

S/D NO. S/D 77-150 Name Spring Valley Estates
Date Application Rec'd. 8-14-78 Preliminary Approval 8-24-78
Scheduled S/D Meeting 10-19-78

DESCRIPTION

General Location Southwest corner of Lincoln and 143rd Street East.

Owner Global Resources, Inc., (James A. Garvey, President)

Surveyor/Engineer Professional Engineering Consultants, P.A., Gary Wiley

Address 1440 E. English, Wichita, Ks. 67211 Phone 262-2691

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>25</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>50</u> R/W <u>664</u> ft. |
| Residential <u>54</u> | b. <u>58</u> R/W <u>1,850</u> ft. |
| Commercial _____ | c. <u>64</u> R/W <u>1,725</u> ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>54</u> | TOTAL <u>4,239</u> ft. |
| 3. Minimum Lot Frontage <u>60</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>12,350</u> ft. | |
| 5. Existing Zoning <u>"R-1"</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>Timber Lakes-Springdale</u> | |
| 11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No) | |
| 12. City of Wichita _____: Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

- A. A legend for irons set with this survey shall be indicated on the plat.
- B. Some of the overall dimensions appear to be in error and there are several additions and changes which need to be made in the plat's text wording. The applicant's engineer shall contact the Planning Department regarding this matter.
- C. "Complete access control" adjacent to 143rd Street shall be indicated on Lot 1, Block 3; Lot 1, Block 5; and on Lots 1 and 11, Block 4.
- D. A condition of the approval of the preliminary plat was that the applicant submit a drainage plan to the City and County Public Works Department for approval prior to submission of a final plat. A drainage plan has been submitted but, as yet, has not been approved since approval of the plan is dependent upon the applicant obtaining drainage easement from property owners on the south and/or providing more topographical information on the ditch system along 143rd Street. Therefore, it is recommended that the final plat not be forwarded to the Planning Commission until the drainage plan has been approved.
- E. The applicant shall guarantee all drainage improvements in storm-water sewer or open channel systems required in the approval of this plat.
- F. Subject property is located in the Springdale Timberlakes joint county sewer district. Therefore, in accordance with a resolution adopted by the County in 1977, prior to release of the final plat for recording the applicant shall submit \$8,193.50 (\$327.74 per acre) for the sewer district bond and interest fund. In addition, prior to actual development of the property, the applicant shall submit to the County \$12,500 (\$500 per acre) for the expansion of the sewage treatment plant, and with each building permit issued, \$600 shall be paid to the County.

- G. The applicant shall guarantee by petition, bond, letter of credit or cash, to the County, the installation of sanitary sewer lateral systems to serve each lot being platted.
- H. The applicant shall guarantee the installation of City of Wichita water to serve each lot being platted.
- I. The applicant shall guarantee the paving of all streets within the subdivision to the specifications of the City Engineer of the City of Wichita.
- J. The appropriate plans and profiles for the streets and drainage, when approved by the City Engineer, shall be furnished to the County Engineer.
- K. The applicant shall guarantee the installation of sidewalks adjacent to both sides of all interior streets.
- L. The applicant's engineer shall submit a parking layout showing on which sides of the 58 foot streets parking will be permitted.
- M. The applicant shall submit a covenant and an acknowledgement, stating that four (4) off-street parking spaces will be provided on each lot adjacent to the 58 foot streets and acknowledging that parking is permitted on only one side of the 58 foot streets.
- N. The temporary cul-de-sac to be indicated at the west end of Spring Valley street shall be dedicated by separate instrument. Said instrument shall be submitted to the Planning Department for review.
- O. Recording of the plat within 30 days after approval by the Board of City Commissioners.

SUBDIVISION REPORT

S/D NO. S/D 77-150 Name Spring Valley Estates
 Date Application Rec'd. 8-14-78 Preliminary Approval _____
 Scheduled S/D Meeting 8-24-78

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 Surveyor/Engineer Professional Engineering Consultants, P.A., Gary Wiley
 Address 1440 E. English, Wichita, Kansas 67211 Phone 262-2691

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| <p>1. Gross Acreage of Plat <u>25</u></p> <p>2. Number of Lots: <u>54</u>
 Residential _____
 Commercial _____
 Industrial _____
 Other _____
 Total Number of Lots <u>54</u></p> <p>3. Minimum Lot Frontage <u>60</u> ft.</p> <p>4. Minimum Lot Area <u>54</u> ft.</p> <p>5. Existing Zoning <u>R-1</u></p> <p>6. Proposed Zoning <u>AA</u></p> <p>9. Public Water Supply <u>Yes (Yes-No)</u>, Name <u>City of Wichita</u></p> <p>10. Public Sanitary Sewers <u>Yes(Yes-No)</u>, Name <u>Timber Lakes-Springdale</u></p> <p>11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No)</p> <p>12. City of Wichita _____: Three-Mile Area <u>X</u></p> | <p>7. Lineal Feet of New Streets:</p> <p>a. <u>50</u> R/W <u>664</u> ft.</p> <p>b. <u>58</u> R/W <u>1,850</u> ft.</p> <p>c. <u>64</u> R/W <u>1,725</u> ft.</p> <p>d. _____ R/W _____ ft.</p> <p>e. _____ R/W _____ ft.</p> <p>TOTAL <u>4,239</u> ft.</p> <p>8. Sidewalk adjacent to all streets? <u>yes</u> <u>no</u></p> |
|---|---|

STAFF COMMENTS:

- A. An associated county zone case SCZ-0387 "R-1" to "AA" has been approved by the Board of County Commissioners subject to platting.
- B. Subject property is located in the Springdale Timberlakes joint county sewer district. Therefore, in accordance with a resolution adopted by the County in 1977, prior to release of the final plat for recording the applicant shall submit \$8,193.50 (\$327.74 per acre) for the sewer district bond and interest fund. In addition, prior to actual development of the property, the applicant shall submit to the County \$12,500 (\$500 per acre) for the expansion of the sewage treatment plant, and with each building permit issued, \$600 shall be paid to the County.
- C. The applicant shall guarantee by petition, bond, letter of credit or cash, to the County, the installation of the sanitary sewer lateral system to serve each lot being platted.
- D. The applicant shall guarantee the installation of City of Wichita water to serve each lot being platted.
- E. The applicant shall guarantee the paving of all streets within the subdivision to the specifications of the City Engineer of the City of Wichita.
- F. The appropriate plans and profiles for the streets and drainage, when approved by the City Engineer, shall be furnished to the County Engineer.
- G. The applicant shall guarantee the installation of sidewalks adjacent to both sides of all interior streets.

- H. The applicant's engineer shall submit with the final plat 3 copies of a parking layout showing on which sides of the 58 foot streets parking will be permitted.
- I. The applicant shall submit a covenant and an acknowledgment, stating that four (4) off-street parking spaces will be provided on each lot adjacent to the 58 foot streets and acknowledging that parking is permitted on only one side of the 58 foot streets.
- J. The temporary cul-de-sac indicated at the west end of Spring Valley street shall be dedicated by separate instrument. Said instrument shall be submitted to the Planning Department for review.
- K. 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).