

S/D No. 81-46 Name Springdale Lakes 2nd Addition  
Date Application Rec'd. 4-17-81 Final XXXXXXXXXX Approval 4-30-81  
Scheduled S/D Meeting 1-20-83

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, P.A.  
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- |   |                              |                              |                               |
|---|------------------------------|------------------------------|-------------------------------|
| 1. Gross Acreage of Plat                    | <u>31.7 acres</u>            | 7. Lineal Feet of New Street |                               |
| 2. Number of Lots :                         |                              | a. _____ R/W _____           | ft.                           |
| Residential                                 | <u>95</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>95</u>                    | TOTAL                        | <u>0</u> ft.                  |
| 3. Minimum Lot Frontage                     | <u>60 ft. at bldg.set-8.</u> | 8. Sidewalk adjacent to all  |                               |
| 4. Minimum Lot Area                         | <u>8,250 sq. ft. back</u>    | streets                      | <u>yes</u> <u>X</u> <u>no</u> |
| 5. Existing Zoning                          | <u>"AA"</u>                  |                              |                               |
| 6. Proposed Zoning                          | <u>"AA"</u>                  |                              |                               |
| 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>County Sewer District</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:

- Note: Springdale Lakes (1st) Addition was recorded in July, 1979. In April, 1981, a replat of a portion of the recorded plat was reviewed and approved but never recorded. The current plat under consideration is a revised proposal for replatting a portion of this recorded plat. Lots are being made smaller but the streets remain as originally platted.
- 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. The County Engineer's representative shall be prepared to comment on the ability of the Springdale-Timberlake sewage treatment plant to handle this additional development density. If capacity is available, then guarantees for extension of the sewer lines to serve all lots not already served shall be submitted.
  - C. The Water Department representative shall be prepared to discuss what water guarantees or revisions are required. A new outside-the-City water service application shall be submitted.
  - D. 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.
  - E. 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.
  - F. Numerous side lot line utility easements are proposed to be vacated by this replat. Appropriate reference shall be made to K.S.A. 12-512(b) on the final plat tracing. Utility company representatives should be prepared to state if substitute utility easements are required.

(over)

- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- H. Closure computations shall be submitted with the final plat tracing.
- G. It is recommended that the street name "Twinlake Drive" be changed to "Spring Hollow Drive" and the street which is not labeled be designated as "Creekside Lane." It is believed that these street name changes will provide better coordination with the street names existing in Spring Valley Estates 2nd and Spring Hollow 2nd.

S/D No. 81-46 Name Springdale Lakes 2nd Addition  
Date Application Rec'd. 4-17-81 Preliminary Approval 4-30-81  
Scheduled S/D Meeting 2-3-83

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, P.A.  
Address 330 Laura, Wichita, KS. Zip Code 67211 Phone 262-7271

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|--|--|
| 1. Gross Acreage of Plat <u>34+</u>  | 7. Lineal Feet of New Street                             |
| 2. Number of Lots :  | a. _____ R/W _____ ft.                                   |
| Residential <u>103</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>103</u>  | TOTAL <u>0</u> ft.                                       |
| 3. Minimum Lot Frontage <u>60'</u> at Bldg. setback  | 8. Sidewalk adjacent to all streets <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>8,250</u> sq. ft.   |  |
| 5. Existing Zoning <u>"AA"</u>   |  |
| 6. Proposed Zoning <u>"AA"</u>   |  |
| 9. Is public water available <u>X</u> Yes <u>    </u> No, Name <u>City of Wichita</u>          |  |
| 10. Is sanitary sewer available <u>X</u> Yes <u>    </u> No, Name <u>County Sewer District</u> |  |
| 11. Has Health Dept. approval been obtained (where applicable) <u>    </u> Yes <u>    </u> No  |  |
| 12. City of Wichita <u>    </u> 3-Mile Area <u>X</u> Outside of 3-Mile Area <u>    </u>        |  |

STAFF COMMENTS:

NOTE: This plat was deferred at our last meeting in order to allow time for preparation of new prints which take into consideration the items discussed, such as inclusion of lots at the east end of Gilbert Circle, street name changes, side lot easements, sewer manhole locations, etc.

- 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. The applicant shall guarantee extension of sanitary sewer to serve those lots not already served. The representative of County Public Works should be prepared to state what lots need sanitary sewer extensions.
- C. The applicant shall submit an updated outside-the-City water service applicaton for this property and shall make satisfactory arrangements with the Water Department for the necessary revisions in the water service lines and meters.
- D. 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.
- E. The representative of County public Works should be prepared to comment on the acceptability of the minimum building pads indicated on 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. Numerous side lot line utility easements are proposed to be vacated by this replat. Appropriate reference shall be made to K.S.A. 12-512(b) on the final plat tracing. Utility company representatives should be prepared to state if substitute utility easements are required. Any

(Over)

- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.
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believed that these street name changes will provide  
is not labeled be designated as "Creekside Lane." It is  
be changed to "Spring Hollow Drive" and the street which  
H. It is recommended that the street name "Twinlake Drive"  
relocation of utilities made necessary by the replating  
of this property will be at the applicant's expense.