

S/D No. 83-19 Name Timber Valley Estates 3rd Addition
Date Application Rec'd. 3-18-83 Preliminary Approval _____
Scheduled S/D Meeting 3-31-83

DESCRIPTION

General Location South side of Harry in an area west of
143rd St. East

Owner Timber Valley, Inc., Wm. E. Lusk, Jr.

Surveyor/Engineer Baughman Company, P.A.

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

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| 1. Gross Acreage of Plat <u>16.8</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential <u>67</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>67</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>60* ft.</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>6,000 sq. ft.</u> | streets _____ yes <u>x</u> no |
| 5. Existing Zoning <u>"AA"</u> | |
| 6. Proposed Zoning <u>"AA"</u> | *At building setback |
| 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>Sedgwick County</u> | |
| 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 the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan for the property and state whether the minimum building pads, as shown, are acceptable.
- B. As this plat proposes the replatting of 56 lots into 67 lots, the representatives from the County Engineer's office and the Water Department should be prepared to state if revised guarantees need to be submitted for street paving, drainage, sanitary sewers and water lines.
- C. The applicant shall submit an updated outside-the-City water service application for this property.
- D. It appears that several of the lots (e.g., Lots 40 and 47 in Block 2 and perhaps Lots 5 and 6 in Block 3) have very limited access to existing sanitary sewer lines. The representatives of County Public Works should be prepared to advise is the proposed access to the existing lines is adequate.
- E. When Timber Valley Estates was platted, an off-site cul-de-sac was granted by separate instrument in order to appropriately terminate Woodale. The recording data for this cul-de-sac right-of-way shall be marked on the final plat tracing.
- F. The applicant shall submit a covenant which provides for four off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street.
- G. For utility easements centered on lot lines, the centerline of the easement shall be designated on the plat.
- H. Closure computations shall be submitted with the final plat tracing.
- I. 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. The utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.