

**STAFF REPORT**

(Final Plat, Overall Preliminary Plat Approved 4/7/05)

**CASE NUMBER:** SUB 2005-84 -- TARA FALLS 3RD ADDITION

**OWNER/APPLICANT:** Tara Development, Inc., Tara Properties, Inc; Attn: Gene Vitarelli,  
1822 S. Longfellow, Suite 10, Wichita, KS 67207

**SURVEYOR/ENGINEER:** Ruggles & Bohm, P.A., Attn: Tom Ruggles, 924 N. Main, Wichita, KS  
67203

**LOCATION:** West of 127th St. East, North of Pawnee

**SITE SIZE:** 2.1 acres

**NUMBER OF LOTS**

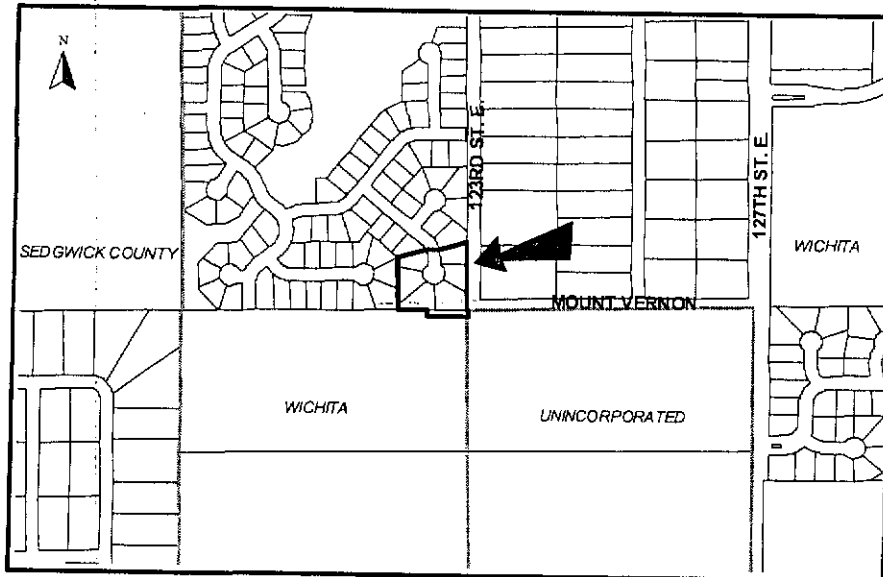
Residential:	7
Office:	
Commercial:	
Industrial:	
Total:	<u>7</u>

**MINIMUM LOT AREA:** 9,754 sq. ft.

**CURRENT ZONING:** SF-5, Single-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



**SUB 2005-84 -- Final Plat of TARA FALLS 3RD ADDITION**  
**August 18, 2005 - Page 2**

**NOTE:** This is the final plat of a portion of the overall preliminary plat of Casa Bella Addition which was approved for this site on April 7, 2005. This second phase includes the northernmost portion of the overall preliminary plat – is consistent with the preliminary plat in regards to number and size of lots, and street layout. This is also a replat of a portion of Tara Falls Addition.

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. Since sewer services have been installed, Debt Management has requested the submission of a respread agreement for special assessments due to the lot reconfiguration.
- 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 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.
- E. Access control is needed on Lot 4 to Mt. Vernon.
- F. The paving guarantee shall include the installation of a temporary turnaround at the terminus of Michelle at the plat's north line. The plat's text should indicate that the vacation of the temporary turnaround area will be effective upon the extension of the street northward.
- G. 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.
- H. GIS needs to comment on the plat's street names.
- 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.)

**SUB 2005-84 -- Final Plat of TARA FALLS 3RD ADDITION**  
**August 18, 2005 - Page 3**

- L. 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.
- M. 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.
- 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 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- R. 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.
- S. 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](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.

SEPTEMBER 29, 2005

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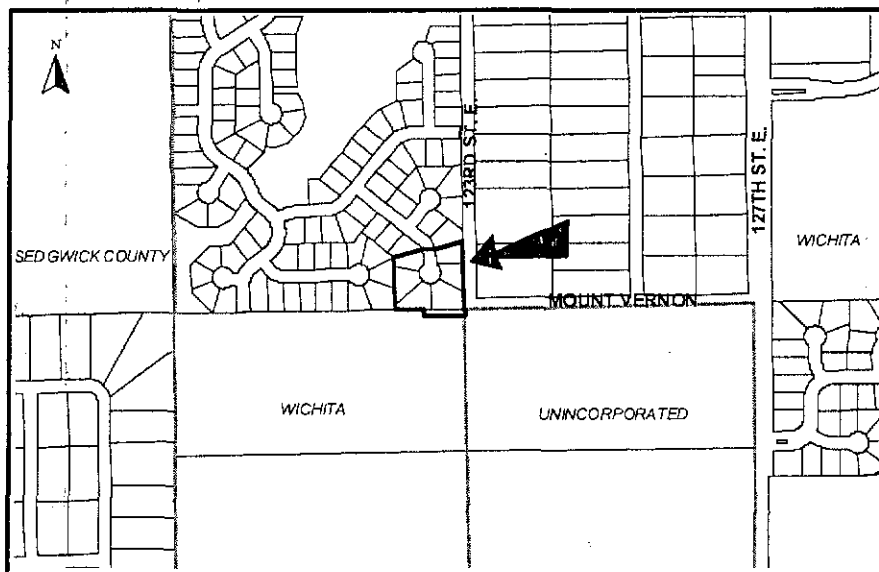
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