

STAFF REPORT
(Final Plat, Preliminary Plat Approved 4/3/08)

CASE NUMBER: SUB 2008-15 – TYLER’S LANDING 4TH ADDITION

OWNER/APPLICANT: R & R Realty, LLC, Attn: Jay Russell, P.O. Box 75337, Wichita, KS 67275

SURVEYOR/AGENT: Baughman Company, P.A., Attn: Kris Rose, 315 Ellis, Wichita, KS 67211

LOCATION: East of Tyler, South side of 37th St. North (District V)

SITE SIZE: 9.58 acres

NUMBER OF LOTS

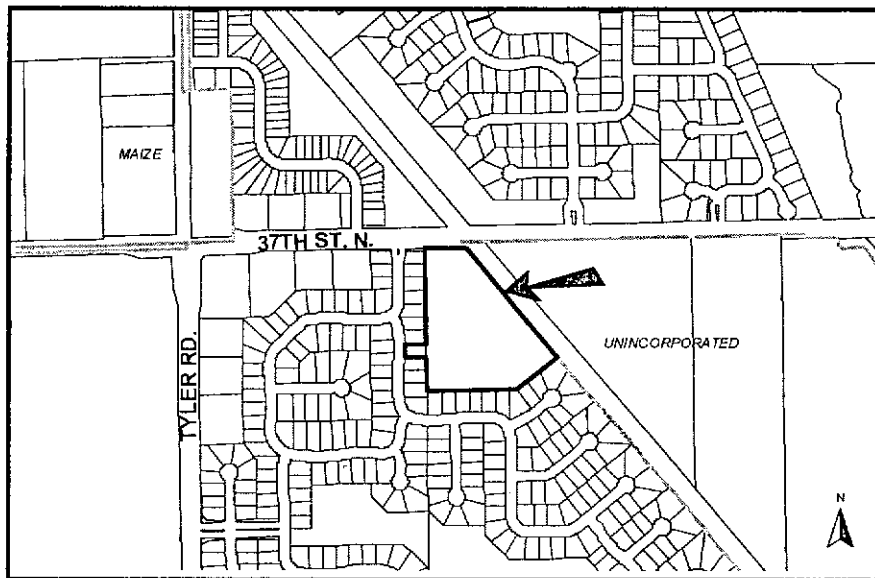
Residential:	30
Office:	
Commercial:	
Industrial:	
Total:	30

MINIMUM LOT AREA: 8,400 square feet

CURRENT ZONING: SF-5 Single-family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of Lots 1 and 9, Block A of the Tyler's Landing 3rd Addition.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer (main and laterals) to serve all the lots being platted.
- B. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the applicant's drainage plan.
- D. The Applicant shall guarantee the paving of the proposed streets.
- E. 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.
- F. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body 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 the governing body.
- G. The applicant shall submit a covenant that provides four (4) off-street parking spaces per dwelling unit on each lot that 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.
- H. GIS requests a new name for Pepper Ridge Ct. The segment adjoining Lots 17-29, Block A shall be denoted as a Circle (Cir).
- I. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- J. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- K. The applicant shall install or guarantee the installation of all utilities and facilities that are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- L. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- M. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the United States Postal Service Growth Management Coordinator (Phone: 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- N. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- O. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State National Pollutant Discharge Elimination System Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.

- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

CLOSURE - TYLER'S LANDING 4TH ADDITION

PT 01 North: 38384.9725 East : 57827.6730
 Line Course: S 89-31-47 W Length: 508.4900
 PT 02 North: 38380.7989 East : 57319.2001
 Line Course: N 00-13-06 W Length: 193.7500
 PT 03 North: 38574.5475 East : 57318.4618
 Line Course: S 89-46-54 W Length: 120.2400
 PT 04 North: 38574.0893 East : 57198.2227
 Curve Length: 74.0487 Radius: 850.0000
 Delta: 4-59-29 Tangent: 37.0479
 Chord: 74.0256 Course: N 01-17-15 E
 Course In: N 86-13-00 W Course Out: N 88-47-31 E
 RP North: 38630.1754 East : 56350.0751
 PT 05 End North: 38648.0959 East : 57199.8862
 Line Course: N 89-46-54 E Length: 118.3000
 PT 06 North: 38648.5467 East : 57318.1853
 Line Course: N 00-13-06 W Length: 530.5500
 PT 07 North: 39179.0929 East : 57316.1636
 Line Course: N 89-29-40 E Length: 228.4100
 PT 08 North: 39181.1082 East : 57544.5647
 Line Course: S 39-28-31 E Length: 794.5300
 PT 09 North: 38567.8114 East : 58049.6833
 Line Course: S 50-31-29 W Length: 287.6000
 PT 01 North: 38384.9710 East : 57827.6852

MISCLOSURE:

Line Course: N 84-21-42 W Length: 0.0122
 North: 38384.9722 East : 57827.6730