SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2
JULY 17, 2003

STAFF REPORT

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

CASE NUMBER: **SUB 2003-72 -- TYLER'S LANDING SECOND ADDITION**

OWNER/APPLICANT: R & R Realty, LLC, Attn: Jay Russell, 12602 W. 13th, Wichita, KS 67235

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: 43 acres

NUMBER OF LOTS

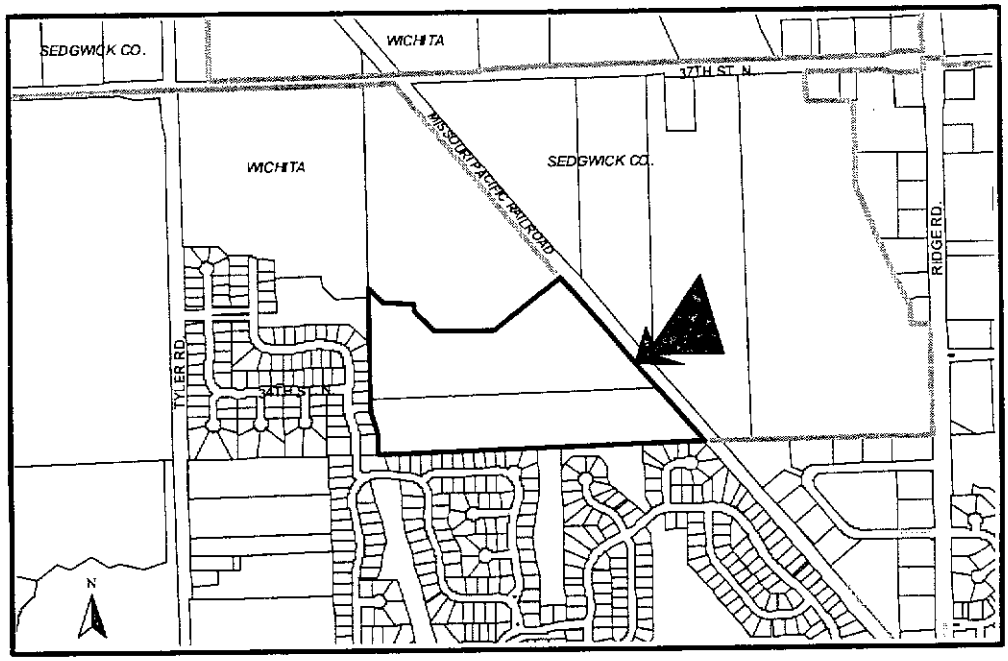
Residential:	108
Office:	
Commercial:	
Industrial:	
Total:	108

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 southeastern portion of the overall preliminary plat approved for the site and represents the second phase of development.

Planning Staff recommends approval of the plat.

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. The name of the railroad needs to be revised to Kansas-Oklahoma Railroad.

E. Tyler Road shall be labeled as "(87th W)".

F. 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.

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.

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 the governing body.

I. 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.

J. 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.

K. The MAPC signature block needs to reference "John L. Schiegel, Secretary".

L. GIS needs to comment on the plat's street names. ***The street names are approved.***

M. Lot 40, Block B does not meet the 25-ft lot frontage requirement.

N. Lot 40, Block B does not conform with the 50-ft lot width standard which is measured at the building setback line. An increase in the distance of the building setback from the road would meet the standard.

O. 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.

P. 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.

Q. 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.)

R. 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.

S. 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.

T. 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.

U. 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.

V. Perimeter closure computations shall be submitted with the final plat tracing.

W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

X. 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.

Y. 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: TYLERS LANDING 2ND ADDITION

PT. 1	North: 25802.2654	East :	41792.7343
Line	Course: N 00-28-13 W	Length:	145.00
PT. 2	North: 25947.2605	East :	41791.5441
Line	Course: N 13-50-12 W	Length:	161.37
PT. 3	North: 26103.9478	East :	41752.9517
Line	Course: N 00-13-06 W	Length:	806.01
PT. 4	North: 26909.9519	East :	41749.8803
Line	Course: S 48-43-31 E	Length:	120.15
PT. 5	North: 26830.6926	East :	41840.1797
Line	Course: N 89-31-47 E	Length:	224.65
PT. 6	North: 26832.5365	East :	42064.8221
Line	Course: S 00-28-13 E	Length:	58.95
PT. 7	North: 26773.5884	East :	42065.3060
Line	Course: S 45-28-13 E	Length:	192.41
PT. 8	North: 26638.6553	East :	42202.4725
Line	Course: N 89-31-47 E	Length:	428.73
PT. 9	North: 26642.1743	East :	42631.1881
Line	Course: N 50-31-29 E	Length:	111.67
PT. 10	North: 26713.1679	East :	42717.3860
Line	Course: N 42-47-55 E	Length:	65.71
PT. 11	North: 26761.3824	East :	42762.0309
Line	Course: N 50-31-29 E	Length:	422.44
PT. 12	North: 27029.9466	East :	43088.1119
Line	Course: S 39-28-31 E	Length:	1566.04
PT. 13	North: 25821.1219	East :	44083.7144
Line	Course: S 89-31-36 W	Length:	1004.97
PT. 14	North: 25812.8197	East :	43078.7787
Line	Course: S 89-31-47 W	Length:	1286.08
PT. 1	North: 25802.2639	East :	41792.7420