

S/D No. 81-114 Name Country Village Addition
Date Application Rec'd. 10-16-81 Preliminary Approval _____
Scheduled S/D Meeting 10-29-81

DESCRIPTION

General Location East of 119th St. West and south of 21st St. North

Owner Inland Investment Co., Inc.
Surveyor/Engineer Professional Consultants, P.A. (Gary Wiley)
Address 1440 E. English, Wichita, Ks Zip Code 67211 Phone 263-1107

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| 1. Gross Acreage of Plat <u>145.33</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots :
Residential <u>336</u>
Commercial _____
Industrial _____
Other _____ | a. <u>58'</u> R/W <u>365</u> ft.
b. <u>64'</u> R/W <u>15,635</u> ft.
c. <u>66'</u> R/W <u>2,925</u> ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL <u>18,925</u> ft. |
| 3. Minimum Lot Frontage <u>75'</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>x</u> <u>no</u> |
| 4. Minimum Lot Area <u>8,215 sq. ft.</u> | |
| 5. Existing Zoning <u>AA and A</u> | |
| 6. Proposed Zoning <u>AA and A</u> | |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>NA</u> Yes _____ No _____ | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

Note: This plat is a replat of Echo Hills 2nd Addition. Most lots are larger in size. The total number of lots has been reduced from 371 to 336. However, a zone change and C.U.P. which proposes a maximum of 1073 dwelling units has been submitted. The various utility representatives should take note of this proposal. Street alignments and street names appear to be the same as originally platted, except that most 58-foot wide streets have now been increased to 64 feet.

- A. The applicant or his agent shall be prepared to comment on the status of the Echo Hills 2nd Addition Landowners Association which was to have been formed prior to July 1, 1981. If already formed, the Association will need to be dissolved or its rights and obligations turned over to this new subdivision. In any case, the restrictive covenant providing for maintenance of the reserves in Echo Hills 2nd Addition (which covenant runs with the land) will need to be voided and a new one filed.
- B. The applicant shall re-petition for the following improvements:
- 1) paving of all interior streets
 - 2) sidewalks adjacent to both sides of Parkridge/Bella Vista/ Shefford; sidewalks adjacent to one side of Cornelison/ Pine Grove/ 19th, 20th Street west of Pine Grove, Covington/ Westport/Pine Grove, Westport between Pine Grove and 119th, Bella Vista between Pine Grove and 119th
 - 3) sanitary sewer to serve all lots
 - 4) water to serve all lots
 - 5) construction of storm water sewers and the necessary drainage improvements within the reserves.
- C. A notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. It is noted that the right-of-way for 119th Street just south of 21st is shown on this replat as 75 feet although the Echo Hills 2nd plat showed 80 feet. The applicant's agent and the representative from County Public Works shall be prepared to comment on this matter.

- E. 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.
- F. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).