

S/D No. 82-25 Name Country Villa Estate  
Date Application Rec'd. 4-30-82 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 5-13-82

DESCRIPTION

General Location 1/3 mile south of Central at the south end of Wheatland Avenue

Owner Jerry A. Sims  
Surveyor/Engineer Professional Engineering Consultants, P.A.  
Address 1440 E. English, Wichita Zip Code 67211 Phone 263-1107

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|---|--|
| 1. Gross Acreage of Plat <u>10.75</u>   | 7. Lineal Feet of New Street                               |
| 2. Number of Lots :   | a. _____ R/W _____ ft.                                     |
| Residential <u>1</u>  | b. _____ R/W _____ ft.                                     |
| Commercial _____  | c. _____ R/W _____ ft.                                     |
| Industrial _____  | d. _____ R/W _____ ft.                                     |
| Other _____   | e. _____ R/W _____ ft.                                     |
| Total Number of Lots <u>1</u>   | TOTAL <u>-0-</u> New _____ ft.                             |
| 3. Minimum Lot Frontage <u>70 ft</u>  | 8. Sidewalk adjacent to all streets <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area <u>10.75 acres</u>  |  |
| 5. Existing Zoning <u>R-1</u>   |  |
| 6. Proposed Zoning <u>R-1</u>   |  |
| 9. Is public water available _____ Yes <u>x</u> No, Name _____                    |  |
| 10. Is sanitary sewer available _____ Yes <u>y</u> No, Name _____                 |  |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No |  |
| 12. City of Wichita _____ 3-Mile Area <u>X</u> Outside of 3-Mile Area _____       |  |

STAFF COMMENTS:

- A. The representative from County Public Works should be prepared to comment on the status of the applicant's drainage plan and state if any drainage improvements need to be guaranteed with the platting of this property.
- B. Since this property is within the identified urban growth area for the City of Wichita and abuts a present City limit line, the applicant shall request annexation into the City of Wichita.
- C. Since this plat proposes at its north line the termination of Wheatland Avenue, the final plat tracing shall indicate a cul-de-sac for this dead-end street. The applicant shall guarantee the construction of this street turnaround to suburban standards.
- D. The granting of any easements or the dedication of street right-of-way over a portion of the existing Phillips pipeline easement, or within the established setback from the pipeline easement, will require a letter from the pipeline company stating it has no objection to such dedications. Any relocation or lowering of the pipelines within the easement will not be at the expense of the City or County.
- E. Since sanitary sewer is not presently available to serve this site, it is necessary for the applicant to contact the Environmental Health Division of the Health Department to find out what standards need to be met for approval of temporary on-site sewerage. The applicant shall guarantee, by petition, the future extension of municipal sanitary sewer when it becomes available.
- F. Since municipal water is not presently available to serve this site, Health Department approval for use of a private water well is required.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. A note regarding the required minimum building pad shall be added to the face of the plat.

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.

NOTE: This plat has been submitted in final form only.