

S/D NO. 81-46 Name Springdale Lakes 2nd Addition
Date Application Rec'd. 4-17-81 Preliminary Approval _____
Scheduled S/D Meeting 4-30-81

DESCRIPTION

General Location West of 143rd St. East in an area south of Kellogg

Owner Springdale Lakes, Inc., c/o W. E. Lusk, Jr.
Surveyor/Engineer Baughman Company
Address 330 Laura, 67211 Phone 262-7271

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|--------------------------|---------------------|--------------------------------|-----------------|
| 1. Gross Acreage of Plat | <u>23.3 acres</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. _____ | R/W _____ ft. |
| Residential | <u>73</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>73</u> | TOTAL | _____ ft. |
| 3. Minimum Lot Frontage | <u>42.35</u> ft. | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>9700</u> sq. ft. | streets? _____ | yes <u>X</u> no |
| 5. Existing Zoning | <u>AA</u> | | |
| 6. Proposed Zoning | <u>AA</u> | | |
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers yes (Yes-No), Name Springdale-Timberlake Sewer Dist.
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita _____: Three-Mile Area X

STAFF COMMENTS:

NOTE: This is a replat of a portion of Springdale Lakes Addition. There are now 73 lots where originally there were 56. This replat is submitted in final form only because the streets, easements, and floodway locations remain essentially the same.

- A. A Homeowners' Association was formed to own and maintain the reserves within Springdale Lakes Addition. The proper legal documents will need to be filed making the lots within this second addition a part of that association. The applicant shall contact the Planning Department about this matter.
- B. Monies were paid into the Timberlakes-Springdale Joint Sewer District Bond and Interest Fund and Sewage Plant Expansion Fund at the time the first addition was platted. Additional Sewage Plant Expansion Fund monies of \$600 per dwelling unit will be required when building permits are obtained.
- C. The County Engineer's representative shall be prepared to comment on the need for revised street and sanitary sewer petitions.
- D. The Water Department representative shall be prepared to comment on the need for revised water petitions. A revised application for outside-the-City water service will be required.
- E. A covenant providing for four off-street parking spaces per dwelling unit on lots located on 58-foot streets shall be submitted to the Planning Department for recording with the plat.
- F. If any improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.