

PLAT NO. S/D 84-31 MAP NO. 6345 A

NAME TIMBER VALLEY ESTATES 4TH ADDITION

LOCATION: 1/8-mile west of 143rd Street east and  
1/8-mile south of Harry

ENGINEER Baughman Company, P. A.

OWNER Timber Valley, Inc. (c/o W.E. Lusk, Jr.)

APPLICATION FILED 5-16-84

SKETCH PLAT FILED \_\_\_\_\_

PRELIMINARY FILED \_\_\_\_\_

S/D ACTION \_\_\_\_\_

FINAL FILED 5-16-84

S/D ACTION 4-12-84 approved

MAPC ACTION 2-19-84 SPPA

BCC ACTION \_\_\_\_\_

RECORDED \_\_\_\_\_

REMARKS SCZ-0532 (closed 1-21-89)

3/16/90 File closed

POSTED 3.27.84 KX

9

ACTION

9/8 COMMITTEE (final) approved

DATE

4-12-84

M.A.P.C.

~~approved~~

4-19-84

B.C.C./B. CO. C.

3/16/90 File closed

S/D 84-31 - TIMBER VALLEY ESTATES  
4TH ADDITION - 1/8-mile west of  
143rd St. east and 1/8-mile south  
of Harry Baughman Company, P.A.

Map No. 6345 A  
Sec. \_\_\_\_\_  
Twp. \_\_\_\_\_  
Range \_\_\_\_\_

Subdivision Report and Progress  
S/D No.: 84-31

Name: TIMBER VALLEY ESTATES 4TH ADDITION

General Location: 1/8-mile west of 143rd Street East and  
1/8-mile south of Harry

Owner: Timber Valley, Inc. (c/o W.E. Lusk, Jr.)

Address: 207 South Broadway  
Wichita, Kansas Zip Code: 67202 Phone: 267-2858

Subdivider: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_

Engineer/Surveyor: Baughman Company, P. A.

Address: 330 Laura  
Wichita, Kansas Zip Code: 67211 Phone: 262-7271

Present Zoning: "R-1"  
Proposed Zoning: "AA"  
Assoc. Zone Case: \_\_\_\_\_

M.A.P.C. ACTION: 4-19-84 approved

Advisory Letter: \_\_\_\_\_

APPLICATION RECEIVED: 3-16-84

Closure Data Submitted: \_\_\_\_\_

SKETCH PLAT RECEIVED: \_\_\_\_\_

Title/Taxes Rec'd. and

Letter of Intent: \_\_\_\_\_

Reviewed: \_\_\_\_\_

PREL. PLAT RECEIVED: \_\_\_\_\_

Final Review: \_\_\_\_\_

S/D Comm. Action: \_\_\_\_\_

Referral to B.C.C.: \_\_\_\_\_

Advisory Letter: \_\_\_\_\_

B.C.C. ACTION: \_\_\_\_\_

FINAL PLAT RECEIVED: 3-16-84

Tracing Received: \_\_\_\_\_

S/D Comm. Action: 4-12-84 approved

Released for Recording: \_\_\_\_\_

Advisory Letter: \_\_\_\_\_

Plat Recorded: \_\_\_\_\_

Comments:

3-21-84 JHG called Lusk to recommend not scheduling this plat till we  
have some answers on sewers. He agreed.

SHILLBROTHERS  
No. 2153C  
HASTINGS, MINN.  
L.S. ANGELES, CHICAGO, LOGAN, OH  
MORGANTOWN, PA. ST. LOUIS, MO  
U.S.A.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67222  
(316) 268-4561

January 2, 1990

Baughman Company  
315 Ellis  
Wichita, KS 67211

Re: S/D 84-31 - TIMBER VALLEY ESTATES 4TH ADDITION

Gentlemen:

On March 16, 1984, you filed the above-referenced request for subdivision approval. Since the last action on this application was on April 19, 1984, we request that you notify this office by January 31, 1990, if you intend to complete this subdivision case. If we have not heard from you by February 5, 1990, we will proceed to close the file.

If you have any questions about this matter or intend to complete this case, please feel free to contact this office at 268-4421.

Very truly yours,

R. Timothy Bickhaus  
Associate Planner

RTB:svm

cc: Timber Valley, Inc., c/o W.E. Lusk, Jr., 207 S. Broadway,  
Wichita, KS 67202

FILE COPY

April 19, 1984

Baughman Company, P.A.  
330 Laura  
Wichita, Ks. 67211

Re: S/D 84-31 - Final plat of Timber Valley Estates 4th Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 19, 1984, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of April 13, 1984.

In addition to complying with those conditions, it is necessary that you meet the following requirements before the plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platator.
3. Certification that all taxes due and payable for 1983 (both first and second halves) have been paid.

Please call if you have any questions.

Very truly yours,

Louise Olivarez  
Senior Planner

LO:bh

cc: Timber Valley, Inc., c/o W. E. Lusk, Jr., 207 S. Broadway, 67202

April 13, 1984

Baughman Company, P.A.  
330 Laura  
Wichita, Ks. 67211

Re: S/D 84-31 - Final plat of Timber Valley Estates 4th Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 12, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee extension of City water to serve all lots. This will require an outside-the-City water service application.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the proposed lots. This will require petitions for lateral sewers to be submitted to the County as well as the necessary payments for the sewer plant reimbursement and expansion funds as specified in County Resolution #133-1977.
- C. The applicant shall guarantee the paving of all streets to urban standards.
- D. The applicant shall obtain the off-site drainage easement required by the approved drainage plan for this plat. The applicant shall guarantee the ditch construction within this off-site drainage easement.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall submit a covenant which provides for four off-street parking spaces per dwelling unit located on a 58-foot street.
- SC 2-0532 G. Approval of this plat with lot sizes less than 20,000 square feet will be subject to approval of a request for AA zoning.
- H. The easement on the west side of Block 1 shall be increased to 20 feet and shall be labeled on the final plat tracing.
- I. Closure computations shall be submitted with the final plat tracing.

Baughman Company, P.A.  
April 13, 1984  
Page 2

J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 19, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Timber Valley, Inc., c/o W.E. Lusk, Jr., 207 S. Broadway, 67202  
Claud Shelor, Director, County Department of Public Works

Final plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No.: 84-31

Name: Timber Valley Estates 4th Addition

Preliminary Approved: 8-23-79

Scheduled S/D Meeting: 4-12-84

DESCRIPTION

General Location: 1/8 mile west of 143rd St. East and 1/8 mile south of Harry

Owner: Timber Valley, Inc., c/o W. E. Lusk, Jr.

Surveyor/Engineer: Baughman Company P. A.

1. Gross Acreage of Plat: 12.35
2. Number of Lots:
  - Residential: 41
  - Office:
  - Commercial:
  - Industrial:
  - Total: 41
3. Minimum Lot Area: 6000 Sq. Ft.
4. Existing Zoning: R-1
5. Proposed Zoning: "AA"

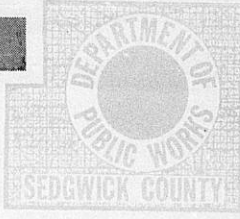
STAFF COMMENTS:

NOTE: This final plat is part of an overall preliminary plat which was approved by the Subdivision Committee on 8-23-79. It is adjacent to the south line of Timber Valley Estates 3rd Addition.

- A. The applicant shall guarantee extension of City water to serve all lots. This will require an outside-the-City water service application.
- B. The County Engineer's representative shall be prepared to comment on the capacity of the Springdale-Timberlakes sewer plant. If sufficient capacity exists to serve these lots, petitions for lateral sewers shall be submitted to the County as well as the necessary payments for the sewer plant reimbursement and expansion funds as specified in County Resolution #133-1977.
- C. The applicant shall guarantee the paving of all streets to urban standards.
- D. The County Engineer's representative shall be prepared to comment on the applicant's proposed drainage plan. At the time of review of the first Timber Valley final plat, it was stated that "prior to filing any additional Timber Valley final plats, the method of maintaining the drainage areas shall be determined." The overall preliminary plat showed a 120-foot-wide drainage dedication just west of the lots on the west side of Willow Creek.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall submit a covenant which provides for four off-street parking spaces per dwelling unit located on a 58-foot street.
- G. Approval of this plat with lot sizes less than 20,000 square feet will be subject to approval of a request for AA zoning.
- H. The easement on the west side of Block 1 shall be increased to 20 feet and shall be labeled on the final plat tracing.
- I. Closure computations shall be submitted with the final plat tracing.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

| ROUTING |
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**MEMO**



DATE: March 27, 1984  
 TO: Robert Lakin, Director of M.A.P.D.  
 FROM: Sharon T. Kimball *SK*  
 SUBJECT: Timber Valley Estates 4th Addition

There is no moratorium on the issue of building permits for areas in the Timberlakes sanitary treatment system. As we anticipate expediting solutions to the inflow infiltration problems we feel we can accept the new plat and provide service.

STK/yls

cc: Claud S. Shelor

**RECEIVED**

MAR 28 1984

METROPOLITAN PLANNING  
 ROUTE    20

March 21, 1984

Claud Shelor, Director of County Public Works  
Robert A. Lakin, Director of Planning

Timber Valley Estates 4th Addition

A 41-lot plat to be known as Timber Valley Estates 4th Addition has been submitted to our office for review. This is a 12-acre final plat representing a portion of a 110-acre preliminary plat approved in 1979. It is located just south of Timber Valley Estates 3rd which is on the south side of Harry, 1/8 mile west of 143rd Street East. The entire 110 acres was included in the expanded Timberlakes-Springdale Joint Sewer District as set forth in County Resolution #133-1977.

It is my understanding that Lusk was included in the agreements with the County, whereby sewer service was agreed to be provided subject to payment of the appropriate contract amounts. However, we are hearing from the platator and your shop that you can't take more lots due to the problems with the plant and/or infiltration. So that we can properly advise Lusk on this plat, I would appreciate your advising us in writing whether or not, if MAPC and the BCC approve this plat, Lusk will be able to obtain sewer service. If not, what alternatives are available?

The applicant will also need to obtain AA zoning before he can plat lots this size. We expect him to file a zone case any day now. A 1973 zone case which approved AA zoning for most of the 110 acres subject to platting, was closed last year when only about 21 acres had been platted.

I have enclosed a copy of the proposed plat for your information.

Robert A. Lakin  
Director of Planning

RAL::bh

cc: W. E. Lusk, Jr., 207 S. Broadway

Jack -

3-20-84

This Timber Valley 4<sup>th</sup> plat may be a problem. Sharon Kimball said the sewer plant is to capacity now because of infiltration which neither the County nor their consultant has been able to pinpoint. They have asked the state for approval of an outfall but will not receive an answer for several more months.

She said Lusk called her several weeks ago to ask if she had put a moratorium on building permits and she told him no but that a moratorium was needed. She thought he was ~~arguing~~ <sup>arguing</sup> to develop the lots he already has platted. She didn't realize he intended to plat more.

L.C.

Map No.: 6345 A  
Section: 35  
Twp.: 27  
Range: 2E

S/D No. 84-31

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Timber Valley Estates 4th Addition

General Location: 1/8 Mile west of 143rd St. east and 1/8 Mile south of Harry

Name of Property Owner: Timber Valley, Inc. c/o W. E. Lusk, Jr.  
Address: 207 S. Broadway, Wichita, KS. Zip Code: 67202 Phone: 267-2858

Name of Subdivider: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_

Name of Engineer/Surveyor: Baughman Company, P.A.  
Address: 330 Laura, Wichita, KS. Zip Code: 67211 Phone: 262-7271

Date of Application: March 16, 1984

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 12.35 Acres
2. Number of Lots: 43-41
  - Residential 43-41
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
3. Total Number of Lots 43-41
4. Minimum Lot Frontage 60\* ft.
5. Minimum Lot Area 6000 S.F.
6. Existing Zoning "R-1"
7. Proposed Zoning "AA"
7. Lineal Feet of New Streets:
  - a. 58 R/W 2080 ft.
  - b. 64 R/W 450 ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL \_\_\_\_\_ ft.
8. Are Sidewalks existing?  
Yes  No
9. Is a public water supply available?  Yes  No, Name City of Wichita
10. Is a sanitary sewer available?  Yes  No, Name City of Wichita
11. Has Health Department approval been obtained (where applicable)  Yes  No
12. City of Wichita Three Mile Area  Outside of 3-mile area

\*At Building Setback

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc., shall be assumed and paid for by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: [Signature]

Wichita-Sedgwick County Metropolitan Area  
Planning Commission, 10th Floor, City Hall,  
455 North Main, Wichita, Kansas 67202

Received by ZO.  
Date 3-16-84  
Fee Submitted 100.00

for 3-29-84

FORM 29-021

PAYMENT NOTICE  
City of Wichita

| Bldg. | Use of Str.      | Code Bks   | Copies |
|-------|------------------|------------|--------|
| Elec  | Elev. Insp.      | Hse Moving | Lic.   |
| Mech  | Boiler Insp.     | Pav. Cuts  | Cert.  |
| Plbg  | Exam Fees        | Sewer      | Elev.  |
| Signs | Plan Rev. (P.W.) | Cement     | M.S.P. |
|       | Planning         |            |        |

| DESCRIPTION | AMOUNT |
|-------------|--------|
|-------------|--------|

NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY