

SUBDIVISION REPORT

S/D NO. 81-2 Name Spring Valley Estates 2nd Addition
Date Application Rec'd. 1-9-81 Preliminary Approval _____
Scheduled S/D Meeting 1-22-81

DESCRIPTION

General Location West of 143rd St. East, 1/2 mile north of Harry

Owner Global Resources, Inc.
Surveyor/Engineer Professional Engineering Consultants
Address 355 Ellis, Wichita, Ks. 67211 Phone 263-1107

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| 1. Gross Acreage of Plat | <u>25.0+</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | | a. <u>58</u> R/W <u>1835</u> ft. |
| Residential | <u>64</u> | b. <u>64</u> R/W <u>1715</u> ft. |
| Commercial | _____ | c. _____ R/W _____ ft. |
| Industrial | _____ | d. _____ R/W _____ ft. |
| Other | _____ | e. _____ R/W _____ ft. |
| Total Number of Lots | <u>64</u> | TOTAL <u>3550</u> ft. |
| 3. Minimum Lot Frontage | <u>50.16</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> <input type="checkbox"/> |
| 4. Minimum Lot Area | <u>11,461 sq ft</u> | |
| 5. Existing Zoning | <u>AA</u> | |
| 6. Proposed Zoning | <u>AA</u> | |
| 9. Public Water Supply | <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers | <u>Yes</u> (Yes-No), Name <u>Springdale/Timber Lakes</u> | |
| 11. Health Department Approval (where applicable) | <u>N/A</u> (Yes-No) | |
| 12. City of Wichita | <u>Three-Mile Area</u> <u>X</u> | |

STAFF COMMENTS:

NOTE: This is a replat of Spring Valley Estates. Street locations remain as originally platted, but lot widths are narrower. There are now 64 lots rather than the original 54.

- A. County zone case SCZ-0387 was approved in 1978 subject to the platting of this property with lots no smaller than 10,400 square feet. The smallest lot in this proposed replat is 11,461 square feet.
- B. Petitions for street paving, storm sewers, sanitary sewers and water were submitted with the original plat. Representatives of the County Engineering and City Water Departments shall be prepared to comment on the possible need for revised petitions.
- C. Outside-the-City water service applications have recently been revised and, therefore, the applicant shall execute and submit a new application.
- D. The applicant shall submit a covenant which states that all lots located on 58-foot streets shall provide 4 off-street parking spaces per dwelling unit.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.