

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"
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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.