

**STAFF REPORT**  
(One-Step Final Plat)

**CASE NUMBER** SUB 2000-29 -- TARA FALLS 2<sup>ND</sup> ADDITION

**OWNER/APPLICANT** Tarra Fall Homeowner Association, 321 Montbella, Wichita, KS 67230

**SURVEYOR/ENGINEER.** Savoy, Ruggles & Bohm, 924 N Main, Wichita, KS 67203

**LOCATION** South of Harry Street, West of 127<sup>th</sup> Street East

**SITE SIZE:** 23 Acres

**NUMBER OF LOTS**

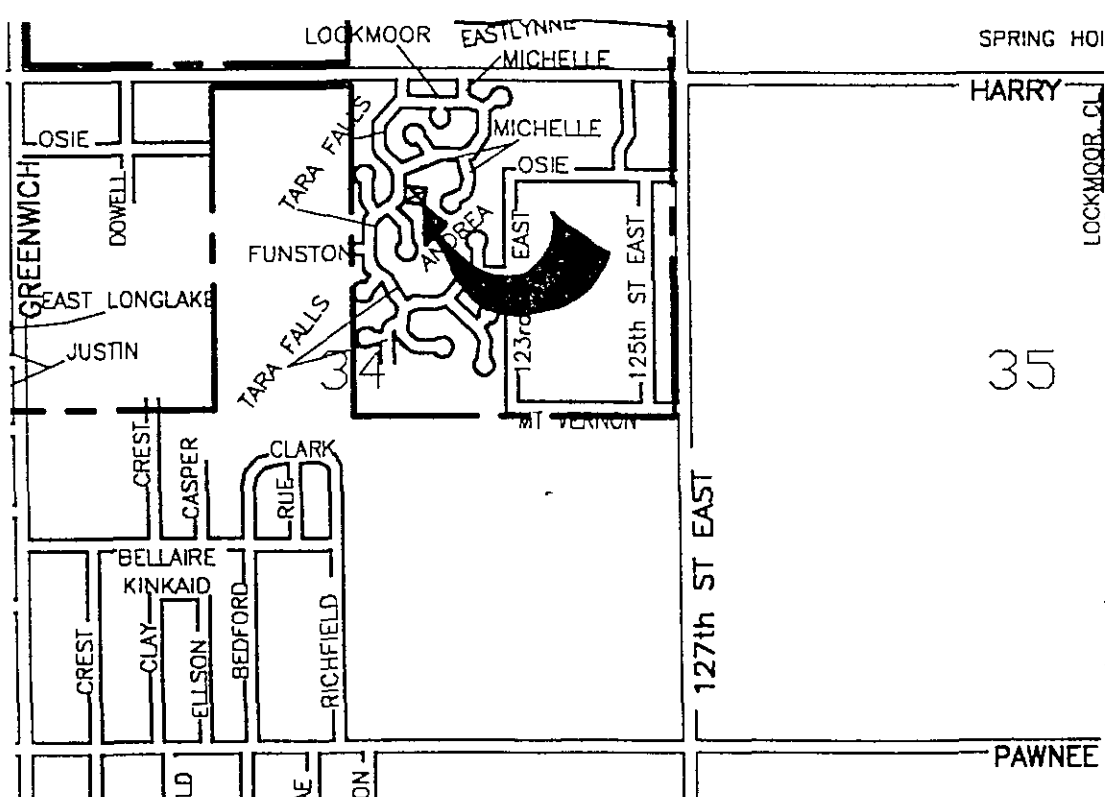
Residential	1
Office	
Commercial	
Industrial	
Total	1

**MINIMUM LOT AREA:** 9,906 Sq Ft

**CURRENT ZONING** SF-6, Single-Family Residential

**PROPOSED ZONING** Same

**VICINITY MAP**



**Note** This is a replat of a Reserve D, of the Tara Falls Addition to create an additional residential lot

**STAFF COMMENTS.**

- A This site is located in the County's Four Mile Creek sewer system and will be served by the County Existing petitions for sewer, water, paving and sidewalk improvements have been submitted with the Tara Falls Addition County Engineering needs to comment on the need for any new guarantees or easements A sanitary sewer layout is requested.
- B On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City
- C If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording
- D City Engineering needs to comment on the status of the applicant's drainage plan
- E 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
- F The platting 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
- G 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 )
- H 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
- I 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined
- J 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
- K The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs
- L Perimeter closure computations shall be submitted with the final plat tracing

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- M Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission
- N 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
- O 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

BOUNDARY CLOSURE:  
TARA FALLS 2ND ADDITION,  
WICHITA, SEDGWICK COUNTY, KANSAS

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North	18783 564	East	17847 438
Line Course	S 89-41-46 E	Length	121.57
North	18782 919	East	17969 006
Line Course	S 22-55-44 W	Length	91 81
North:	18698 363	East	17933 238
Line Course	N 89-41-46 W	Length	120.65
North	18699 003	East	17812 590
Curve Length	92.45	Radius	182 00
Delta	29-06-14	Tangent:	47 24
Chord	91 46	Course:	N 22-23-46 E
Course In	N 53-03-07 W	Course Out	S 82-09-21 E
RP North	18808 402	East	17667 139
End North	18783 564	East	17847 437

Perimeter 426 48 Area 9,906 sq ft 0 23 acres

Mapcheck Closure - (Uses listed courses and chords)  
Error Closure 0 001 Course N 68-31-43 W  
Error North 0 0005 East -0 0012  
Precision 1 425,490.00