132.75 FEET TO THE SE CORNER OF SAID RESERVE "E" IN SAID BLOCK 4; THENCE BEARING N1°10'25"W ALONG THE EAST LINE OF SAID RESERVE "E" AND EAST LINE OF LOT 59, BLOCK 1 IN SAID TALLGRASS EAST, A DISTANCE OF 671.02 FEET; THENCE BEARING N31°10'25"W ALONG THE EAST LINE OF LOT 59 AND RESERVE "C" IN SAID BLOCK 1, A DISTANCE OF 160.00 FEET; THENCE BEARING N1°10'25"W ALONG THE EAST LINE OF SAID RESERVE "C", A DISTANCE OF 241.96 FEET; THENCE BEARING N28°49'35"E ALONG SAID EAST LINE A DISTANCE OF 230.00 FEET; THENCE BEARING N1°10'25"W A DISTANCE OF 101.96 FEET TO THE NE CORNER OF SAID RESERVE "C" IN THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 4; THENCE ALONG SAID NORTH LINE BEARING N89°02'26"E A DISTANCE OF 1150.44 FEET TO THE POINT OF BEGINNING, CONTAINING 59.78 ACRES MORE OR LESS.

R. W. LINN, P.E., LIC. NO. 3684 R.L.S. NO. 934
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 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS, AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES 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 SOUTH LINE OF BLOCK 2, IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT.

RESERVES A, B, C, D, E, F, G, AND H ARE HEREBY PLATTED FOR LANDSCAPING, IRRIGATION SYSTEMS, ENTRY FEATURES, AND UTILITIES CONFINED TO EASEMENTS.

RESERVES J, K, AND L ARE HEREBY PLATTED FOR DRAINAGE, PEDESTRIAN IMPROVEMENTS, LANDSCAPING, IRRIGATION SYSTEMS, UTILITIES, JOGGING PATHS AND GAZEBOS.

RESERVE M IS HEREBY PLATTED FOR DRAINAGE, ENTRY FEATURES, PEDESTRIAN IMPROVEMENTS, LANDSCAPING, IRRIGATION SYSTEMS, UTILITIES AND WALLS CONFINED TO EASEMENTS.

RESERVE I IS HEREBY PLATTED FOR DRAINAGE PEDESTRIAN IMPROVEMENTS, LANDSCAPING IRRIGATION SYSTEMS AND UTILITIES.

RESERVES A THROUGH M INCLUSIVE SHALL BE SUBJECT TO THE RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS ASSOCIATION AGREEMENTS, AND SHALL BE OWNED AND MAINTAINED BY ONE OR MORE HOMEOWNERS' ASSOCIATIONS TO BE FORMED WITHIN TALLGRASS EAST 3RD ADDITION. ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM 21ST STREET NORTH OVER AND ACROSS THE SOUTH LINE OF BLOCK 1, ARE HEREBY GRANTED TO THE CITY OF WICHITA.

FOR ADDITIONAL BUILDING SETBACKS SEE THE REQUIREMENTS OF THE TALLGRASS EAST RESIDENTIAL COMMUNITY UNIT, PLAN DP-163 ON FILE WITH THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT.

THOSE PORTIONS OF PLAT AND RIGHT-OF-WAY EASEMENT AS PER FILM 866, PAGE 1096 AND SANITARY SEWER EASEMENT AS PER FILM 1033, PAGE 1480 WITHIN THE ABOVE DESCRIBED TRACT, ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(B) AMENDED.

OWNER: RITCHIE DEVELOPMENT CORPORATION

BY _____
JACK D. RITCHIE, C.E.O.

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON HIS _____ DAY OF _____, 1989, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME JACK D. RITCHIE, CHIEF EXECUTIVE OFFICER OF RITCHIE DEVELOPMENT CORPORATION, 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 CORPORATION, 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, BANK IV WICHITA, NATIONAL ASSOCIATION IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON PART OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF TALLGRASS EAST 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

GARY K. BROWN, VICE PRESIDENT

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1989, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME GARY K. BROWN, 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 _____, 1989.

SUE L. CROCKETT, 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 _____, 1989.

BOB KNIGHT, MAYOR

JOHN MOIR, CITY CLERK

ENTERED ON TRANSFER RECORD, THIS _____ DAY OF _____, 1989.

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 _____, 1989.

PAT KETTLER, REGISTER OF DEEDS

ED RESA, DEPUTY

OFFICE COPY
DO NOT REMOVE

TALLGRASS EAST 3RD ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

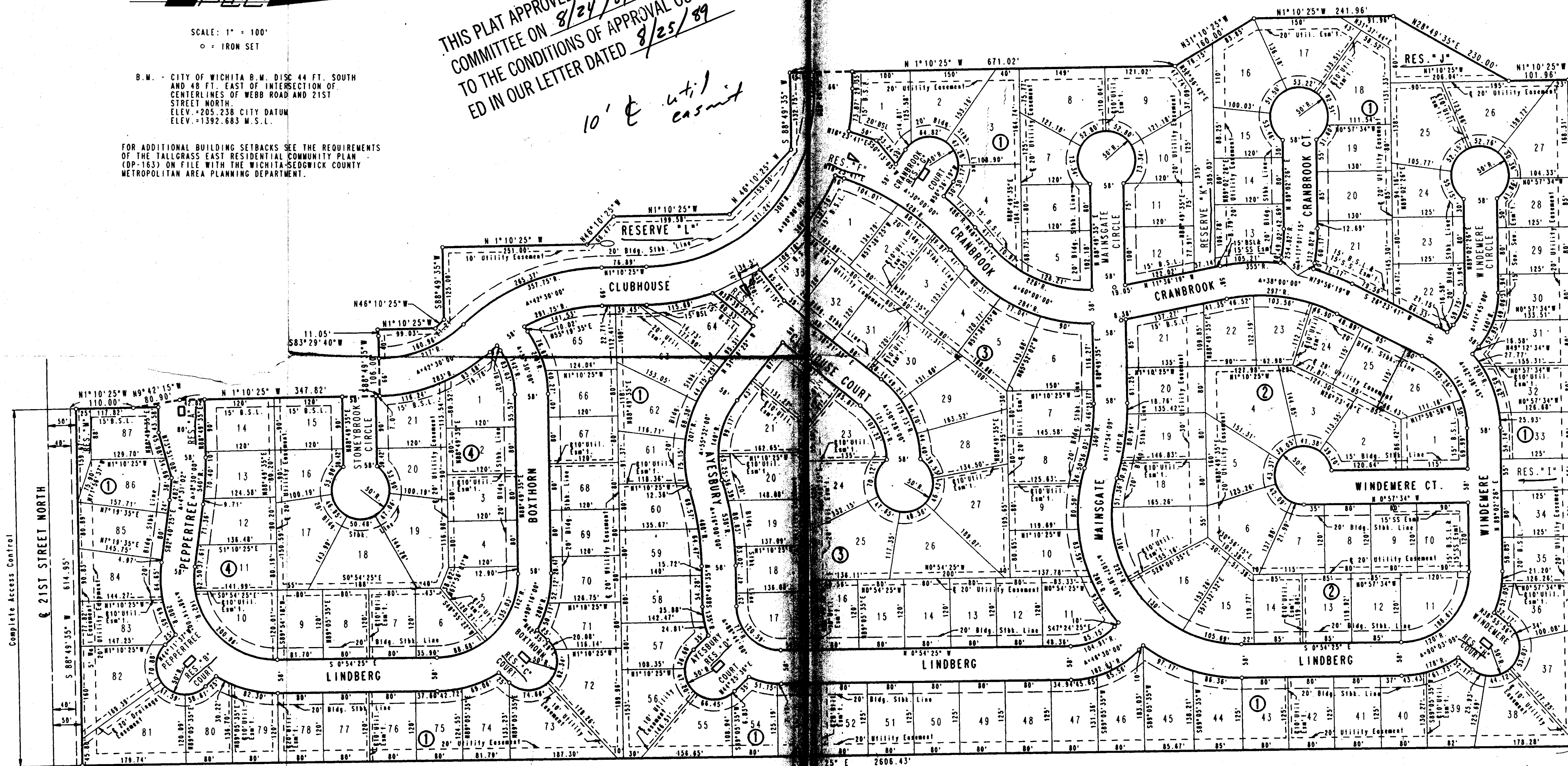
THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 8/24/89 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLINED
IN OUR LETTER DATED 8/25/89

10' E Util easmt

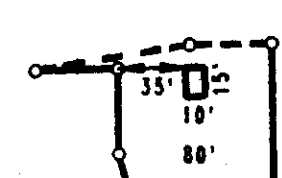
SCALE: 1" = 100'
○ = IRON SET

B.M. - CITY OF WICHITA B.M. DISC 44 FT. SOUTH
AND 48 FT. EAST OF INTERSECTION OF
CENTERLINES OF WEBB ROAD AND 21ST
STREET NORTH.
ELEV. = 205.238 CITY DATUM
ELEV. = 1392.683 M.S.L.

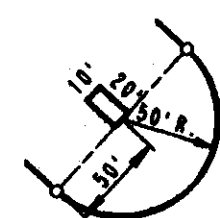
FOR ADDITIONAL BUILDING SETBACKS SEE THE REQUIREMENTS
OF THE TALLGRASS EAST RESIDENTIAL COMMUNITY PLAN
(CP-163) ON FILE WITH THE WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT.



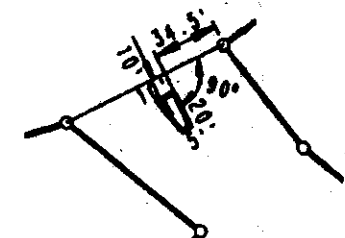
S.E. COR. S.W. 1/4
SEC. 4, T572, R2E
OF THE 6TH P.M.



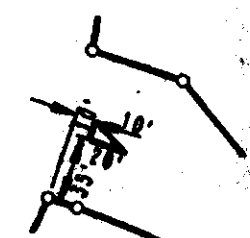
RESERVE "A"



RESERVE "B, C, D, G & H"



RESERVE "E"



RESERVE "F"

N.E. COR. S.W. 1/4
SEC. 4, T572, R2E
OF THE 6TH P.M.
POINT OF BEGINNING

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

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

September 1, 1989

Professional Engineering Consultants
Attn: Gary Wiley
1440 East English
Wichita, KS 67211

Re: S/D 89-38 TALLGRASS EAST 3RD ADDITION

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on August 31, 1989, 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 August 25, 1989.

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 plattor.
3. Certification that all real estate taxes for the second half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Bill Yung Design, 4912 E. 29th North, Suite One, 67220
Ritchies Development Corp., 8100 E. 22nd St. No., 67226
Jim Weber, County Engineer
Mike Lindebak, City Engineer