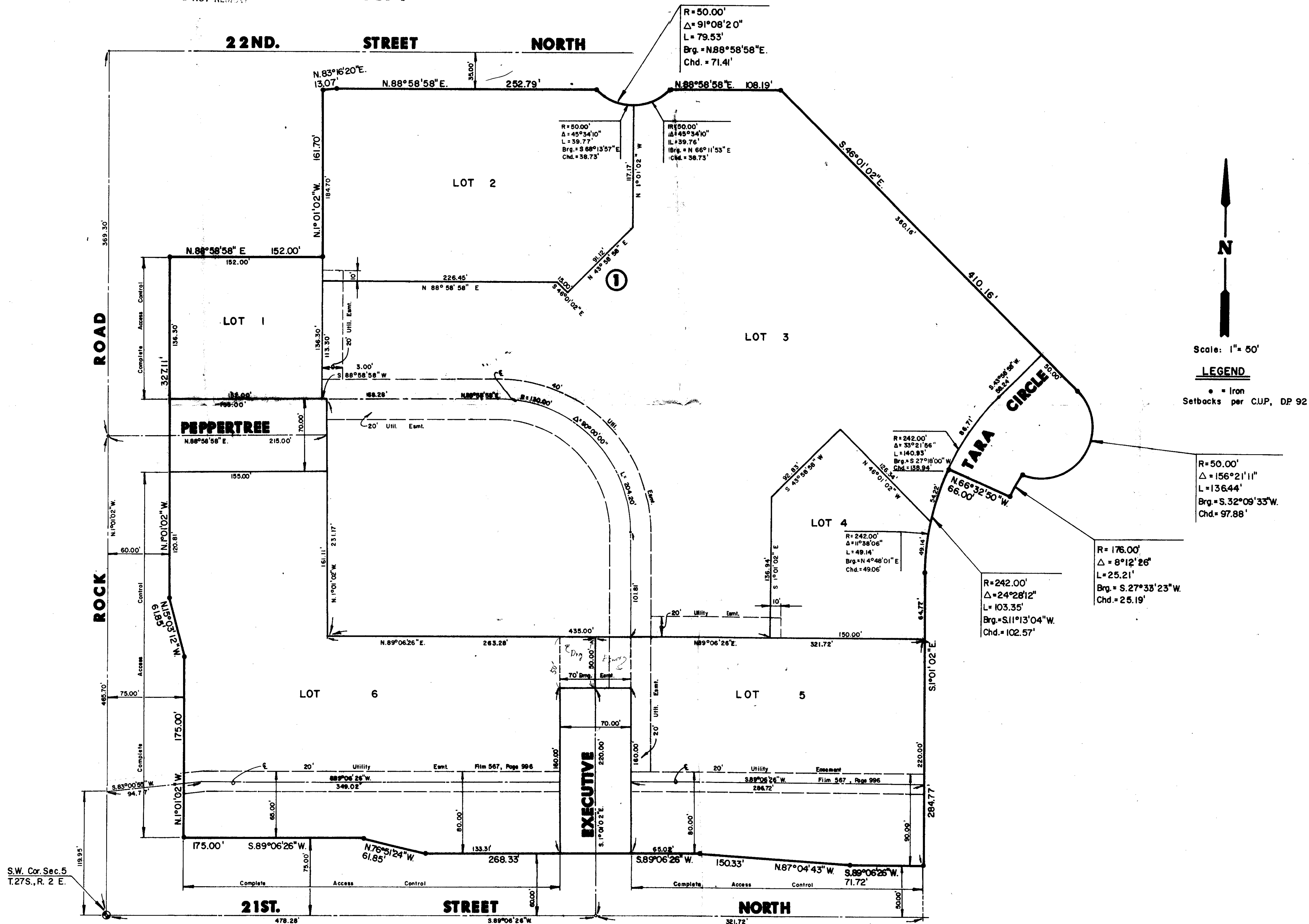


TALLGRASS COMMERCIAL THIRD ADDITION

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AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



The plat of this property is desirous of having this plat scheduled for City Commission review on December 17, 1985. In order to accomplish this, all conditions of approval stated in our November 22, 1985 letter must now be completed. Have the above-stated requirements of the City Engineer's office been completed?

Forrest L. Nagley
Senior Planner

FLN:mlh

Attachments

cc: Mid-Kansas Engineering Consultants, P.A., 3500 N. Rock Road,
Bldg. #800, Wichita, KS 67226
Mike Lindebak, City Engineer/Interim Director of Planning

WICHITA - SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

CARL ADVISED 12/2/85
that all these conditions
of approval had been
met. FW 12/3/85

To: Carl Gipson, Civil Engineer III

Date: December 2, 1985

From: Forrest L. Nagley, Senior Planner

Subject: Review and approval of the Tallgrass Commercial Third Addition plat tracing, a proposed instrument establishing cross-lot drainage easements and the design concept submitted for two public/private street transitions. (S/D 85-66)

On November 21, 1985, the Subdivision Committee approved the final plat of the above-referenced addition subject to requirements of the City Engineer's Office for the following:

1. The applicant shall establish the cross-lot drainage easements required by the applicant's drainage plan. The wording and provisions of this easement shall be reviewed and approved by City Engineering prior to submitting this plat for scheduling before the City Commission.
2. The final plat tracing shall indicate utility easements to provide for the sanitary sewer layout plan for this property. The location of these easements shall be approved by City Engineering prior to submitting this plat for scheduling before the City Commission.
3. The applicant's agent shall submit a design concept for the public/private street transitions to City Engineering. This concept should provide approximate quantities and costs for the street transitions. The applicant shall guarantee the street improvements required by the design concept. This plat shall not be submitted for scheduling before the City Commission until the specifics of the public/private street transitions have been worked out with City Engineering. *Need Letter of Credit in the amount of \$37,800.00.*

These requirements were stated in our follow-up letter dated November 22, 1985.

Attached is a copy of the final plat tracing for your review. Also attached is a copy of an executed "Declaration of Drainage Easement," Does the final plat tracing reflect all utility easements needed for sanitary sewer service? Is the wording and are the provisions of the drainage easement agreement acceptable?

Mid-Kansas Engineering Consultants have advised that the required design concept, for the two public/private street transitions, has been submitted to City Engineering. Has the design concept been approved and what dollar figure should be referenced on the plat's associated Letter of Credit?

**Final Plat
SUBDIVISION REPORT**

**SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION**

S/D No.: 85-66 Name: TALLGRASS COMMERCIAL THIRD ADDITION

**Revised Prelim. Approved: 11/7/85
Scheduled S/D Meeting: 11/21/85**

DESCRIPTION

**General Location: North of 21st Street North and east of Rock Road.
Owner: Tallgrass Company, 8100 E. 22nd St. North, Bldg. #1900, Wichita,
KS 67226, Attn.: Jack Ritchie
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.**

- 1. Gross Acreage of Plat: 12.80 Acres**
- 2. Number of Lots:**
 - Residential:**
 - Office:**
 - Commercial: 6**
 - Industrial:**
 - Total: 6**
- 3. Minimum Lot Area: 59,480 Sq. Ft.**
- 4. Existing Zoning: "LC" (DP-92)**
- 5. Proposed Zoning: "LC" (DP-92)**

STAFF COMMENTS:

NOTE: This plat represents a replat of Lot 1, Block 1 of Tallgrass Commercial First Addition and Blocks 1 and 2 of Tallgrass Commercial 2nd Addition. This property is subject to the provisions of the Tallgrass Community and Office Park Community Unit Plan (DP-92).

- A. The applicant shall guarantee the extension of sanitary sewer to serve those lots not already served.**
- B. The applicant shall guarantee the street improvements required to delineate the public/private street transition at the end of each stub commercial street. The representative from the City Engineer's office should be prepared to advise of the details of the proposed transitions and state the dollar amount for the needed guarantee.**
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.**
- D. The City Engineer's office has advised that special assessments for the street proposed for vacation by this replat have been paid off.**
- E. The final plat tracing shall correct the M.A.P.C signature block to reference WILLIAM J. GOEBEL as the M.A.P.C. Chairman.**
- F. The final plat tracing shall correctly label adjacent Tara Street as "Tara Circle," not "Tara Court."**
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).**
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.**
- I. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.**