

STAFF REPORT

(Final Portion of Overall Preliminary Plat, Preliminary Plat Approved 9/19/02)

CASE NUMBER: SUB 2005-64 -- TYLER'S LANDING 3rd ADDITION

OWNER/APPLICANT: R & R Realty, LLC, Attn: Jay Russell/Rob Ramseyer, 8100 E. 22nd St. N., Bldg. 1000, Wichita, KS 67226-2310

SURVEYOR/ENGINEER: Baughman Company, P.A., Attn: Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: South of 37th St. North, East of Tyler Road

SITE SIZE: 59.45 acres

NUMBER OF LOTS

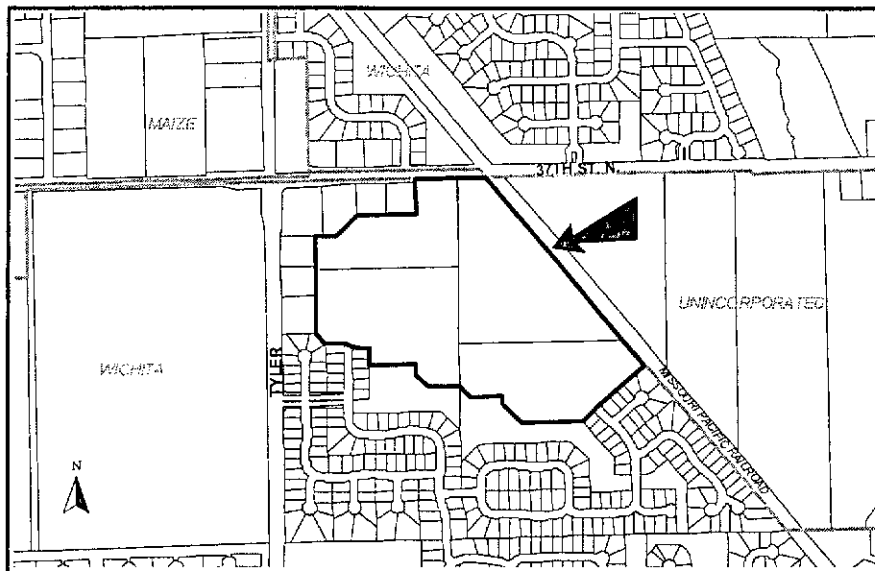
Residential:	161
Office:	
Commercial:	
Industrial:	
Total:	<u>161</u>

MINIMUM LOT AREA: 8,400 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This final plat consists of the north portion of the overall preliminary plat approved for the site and represents the third phase of development. The street layout is consistent with the preliminary plat and serves three additional lots.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. **City Engineering** needs to comment on the status of the applicant's drainage plan.
- D. **County Public Works** requests annexation of 37th St. North.
- E. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.
- F. 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.
- G. 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 the governing body.
- H. 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.
- I. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- J. **GIS** needs to comment on the plat's street names. **Revised street names are needed.**
- K. 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.
- L. The plattor'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.

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- M. 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. (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.)
- N. 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.
- O. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- P. 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.
- Q. 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 NPDES 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- U. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

CLOSURE

CLOSURE - TYLER'S LANDING 3RD ADDITION

PT 01 North: 38077.7882 East : 52858.5811
 Line Course: N 89-29-40 E Length: 483.8700
 PT 02 North: 38082.0577 East : 53342.4323
 Line Course: S 39-28-31 E Length: 1831.7000
 PT 03 North: 36668.1703 East : 54506.9268
 Line Course: S 50-31-29 W Length: 422.4300
 PT 04 North: 36399.6125 East : 54180.8535
 Line Course: S 42-47-55 W Length: 65.7100
 PT 05 North: 36351.3980 East : 54136.2086
 Line Course: S 50-31-29 W Length: 111.6700
 PT 06 North: 36280.4043 East : 54050.0107
 Line Course: S 89-31-47 W Length: 428.7300
 PT 07 North: 36276.8854 East : 53621.2951
 Line Course: N 45-28-13 W Length: 192.4100
 PT 08 North: 36411.8185 East : 53484.1286
 Line Course: N 00-28-13 W Length: 58.9500
 PT 09 North: 36470.7665 East : 53483.6447
 Line Course: S 89-31-47 W Length: 224.6500
 PT 10 North: 36468.9227 East : 53259.0023
 Line Course: N 48-43-31 W Length: 120.1500
 PT 11 North: 36548.1820 East : 53168.7029
 Line Course: S 89-31-47 W Length: 232.0700
 PT 12 North: 36546.2772 East : 52936.6407
 Line Course: N 45-20-40 W Length: 127.0000
 PT 13 North: 36635.5383 East : 52846.2999
 Line Course: N 00-13-06 W Length: 73.1900
 PT 14 North: 36708.7278 East : 52846.0210
 Line Course: S 89-31-47 W Length: 330.4000
 PT 15 North: 36706.0159 East : 52515.6322
 Line Course: N 00-15-10 W Length: 126.4400
 PT 16 North: 36832.4547 East : 52515.0743
 Curve Length: 100.5448 Radius: 932.0000
 Delta: 6-10-52 Tangent: 50.3231
 Chord: 100.4997 Course: N 84-11-39 W
 Course In: N 02-42-55 E Course Out: S 08-53-47 W
 RP North: 37763.4083 East : 52559.2258
 PT 17 End North: 36842.6206 East : 52415.0937
 Curve Length: 74.1668 Radius: 182.0000
 Delta: 23-20-55 Tangent: 37.6049
 Chord: 73.6539 Course: N 69-25-46 W
 Course In: N 08-53-47 E Course Out: S 32-14-42 W
 RP North: 37022.4311 East : 52443.2397
 PT 18 End North: 36868.5002 East : 52346.1353
 Line Course: S 89-44-50 W Length: 149.6700
 PT 19 North: 36867.8399 East : 52196.4668
 Line Course: N 37-07-22 W Length: 90.9100
 PT 20 North: 36940.3264 East : 52141.6003
 Line Course: N 00-15-10 W Length: 705.0000
 PT 21 North: 37645.3195 East : 52138.4900
 Line Course: N 89-44-50 E Length: 150.0000
 PT 22 North: 37645.9813 East : 52288.4885
 Line Course: N 45-28-34 E Length: 211.2000
 PT 23 North: 37794.0761 East : 52439.0653
 Line Course: N 89-29-40 E Length: 422.0000
 PT 24 North: 37797.7997 East : 52861.0489
 Line Course: N 00-30-20 W Length: 280.0000
 PT 01 North: 38077.7888 East : 52858.5783