

PLAT NO. S/D 73-151 MAP NO. 5946

NAME SPRING LAKE ADDITION

LOCATION: On the North side of Harry between Gouverneur  
and the Turnpike

ENGINEER K. O. Taylor P.E.C.

OWNER Ted Greene Co.

APPLICATION FILED 12-26-73

SKETCH PLAT FILED 12-26-73

PRELIMINARY FILED 1-28-74 Revised plan 9-24-79

S/D ACTION 2-7-74 approved Rev 10-4-79 approved

FINAL FILED 2-8-80

S/D ACTION 2-21-80 approve

MAPC ACTION 2-28-80 approve

ECC ACTION 6-17-80 approved

RECORDED 7-1-80

REMARKS \_\_\_\_\_

S/D 73-151 - SPRING LAKE ADDITION  
On the NS of Harry between Governour and Turnpike - Ted Greene Cc  
by K. O. Taylor

ACTION

	DATE
SID COMMITTEE <i>Public</i> <u>approval</u>	<u>2-7-74</u>
<i>final</i> <u>agreement</u>	<u>2-21-80</u>
M.A.P.C. <u>approve</u>	<u>2-28-80</u>
B.C.C./B.C.C. <u>C.</u> <u>Approval</u>	<u>6-17-80</u>
S/D ( <i>Revised prelim</i> ) <u>approve</u>	<u>10-4-79</u>

Map No. 5946  
Sec. No. 30  
Twp. No. 27S  
Range 2E

Subdivision Report and Progress  
S/D No.: 73-151

Name: SPRING LAKE ADDITION

General Location: On the North side of Harry <sup>just west of the Interstate</sup> between Gouverneur and the Turnpike

Owner: ~~Pod Greene Company~~ Wichita Development Company attn. James T. Lacy

Address: 4901 Main, Kansas City, Mo. 64112 Phone: 816/531-1000

Subdivider: % James T. Lacy

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Engineer/Surveyor: R. O. Taylor P.E.C.

Address: 1542 S. St. Francis Phone: 264-4872

Application Received 12-26-73  
Conf. with Applicant \_\_\_\_\_  
Sketch Plat Received 12-26-73  
Present Zoning "AA"  
Proposed Zoning "R-6" & "LC"  
Letter of Intent \_\_\_\_\_

FINAL PLAT RECEIVED 2-8-80  
S/D Comm. Action 2-21-80 approved

Dept. Report on Final 2-22-80  
M.A.P.C. ACTION 2-28-80 approved  
Dept. Report on Final 2-29-80  
Letter on Irons Received -

PREL. PLAT RECEIVED 1-28-74  
S/D Comm. Action (2-7-74)  
<sup>10-4-79</sup> Kenney Pullen - approved (approved)  
Dept. Report on Prel. \_\_\_\_\_

Title/Taxes Rec'd & Reviewed 6-5-80  
Final Review 6-9-80  
Referral to B.C.C. 6-9-80

B.C.C. ACTION 6-17-80 Approved  
Recorded 7-1-80

TRACING PROGRESS:

Received \_\_\_\_\_  
Released \_\_\_\_\_  
Received \_\_\_\_\_  
Released \_\_\_\_\_

Comments:

10-4-79 R-6 lot is 26.35± acres (750± d.u. maximum)

REGISTER OF DEEDS

SEDGWICK COUNTY, KANSAS

S/D 73-151  
Map 5946  
(Assoc. 2-1409)

SPRING LAKE ADDITION was  
filed for record on July 1, 1980

Barbara J. McCutcheon  
Register of Deeds

Return to: Wichita-Sedgwick County  
Metropolitan Area Planning Department  
(Inter-Office Mail)

T9-302 (2)

T9-328

1471 126

STATE OF KANSAS  
Sedgwick County  
FILED FOR RECORD

NOV 20 1968  
24250

RUFUS E. DEERIN  
REGISTER OF DEEDS

*Paul O. Baltzley  
Deputy*

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, G. S. Baltzley, Inc., and Bruce Homes, Inc., both being corporations organized and existing by virtue of the laws of the State of Kansas, and acting each by its respective president, the same being duly authorized to do so, and said corporations being the owners of the below described real property, situated in Sedgwick County, Kansas, do dedicate said real property to the public for use as a drainage easement, said real property described as follows, to-wit:

The centerline of a 50 foot drainage easement, being 30 feet on either side of the following described line commencing at the Northwest corner of the Southeast quarter of Section 30, Township 27, Range 2 East; thence south along the west line of said Southeast quarter, 1180.8 feet, thence with an angle to the left of 108° 42' 30" a distance of 164.22 feet, thence with an angle to the left of 10° 15' 45" a distance of 32 feet for a place of beginning of said drainage easement centerline, said point being the point of curvature of a curve to the right having a radius of 219.80 feet and a central angle of 40° 00'; thence southerly along said curve, of which the tangent of said curve is at right angle to last described line, a distance of 153.45 feet to the point of tangency of said curve, thence southerly along tangent of said curve 47 feet, thence southeasterly at right angle a distance of 360 feet.

IN WITNESS WHEREOF, the parties hereto, G. S. Baltzley, Inc., and Bruce Homes, Inc., have hereunto set their hands by the respective

*City Clerk  
Room 104 - City Bldg*


MICROFILMED  
FROM THE BEST  
AVAILABLE COPY

presidents) and affixed their respective corporate seals, this 31st  
day of October, 1968.

G. S. BALTZLEY, INC.,

By: G. S. Baltzley  
G. S. Baltzley, President

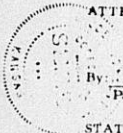
ATTEST:

 By: Dave Jones  
Dave Jones, Secretary

BRUCE HOMES, INC.,

By: Herbert D. Bruce  
Herbert D. Bruce, President


ATTEST:

 By: Paula R. Bruce  
Paula R. Bruce, Secretary

STATE OF KANSAS, COUNTY OF SEDGWICK ) SS:

BE IT REMEMBERED, that on this 31st day of October, 1968, before me, a Notary Public, in and for said County, came G. S. Baltzley, President of G. S. Baltzley, Inc., personally known to me to be the same person who executed the within and foregoing instrument, and duly acknowledged the execution of the same, for and on behalf, and as the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.



Wm. Lockman  
NOTARY PUBLIC - STATE OF KANSAS

My Commission Expires:

August 16, 1971

FILE 1471 PAGE 127



452

Approved by Board of Commissioners

with 2-5 day of *March 1952*

*Sub. 445-115  
3-21-52  
Approved  
City of Wichita  
with 2-5 day of March*

EASEMENT

THIS EASEMENT made this 10th day of March, 1952, by and between Victoria E. Drollinger

of the first part and the City of Wichita, of the second part.

WITNESSETH: That the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged do hereby grant and convey unto the said second party a perpetual right-of-way and easement for the purpose of constructing, maintaining, and repairing sewer pipes and a sewer system according to the plans and specifications now on file in the office of the City Engineer of the City of Wichita, Kansas, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

A sixteen (16) foot permanent sewer right-of-way, eight (8) feet lying either side of the following described center line:

Beginning at a point one thousand six hundred eighty-one and seven hundredths (1681.07) feet south and forty-three and six-tenths (43.6) feet west of the northeast corner of the west half of the Southeast Quarter of Section 30, Township 27, South, Range 2, East of the 6th P. M.; thence northwesterly at an angle of thirteen (13) degrees twenty-seven (27) minutes with a line parallel to the east line of said west half of Southeast Quarter of Section 30 for a distance of eight hundred (800) feet; thence left eleven (11) degrees seventeen (17) minutes for a distance of two hundred sixty-three (263) feet more or less to the south line of the north twenty (20) acres of said west half of the Southeast Quarter of Section 30.

Also, a temporary construction easement fifty (50) feet wide lying to the left of and adjoining the above described permanent right-of-way; said temporary right-of-way to expire with completion of construction.

Also, a temporary construction right-of-way fifty (50) feet wide lying to the right of and adjoining the above described permanent right-of-way; said temporary right-of-way to expire with completion of construction.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining and repairing such sewer and sewer system.

IN WITNESS WHEREOF, The said first party has signed these presents the day and year first written.

*Victoria E. Drollinger*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

MISCELLANEOUS RECORD 287

453.

-2-

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) ss.

Personally appeared before me a notary public in and for the County and State aforesaid, Victoria E. Drollinger, to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at Omaha, Nebraska this 10th day of March, 1952.



*Victoria E. Drollinger*  
Notary Public

(My Commission expires 10-24-56)

38787

STATE OF KANSAS | ss. This is to certify  
SEDGWICK COUNTY | that the instrument was filed for record on the  
1952 at 2:30 p.m. on March 12, 1952, A. D.  
recorded in book 19, 3, 87, page 453.  
By *Henry J. Hine* REGISTER OF DEEDS  
DEPUTY

FILED  
CITY OF SEDGWICK  
1952

STATE OF KANSAS  
SEDGWICK COUNTY  
FILED FOR RECORD AT  
1827  
SEP 19 1957

NO. 25329  
RUFUS E. DEERING  
REGISTER OF DEEDS

ROADWAY EASEMENT

I, the undersigned, owner of the following described real estate in Sedgwick County, Kansas, to-wit:

The West Half of the Southwest Quarter (W/2 SW/4) of Section 30, Township 27<sup>th</sup> Range 2 East, except the North 820 feet thereof and except the East 560 Feet thereof, and further excepting therefrom the right-of-way of the Kansas Turnpike,

do hereby grant, bargain and sell to W. G. Cook, his heirs and assigns, a roadway easement in common with the undersigned, her heirs and assigns, to that portion of the above real estate contained in a strip of land sixty (60) feet wide lying parallel with and adjacent to the present north right-of-way limit of the Kansas Turnpike.

EXECUTED this 24<sup>th</sup> day of September, 1956.

VICTORIA DROLLINGER

By Gabriel Drollinger  
Gabriel Drollinger, her  
Agent and Attorney in  
Fact

STATE OF KENTUCKY }  
COUNTY OF JEFFERSON } ss.

BE IT REMEMBERED, That on this 24<sup>th</sup> day of September, 1956, before me, the undersigned, a Notary Public in and for the County and State aforesaid came Gabriel Drollinger, Agent and Attorney in Fact for Victoria Drollinger, a single woman, who is personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

Lewis W. Kenning  
Notary Public

My commission expires: My commission expires Nov. 1960



Return: Adams, Jones, Robinson & Marks  
202 W KH Bldg  
Nichita

8  
86  
Geo. Case?

March 13, 1974

Ralph Wulz, City Manager

Robert A. Lakin, Director of Planning

Cost Impacts - Spring Lake Development

During the CIP, a developer requested that Harry Street, Rock Road to Woodlawn and the bridge over Gyp Creek, be moved up in priority. The Commission asked what the impact on cost-benefits from the project in relation to the improvements required.

The results are rough and can be argued one way or the other as to how to allocate costs. As more is done in this area, better allocation plans can be derived. Also, this technique works better with larger areas and as a comparison of growth in Sector A vs. Sector B. At best, this effort should be reviewed preliminary and not used as "proof" of one development theory or another.

Procedure

The project characteristics were identified by contacting the developer. Note the number of units is slightly less than allowed under the zoning. The unit type mix (therefore impact on services) will vary with the developer's assessment of the market. For future efforts, mix assumptions could significantly affect the outcome of any study. Value of the proposed improvements was obtained from the developer. Again, this is a variable (together with how the Assessor sets the value) which could significantly change the outcome. In doing this study, no attempt was made to consider phase construction or absorption rates of the units into the market. It was assumed that all development was on the ground and that tax rates and improvement costs were to be made in current dollars.

Project	"R-6" Zoning	23.6 net acres
	"LC" Zoning	5.0 net acres
Buildings		17
Dwelling units		575
Bedrooms		1,150
Estimated total Population		1,420
Estimated School-age population		
Kindergarten		12
Grades 1-6		64
Grades 7-9		31
Grades 10-12		36
Total		143

Assessed Value

Residential lands & buildings	\$ 12,057,500
Commercial	1,000,000
	<u>\$13,057,500</u>
Assessed Value	X 30%
	<u>\$ 3,917,250</u>

Revenues

For computation purposes in estimating revenue, it was assumed that the occupants were "new" people. Even though they may be moving internally from within the City, these units were considered new rather than replacement. This assumption is quite significant for if these dwelling units simply transferred revenue and values, increased costs and left behind development whose tax base would decline and not continue to produce revenue (at least at former levels).

County costs and services were not included in this study - only the City and USD 259. Ad valorem rates were computed on 1974 rates against estimated assessed valuation. Intergovernmental transfers were estimated on a per capita basis, i.e.

dollars from project =  $\frac{\text{all dollars to city}}{\text{City population}} \times \text{project population}$

Intergovernmental transfers were considered to be items like gas tax refund, liquor tax, licenses, etc. Revenue sharing and categorical grants were not considered.

Revenues (annual)

Ad valorem City of Wichita	\$125,276	
Ad valorem USD 259	<u>181,928</u>	
		\$307,204
Intergovernmental transfers		<u>23,444</u>
		\$330,648/Yr.

Costs

Costs were divided into two parts - capital outlay and operating.

Capital costs were allocated on the following basis:

Bridge and Paving - % of trips generated on Harry (8%)  
i.e., Trip/DU as a % of existing  
traffic volumes. This should have  
been modified to estimated volume  
Harry - 1995

Sewer Realignment - Same as paving for lack of time.  
Should be a % of total drainage basin -  
attempt to assess cost to one property  
not justified in my view. Public  
Works, however, differs.

Sewer Extension - None  
Water - 12" - City cost resulting from Project  
10 yrs. - 5 1/2%  
Intersections - 100% of costs allocated to project  
USD 259 - Direct per pupil cost (operating).  
Added required facility cost (capital).

Operating costs have some overlap such as street maintenance which also is covered by the General Operating fund in part. All other items were figured at a straight per capita basis. As a middle income project, it was not felt that extra credits or deducts could be made based on extra service or lack thereof due to economic or social class. School costs were based on direct student contribution, i.e., per capita costs of system by grade level.

Of the costs listed below, capital costs are figured for only the general obligation or city portion (special assessments to property not included). The City portion was amortized over 10 years, plus interest costs figured at 5.5%. This is true for water and sewer even though bonds may not be used. The cost figure improves, of course, as the bonds pay out. However, after 20-30 years operation, costs may increase again as the area demands more service due to its age.

The impact is favorable in this instance (apartments) but costs were also high due to Gyp Creek. This follows the expected norm.

Total Revenues	\$ 330,648
Less Costs	242,835
Impact	+ \$ 87,813

To do this better, more sophisticated accounts need to be established, i.e., do police needs increase, decrease or remain static with multiple at X, Y, or Z densities? Single-family? Each of the foregoing with demographic characteristics of A, B, C?

The technique has value in estimating impact of alternate decisions. However, as can easily be seen, you can load this with tons of bias. Also, you can assign social costs in dollar terms and produce different results based on the assumed values and relative importance of social value to the community. To me, the real value is there only if these can be done on a comparative basis at a slightly larger scale.

Page 4 - Ralph Wulz, City Manager  
March 13, 1974

For your information, we spent approximately 5 man days developing the data, costs from budgets, organizing the rational, etc. Our work program for FY 75 includes the development of a computerized cost-benefit model.

RAL:ber

# SPRING LAKE DEVELOPMENT

## EXPENDITURES CAPITAL COSTS<sup>1</sup>

BRIDGE	1972	210M	10yr @ 5 1/2%
PAVEMENT	2110	200M-60	} 8% ret traffic
SEWER REALIGNMENT	2954	350M	
SEWER EXTENSION	-0-		
WATER 12"	329	31M	10yr @ 5 1/2%
INTERSECTION PAVEMENT-HARRY	506	48M	" " "
GYPSUM CREEK	633	[75M]	" " " "
USD #259 (PERMANENT)	15824		
<b>TOTAL</b>			<b>24126</b>

## OPERATING COSTS<sup>2</sup>

ST. MAINT. ARMOUR	227		
HARRY	40	520 mi concrete	
SAVING (2ND)		3000 sq asphalt	
NET	(200)		
GEN. OP. FUND	71255	per cap. fee	
SPECIAL CONTRIBUTION	13873	" "	
FORESTRY	2300	" "	
CANAL MAINT.	500		
TRANSIT SYSTEM	NOT SERVICED		
EMP. RETIREMENT	2542	per capita fee	
SOCIAL SECURITY	2031	" "	
POLICE & FIRE PENSION	9400	" "	
GENERAL DEBT & INT.	32069	" "	
PUBLIC BUILDING	M.H.		
USD #259	84714	direct student contribution per capita fee for system by grade level	
<b>TOTAL</b>			<b>218707</b>

**DEVELOPMENT TOTAL COST**      **242835 / yr.**

<sup>1</sup> Annual Costs (10 yrs) + 5.5% INTEREST AT 8%  
BENEFIT OR SHARE OF CITY WIDE COSTS  
<sup>2</sup> Annual Costs

# SPRING LAKE DEVELOPMENT

## REVENUES

### PROPERTY TAX

GENERAL OR. Fund	48272
SPECIAL Contribution	12286
FORESTRY	3102
CANAL MAINTENANCES	1492
TRANSIT SYSTEM	1761
EMP. RETIREMENT	3533
SOCIAL SECURITY	3159
POLICE PENSION	12852
GENERAL DEBT INTEREST	30848
Public Building	1473
USD #259	181928

" 81 + mills  
120m

40m  
307204

COLUMN WHITE ©

### Intergovernmental Transfers

GAS TAX	1092
CIGARETTE TAX	2442
LIQUOR TAX	382
GENERAL OR. Fund	14528
TOTAL	23444

State deductible  
State to USD  
25m  
Per Shanz

Development TOTAL REVENUES	330648
TOTAL COST	<u>242825</u>
NET Impact	87813

## SPRING LAKE DEVELOPMENT

17 buildings  
575 dwelling units  
1150 bedrooms

Estimated total population: 1420

Estimated school-age population:

Kindergarten	12
Grades 1-6	64
Grades 7-9	31
Grades 10-12	36
	<hr/>
	143

Application for:

R6 - 23.6 net acres

LC - 5.0 acres

Assessed value:

Residential	11,787,500
Residential land	270,000
Commercial land	<u>1,000,000</u>
	13,057,500
	<u>x 30%</u>
	3,917,250

B-51 more from 77 to 75 - 210M -

13th + Central - One Engineering - leave out -

Underpasser - ~~at~~ Stamp to 76

Drainage

yd - ~~7500~~

B-41 (300000 ~~600~~ 600M F )  
300,000 5)

yd - ?

Indian Center - Vate

MS 71 + 400M

MS 128 + 115M

MS 147 - 135

MS 228 + 240M  
228A

B45 + 65M

75 B46 + 70M

PB - 21

105	
100	
120	
365	
690	

THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF ENGINEERING

DATE August 25, 1980

RECEIVED

AUG 26 1980

TO Jack Galbraith, Chief Planner

METROPOLITAN PLANNING

ROUTE  86

FROM Chris J. Breitenstein, P.E., Acting Drainage Design Engineer

SUBJECT Spring Lake Addition  
Drainage Plan

The above referenced drainage plan is approved.

  
Chris J. Breitenstein, P.E.  
Acting Drainage Design Engineer

CJB:md

cc: Kristen Hart  
Louise Olivarez  
Mike Lindebak

July 8, 1980

Robert Feldner, Superintendent of  
Central Inspection

Louise Olivarez, Senior Planner

Restrictive building covenant in  
Spring Lake Addition

A 38-acre commercial and multi-family plat known as Spring Lake has recently been recorded with the Register of Deeds. The plat was required to submit a restrictive covenant stating that no building permits could be obtained on this site until the adjacent drainage channel improvements have been substantially completed. Attached is a copy of this covenant.

According to the City Engineer's office, the letting of bids for the Harry Street bridge and related drainage improvements is anticipated for this summer, with completion of the project in about one year. Please note in your file of Spring Lake that no building permits are to be issued until these drainage improvements are substantially completed.

Louise Olivarez  
Senior Planner

LO:bh  
Attach.  
cc: Jim Jorgensen, Plans Examiner

July 8, 1980

Donald C. Gisick, City Clerk

Jack H. Galbraith, Chief Planner

Z-1409 - "AA" to "R-6" & "LC" (as amended); and  
S/D 73-151 - Spring Lake Addition

At the regular meeting of the Board of City Commissioners on August 15, 1972, the above captioned request for zone change was considered and approved, subject to platting, and the City Clerk was instructed to withhold publication of the ordinance establishing the zone change until such time as the plat has been recorded. The associated plat was approved by the Board of City Commissioners on June 17, 1980.

This is to advise you that the final plat of Spring Lake Addition was recorded with the Register of Deeds on July 1, 1980 and, therefore, the ordinance establishing the zone change may now be published.

Jack H. Galbraith  
Chief Planner

JHG:el

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 73-151 Name Spring Lake  
Application & Sketch Filed: 12-26-73  
Preliminary Plat Filed: 1-28-74; 9-24-79 Approved by S/D: 2-7-74; 10-4-79  
Final Plat Filed: 2-8-80 Approved by S/D: 2-21-80  
Approved by Metropolitan Area Planning Commission: 2-28-80

DESCRIPTION

General Location: north side of Harry west of the Turnpike

Surveyor or Engineer: Professional Engineering Consultants  
Owner: Wichita Development Company  
Address: 4901 N. Main, Kansas City, Missouri 64112

- |  |                           |                         |  |
|--|---------------------------|-------------------------|--|
| 1. Gross Acreage of Plat <u>38.01</u>                    | 6. Access Control         |                         |  |
| 2. Number of Lots  | St. <u>Harry</u>          | No. Openings <u>One</u> |  |
| Residential <u>1</u>                                     | St. <u>Zimmerly</u>       | No. Openings <u>0</u>   |  |
| Commercial <u>2</u>                                      | St. <u>Briarcliff Ct.</u> | No. Openings <u>0</u>   |  |
| Industrial _____   | 7. Req'd Improvements     |                         |  |
| Other _____  | St. Paving <u>X</u>       | Water <u>X</u>          |  |
| Total Number of Lots: <u>3</u>                           | Sidewalk <u>X</u>         | Drainage _____          |  |
| 3. Minimum Lot Area: <u>95,550 sq.</u> ft.               | Sewer <u>X</u>            | Other _____             |  |
| 4. Existing Zoning: <u>AA</u>                            |                           |                         |  |
| 5. Special Problems Discussed: <u>Noise and drainage</u> |                           |                         |  |

Associated zone case Z-1409, "AA" to "R-6" and "LC" was approved by the City Commission in 1972 subject to platting. In 1974, an extension of platting time was granted to one year after the Harry Street bridge and drainage improvements are completed. The letting of bids for this project is anticipated for this summer with completion in about one year. This plat dedicates right-of-way for the drainage channel. A restrictive covenant has been submitted which states that no building permits can be obtained until the drainage channel improvements have been substantially completed. As this property is within the flight path of McConnell Air Force Base, an avigational easement and restrictive noise covenant were required and have been submitted for recording. 100% petitions have been submitted for water, sanitary sewer, accel-decel lane on Harry, paving Harry Court (including a sidewalk), and constructing a turn-around at the east end of Zimmerly.

Planning Commission Recommendation: That this plat be approved subject to recording within 30 days after approval by the Board of City Commissioners.

Bayouth moved, Martens seconded and it carried unanimously. Cole and Lofton were absent.

ACTION: Receive and file the water engineering feasibility report, adopt the resolution of finding and the resolution ordering and directing the water system improvement; approve the petitions and instruct the Director of Law to prepare the necessary resolutions; accept the avigational easement and instruct the City Clerk to file the avigational easement, restrictive noise covenant and restrictive building covenant with the Register of Deeds, the recording costs of which shall be billed to the applicant; approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

June 16, 1980

Donald C. Gisick, City Clerk

Louise Olivarez, Senior Planner

Recording of Certificate of Petitions associated with  
Spring Lake

Attached is a certificate listing the petitions which were submitted with the plat of Spring Lake. The plat and the petitions are scheduled for the Planning Agenda of the June 17th City Commission meeting. If the plat is approved and the petitions are accepted, please file this certificate with the Register of Deeds. The recording cost should be billed to the applicant:

Wichita Development Company  
c/o James T. Lacy  
4901 N. Main  
Kansas City, Missouri 64112

If you have any questions, please call.

Louise Olivarez  
Senior Planner

LO:bh

Attach.

RESTRICTIVE COVENANT

THIS DECLARATION made this 9<sup>th</sup> day of MAY 1980, by  
WICHITA DEVELOPMENT COMPANY, a partnership, hereinafter called  
Grantor:

WITNESSETH:

WHEREAS, Grantor is the owner of the real estate described  
upon the attached Exhibit "A"; and

WHEREAS, the easterly portion of said real estate, as shown  
on the plat to said addition, will undergo extensive drainage channel  
realignment and related improvements;

NOW, THEREFORE, Grantor, hereby declares that Spring Lake  
Addition to Wichita, Sedgwick County, Kansas, be and the same is sub-  
jected to the following restrictive covenant, to-wit:

No building permits shall issue for any structure  
to be built upon the lots in the addition until  
such time as the drainage channel improvements  
have been substantially completed.

EXECUTED the day and year first above written.

WICHITA DEVELOPMENT COMPANY,  
a partnership

By TED GREENE COMPANY  
Managing Agent

STATE OF MISSOURI )  
JACKSON COUNTY ) ss

By James T. Lacy  
James T. Lacy, General Partner

Personally appeared before me a Notary Public in and for this  
County and State aforesaid James T. Lacy  
partner of Wichita Development Company, a partnership, to me per-  
sonally known to be the same person who executed the foregoing in-  
strument of writing and said person duly acknowledged the execution  
thereof.

Dated at Kansas City, Mo., this 9<sup>th</sup> day of May 1980.

Linda J. McDonald  
Notary Public

My appointment expires:

LINDA T. McDONALD  
Notary Public - State of Missouri  
Commissioned in Jackson County  
My Commission Expires Nov. 12, 1982

AVIGATIONAL EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That for a good and valuable consideration, the receipt of which is hereby acknowledged, that WICHITA DEVELOPMENT COMPANY, a partnersnip, does hereby grant a permanent Avigational Easement to the public authority authorized by law to own and operate public-owned airports in Sedgwick County, Kansas, for the use of "Navigable Air-space" as defined by the Federal Aviation Act of 1958, over all of the following described real estate, to-wit:

See attached Exhibit "A"

By virtue of this easement, the grantor, for and on behalf of himself and all successors in interest to any and all of the real property above described, waives as to the public authority only any and all claims for damage of any kind whatsoever incurred as a result of aircraft using the "Navigable Airspace" granted herein. This easement does not grant or convey any surface use rights, nor is it to be construed to grant any right to private persons or corporations.

"Navigable Airspace" means air space above the minimum altitudes of flight prescribed by regulations issued under the Federal Aviation Act of 1958, Section 101 (24) 49 U.S. Code 1301, and shall include air space needed to insure safety in take-off and landing of aircraft.

To have and to hold said easement forever.

IN WITNESS WHEREOF, the grantor has signed these presents the day and year first written:

WICHITA DEVELOPMENT COMPANY,  
a partnership

By TED GREENE COMPANY  
Managing Agent

STATE OF MISSOURI )  
JACKSON COUNTY ) SS

By James T. Lacy  
James T. Lacy, General Partner

Personally appeared before me a Notary Public in and for this County and State aforesaid James T. Lacy partner of Wichita Development Company, a partnership, to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at Kansas City, Mo., this 9<sup>th</sup> day of May 1980

Linda J. McDonald  
Notary Public

My appointment expires:  
LINDA T. McDONALD  
Notary Public - State of Missouri  
Commissioned in Jackson County  
My Commission Expires Nov. 12, 1982

RESTRICTIVE COVENANT

**RESTRICTIVE COVENANT AFFECTING SPRING LAKE ADDITION  
TO WICHITA, SEDGWICK COUNTY, KANSAS**

THIS DECLARATION made this 9 day of MAY 1980, by  
WICHITA DEVELOPMENT COMPANY, a partnership, hereinafter called the  
Grantor.

WITNESSETH:

WHEREAS, Grantor is the owner of SPRING LAKE ADDITION TO WICHITA,  
SEDGWICK COUNTY, KANSAS, which property is located on the North side  
of Harry Street between Gouverneur and the Kansas Turnpike, and legal-  
ly described on the attached Exhibit "A", and is accordingly subject  
to considerable noise from the operation of aircraft, and

WHEREAS, the City of Wichita in connection with approval of the  
plat of said addition considers it to be in the public interest to  
require any buildings constructed on said addition to be designed and  
constructed giving proper consideration to noise pollution in the  
area:

NOW THEREFORE, Grantor, hereby declares that Spring Lake Addition  
to Wichita, Sedgwick County, Kansas, shall be and the same is subjected  
to the following restrictive covenant, to-wit:

Any building constructed on the premises  
shall be so designed and constructed as to  
minimize noise pollution in any such struc-  
ture, giving due consideration to the use  
for which such structure is designed and  
built. This covenant is for the benefit of  
said property and shall run with the land  
and shall inure to the benefit of and pass  
with said property and shall apply to and  
bind the successors in interest and any owner  
thereof.

EXECUTED the day and year first above written.

WICHITA DEVELOPMENT COMPANY,  
a partnership

By TED GREENE COMPANY  
Managing Agent  
By James T. Lacy  
James T. Lacy, General Partner

STATE OF MISSOURI )  
JACKSON COUNTY )<sup>ss</sup>

Personally appeared before me a Notary Public in and for this  
County and State aforesaid James T. Lacy  
partner of Wichita Development Company, a partnership, to me per-  
sonally known to be the same person who executed the foregoing instru-  
ment of writing and said person duly acknowledged the execution thereof.

Dated at Kansas City, Mo., this 9<sup>th</sup> day of May 1980.

Linda J. McDonald  
Notary Public

My appointment expires:

LINDA T. McDONALD  
Notary Public - State of Missouri  
Commissioned in Jackson County  
My Commission Expires Nov. 12, 1982

BEGINNING AT A POINT ON THE WEST LINE AND 60.00 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M.; THENCE BEARING N 0° 04' 42" E ALONG SAID WEST LINE A DISTANCE OF 828.08 FEET TO THE SOUTHWEST CORNER OF LOT 7, BLOCK 2, IN BRIARCLIFF PARK SECOND, AN ADDITION TO WICHITA, KANSAS; THENCE BEARING S 75° 16' 03" E A DISTANCE 167.91 FEET TO THE SOUTHEAST CORNER OF LOT 8, BLOCK 2, IN SAID ADDITION; THENCE BEARING N 31° 58' 50" E A DISTANCE OF 286.00 FEET TO THE SOUTHEAST CORNER OF LOT 10, BLOCK 2, IN SAID ADDITION; THENCE BEARING N 48° 58' 50" E ALONG THE EASTERLY LINE EXTENDED OF LOTS 10 AND 13, BLOCK 2, IN SAID ADDITION A DISTANCE OF 314.34 FEET; THENCE BEARING N 0° 01' 10" W ALONG THE EAST LINE OF LOT 5, BLOCK 1, IN SAID ADDITION AND THE EAST LINE OF LOT 4, BLOCK 3, AND LOT 9, BLOCK 1, IN BRIARCLIFF PARK, AN ADDITION TO WICHITA, KANSAS, A DISTANCE OF 534.72 FEET TO THE NORTHEAST CORNER OF SAID LOT 9, SAID POINT ALSO BEING ON THE SOUTH LINE OF EAST RIDGE TENTH ADDITION TO WICHITA, KANSAS; THENCE BEARING S 89° 57' 49" E ALONG THE SOUTH LINE OF EASTRIDGE TENTH ADDITION A DISTANCE OF 775.42 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE BEARING S 0° 08' 40" W ALONG SAID EAST LINE A DISTANCE OF 1129.71 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE KANSAS TURNPIKE AUTHORITY; THENCE BEARING S 39° 27' 40" W ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 840.34 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE AT HARRY STREET, SAID RIGHT-OF-WAY BEING 50.00 FEET NORTH OF THE CENTERLINE OF HARRY STREET; THENCE BEARING S 90° 00' 00" W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 715.79 FEET; THENCE BEARING N 0° 00' 00" E A DISTANCE OF 10.00 FEET; THENCE BEARING S 90° 00' 00" W A DISTANCE OF 74.68 FEET TO THE POINT OF BEGINNING. PLATTED AS SPRING LAKE AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EXHIBIT "A"

CERTIFICATE

City of Wichita)  
Sedgwick County) ss  
State of Kansas)

I, Wichita Development Company, owner of  
(give name of proposed plat, if appropriate) \_\_\_\_\_  
Spring Lake Addition

do hereby certify that petitions for the following improvements  
have been submitted to the Board of Commissioners of the City of  
Wichita, Kansas:

1. Water
2. Concrete Paving (including sidewalk)
3. Asphaltic Concrete Paving
4. Sanitary Sewer Lateral
- 5.
- 6.
- 7.

As a result of the above-mentioned petitions for  
improvements, lots or portions thereof within Spring  
Lake Addition may be subject to special  
assessments assessed thereto for the cost of constructing the  
above-described improvements.

Signed this 9th day of JUNE, 1980.

Wichita Development Company  
A Partnership  
By Ted Greene Company  
Managing Agent

City of Kansas City)  
Jackson County ) ss  
State of Missouri )

BY James T. Lacy  
James T. Lacy President

Be it remembered that on this 9th day of June,  
1980, before me, a notary public in and for said County and State,  
came James T. Lacy, to me personally  
known to be the same person who executed the foregoing instrument  
of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and  
affixed my notarial seal the day and year above written.

Linda J. McDonald  
Notary Public

My Commission Expires:  
LINDA T. McDONALD  
Notary Public - State of Missouri  
Commissioned in Jackson County  
T9-207 My Commission Expires Nov. 12, 1982

# Lawyers Title Insurance Corporation

A STOCK COMPANY  
Home Office—Richmond, Virginia

PLATTING COMMITMENT

## COMMITMENT FOR TITLE INSURANCE SCHEDULE A

1. Effective date May 20, 1980

Case No. 800496

2. Policy or policies to be issued:

(a) ALTA Owner's Policy—Form B-1970 (Rev. 10-17-70)  
Proposed insured:

Amount \$ NONE

THE SEDGWICK COUNTY AREA PLANNING COMMISSION

(b) ALTA Loan Policy, 1970 (Rev. 10-17-70)  
Proposed insured:

Amount \$ NONE

NONE

(c)  
Proposed insured:

Amount \$ NONE

NONE

3. Title to the **FREE SIMPLE** estate or interest in the land described or referred to in this Commitment is at the effective date hereof vested in:

WICHITA DEVELOPMENT COMPANY, a partnership

4. The land referred to in this Commitment is described as follows:

The West Half of the Southeast Quarter of Section 30, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT the North 820 feet thereof, and EXCEPT the Right of Way of the Kansas Turnpike Authority and EXCEPT Beginning 820 feet South of the NW/ corner of the SE/4 of said Section 30; thence East parallel with the North line of said SE/4, 550 feet; thence South parallel with the West line of said SE/4, 535 feet; thence with an angle to the right of 49 degrees 00' a distance of 314 feet; thence with an angle to the left of 17 degrees 00' a distance of 286 feet; thence Westerly 165 feet, more or less, to a point on the West line of said SE/4, 941.32 feet South of the beginning, thence North 941.32 feet to the point of beginning.

Countersigned at WICHITA, KANSAS

*Lannie D. Douthett*  
Authorized Officer or Agent

Schedule A—Page 1—No.

Form No. 91-88 (SCH. A)  
035-1-088-0099

(over)  
ORIGINAL

**Lawyers Title Insurance Corporation**  
A Stock Company  
Home Office—Richmond, Virginia

COMMITMENT FOR TITLE INSURANCE

LAWYERS TITLE INSURANCE CORPORATION, a Virginia corporation, herein called the Company, for valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six (6) months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company. This Commitment shall not be valid or binding until countersigned by an authorized officer or agent.

IN WITNESS WHEREOF, the Company has caused this Commitment to be signed and sealed, to become valid when countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws. This Commitment is effective as of the date shown in Schedule A as "Effective Date."



**Lawyers Title Insurance Corporation**

*Robert C. Dawson*  
President

Attest:

*Raymond*  
Secretary.

# Lawyers Title Insurance Corporation

A STOCK COMPANY

Home Office—Richmond, Virginia

## SCHEDULE B—Section 1

### Requirements

The following are the requirements to be complied with:

Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

Item (c) Payment of taxes for the year 1979 in the original amount of \$1,051.95. First half \$525.97 paid, second half \$525.98 unpaid (Key No. C-21727-97).



*see Xerox copy  
of receipt*

800496

Form No. 9188 (B-1)  
035-1-088 0003

Schedule B—Section 1—Page 1

ORIGINAL

#### CONDITIONS AND STIPULATIONS

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and the Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

**Lawyers Title Insurance Corporation**  
A Stock Company  
Home Office - Richmond, Virginia

# Lawyers Title Insurance Corporation

A STOCK COMPANY  
Home Office - Richmond, Virginia

## SCHEDULE B-Section 2

### Exceptions

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. General taxes and special assessments for 1980 and subsequent years, not yet due nor payable.
3. Rights or claims of parties in possession other than owner.
4. Encroachments, overlaps, overhangs, unrecorded easements or claims to easements, violated restrictive covenants, deficiency in quantity of ground or any matters not of record which would be disclosed by an accurate survey and inspection of the premises.
5. Right of way/easement granted to Sedgwick County, Kansas recorded in Misc. Book 161, page 614, copy attached. *NOT attached*
6. Right of way/easement granted to City of Wichita recorded in Misc. Book 287, page 452, copy attached. *NOT attached*
7. Right of way/easement granted to W.G. Cook, his heirs and assigns recorded in Misc. Book 404, page 159, copy attached. *NOT attached*
8. Dedication of drainage easement recorded November 20, 1968 in Deed Book 1471, page 126.
9. Easement for sewer purposes condemned in District Court Case A-55094 and referenced in Misc. Book 184, page 297.
10. Mortgage in favor of City Bank and Trust Company, recorded October 12, 1979 in Film 390, page 1271.

CLD/vkk  
800496

NOTE: If policy is to be issued in support of a mortgage loan, attention is directed to the fact that the Company can assume no liability under its policy, the closing instructions, or Insured Closing Service for compliance with the requirements of any consumer credit protection or truth in lending law in connection with said mortgage loan.

Schedule B-Section 2-Page 1

AMERICAN LAND  
TITLE ASSOCIATION  
STANDARD FORM  
COMMITMENT



**Lawyers Title**  
Insurance Corporation  
A Stock Company  
Home Office  
Richmond, Virginia

SEDGWICK COUNTY TREASURER,  
COURTHOUSE, WICHITA, KS. 67203

# TAX RECEIPT

**THIS IS YOUR RECEIPT FOR TAXES PAID AS INDICATED BELOW:  
1. INFORMATION ON ITEMS TAXED**

VALUATION	MILL LEVY	GENERAL TAX	OTHER TAX	TOTAL TAX	AMOUNT PAID			
10,080	104.360	1,051.95		1,051.95	525.98			
15.12	173.61	452.98	3.77	391.35	15.12			
STATE	COUNTY	COUNTY FIRE DISTRICT	SCHOOL	OLD SCHOOL BOND	CITY	TOWNSHIP	OTHER LEVIES	BREAK DOWN

1979 REAL ESTATE TAXED ITEMS  
 C-21727-57 C-21727-57-A  
 W 1/2 SE 1/4 EXC N 820 FT & EXC KTA ROW & PT SE KTA ROW & EXC BEG 820  
 FT S NW COR SE 1/4 E 550 FT S 535 FT SWLY 600 FT WLY 165 FT M-L N  
 941.32 FT TO BEG SEC 30-27-2E

2. RECEIPT VALIDATION 2145 EMA C339 C394772 2K 06-05-80 525.98 .00

79-0- -C -21727-0057- 6702  
 WICHITA DEV CO  
 % TED GREENE CO  
 SUITE 200  
 4901 MAIN  
 KANSAS CITY MO 64112

*Spring Lake Add'n*

February 28, 1980

Professional Engineering Consultants  
1440 E. English  
Wichita, Ks. 67211

Re: S/D 73-151 - Final plat of Spring Lake Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 28, 1980, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 22, 1980,

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

- ✓ 1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 6-5 2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
- 6-3 3. Certification that all taxes due and payable for 1979 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Louise Olivarez  
Senior Planner

LO:bh

cc: Wichita Dev. Co., 4901 Main, Kansas City, Mo. 64112

February 22, 1980

Professional Engineering Consultants  
1440 E. English  
Wichita, Ks. 67211

Re: S/D 73-151 - Final plat of Spring Lake Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 21, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 5-30-80
- A. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in any habitable structures constructed on subject property.
  - B. The radius of the cul-de-sac on Harry Court shall be increased to 65'.
  - C. The 50' drainage easement through the center of Lot 3 shall be increased to 100'.
  - D. The 20' drainage easement in the north portion of Lot 3 shall be increased to 50' or a guarantee shall be submitted for construction of a storm sewer within a 20' storm sewer easement.
  - E. The Zimmerly Street turn-around dedication may be deleted from this plat. A turn-around can be provided within existing right-of-way.
  - F. Due to flooding problems, development on this site should not occur until the channel realignment has been completed. The applicant shall submit a covenant stating that no building permits can be obtained until the channel work has been substantially completed.
- 3 feet  
C. The applicant shall guarantee the paving of Harry Court, a decel lane on Harry adjacent to Lot 2, and a decel lane on Harry from Harry Court west to the access opening on Lot 1. A guarantee shall also be submitted for the paving of

the Zimmerly Street turn-around.

- petitions*
- H. The applicant shall guarantee construction of a sidewalk along both sides of Harry Court, including the cul-de-sac. *included in Harry Court paving petition*
  - I. The applicant shall provide for water and sanitary sewer service to each lot.
  - J. <sup>CONTROL</sup> Access to Armour Drive across the east end of the north line of Lot 3 shall be granted except for one 20' emergency access opening. Complete access control across the east line of Lot 3 shall also be granted.
  - K. Utility easement changes as noted on the engineer's copy of the plat shall be shown on the final plat tracing.
  - L. Recording within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on February 28, 1980, at 1:30 p.m. If you have any questions regarding this matter, please call.

Sincerely,

Louise Olivarez  
Senior Planner

LO:hh

cc: Wichita Development Co., 4901 Main, Kansas City, Mo. 64112  
Paul Johnston, Flood Control  
Dean Sellers, Acting City Engineer

RECEIVED

FEB 14 1980  
METROPOLITAN PLANNING  
ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

XXXXX 268-4591

February 14, 1980

Professional Engineering Consultants  
1440 East English  
Wichita, Kansas 67211

Attn: Chris Brennenstuhl

Subject: Spring Lake Addn. Drainage Plan

Dear Miss Brennenstuhl:

Reference is made to the Drainage Plan submitted February 8, 1980 to the Flood Control Office for review. I have reviewed the plan and have the following comments:

- 1) Prior to development, it will be necessary to regrade the existing stream bed from Harry to the proposed design channel for Gypsum Creek. It should be clarified whether this is or is not part of the incidental drainage for the Harry Street Bridge Project. At such time as development occurs, it should be the developers responsibility to fill in the stream bed meander which is not to be utilized.
- 2) If an open channel system is proposed for the center of the plat, it should have the capacity to convey Q100 plus 1 foot free board and provide 15' access on either side. The 50' drainage easement shown would be inadequate. It should be enlarged as necessary with the alignment such as to reduce the number of bends.
- 3) An improper alignment exists between the proposed 50' drainage easement and the existing storm sewer outfall at Briarcliff Court. This should be moved or extended east.
- 4) The 20' drainage easement at the northern section should be a storm sewer easement as it would be inadequate for conveying same in a ditch.

Yours truly,

Paul Johnston, Flood Control Engineer  
Flood Control and Landfill Division

PJ/gim

cc: Louise Olivarez/MAPD  
Yash Doshi/City Engineering Office  
Gypsum Creek/Harry St. Bridge Stream File  
Spring Lake Addn. Plat File

Final plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 73-151 Name Spring Lake  
Date Application Rec'd. 9-24-79 Preliminary Approval 10-4-79  
Scheduled S/D Meeting 2-21-80

DESCRIPTION

General Location North side of Harry just west of the turnpike

Owner Wichita Development Company  
Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)  
Address 1440 E. English, 67211 Phone 262-2691

- |   |   |
|---|---|
| 1. Gross Acreage of Plat <u>38.01 ac</u>                                    | 7. Lineal Feet of New Streets:              |
| 2. Number of Lots:  | a. <u>70</u> R/W <u>450</u> ft.             |
| Residential <u>1</u>  | b. <u>      </u> R/W <u>      </u> ft.      |
| Commercial <u>2</u>   | c. <u>      </u> R/W <u>      </u> ft.      |
| Industrial <u>      </u>  | d. <u>      </u> R/W <u>      </u> ft.      |
| Other <u>      </u>   | e. <u>      </u> R/W <u>      </u> ft.      |
| Total Number of Lots <u>3</u>   | TOTAL <u>450</u> ft.                        |
| 3. Minimum Lot Frontage <u>236</u> ft.                                      | 8. Sidewalk adjacent to all                 |
| 4. Minimum Lot Area <u>95,550 sq.</u> ft.                                   | streets? <u>      </u> yes <u>      </u> no |
| 5. Existing Zoning <u>AA</u>  |   |
| 6. Proposed Zoning <u>LC and R-6</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>City of Wichita</u> |   |
| 11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No)       |   |
| 12. City of Wichita <u>x</u> : Three-Mile Area <u>      </u>                |   |

STAFF COMMENTS:

- A. In approving the revised preliminary plat on October 4, 1979, the Subdivision Committee recommended that the applicant not be required to submit specific construction standards which would reduce the noise level within buildings on this site. Instead, the applicant shall be required to file the standard avigational easement and restrictive covenant.
- B. Due to flooding problems, development on this site should not occur until the channel realignment has been completed. The applicant shall submit a covenant stating that no building permits can be obtained until the channel work has been substantially completed.
- C. The applicant shall guarantee the paving of Harry Court, a decel lane on Harry adjacent to Lot 2, and a decel lane on Harry from Harry Court west to the access opening on Lot 1. A guarantee shall also be submitted for the paving of the Zimmerly Street turn-around.
- D. The applicant shall guarantee construction of a sidewalk along both sides of Harry Court, including the cul-de-sac.
- E. The applicant shall provide for water and sanitary sewer service to each lot. The Water Department and the City Engineer's office shall be prepared to state what guarantees are necessary.
- F. The access control notation on Zimmerly at Lot 3 shall be redrawn to show complete access control around the entire turnaround not just the east end. Access to Armour Drive across the east end of the north line of Lot 3 shall be granted except for one 20-foot emergency access opening. Complete access control across the east line of Lot 3 shall also be granted.
- T9-303
- G. Recording within 30 days after approval by the Board of City Commissioners.

# MEMO



TO: Dean Sellers, P.E.  
Acting City Engineer  
City Hall - 7th Floor  
455 N. Main  
Wichita, Kansas 67202

PROJECT NO. 30-79254-1112

PROJECT: Spring Lake

COPIES TO:

ATTN: Yash Desai, P.E.

DATE: February 8, 1980

Paul Johnston

FROM: Chris Brennenstuhl, P.E.

Louise Olivarez ✓

REFERENCE: Drainage Plan

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Transmitted herewith is the Final Drainage Plan for Spring Lake. The Final Plat of this addition is being filed for hearing by MAPC-Subdivision Committee on February 21, 1980. If you have any questions or comments please contact either Dick Linn or Chris Brennenstuhl prior to that date.

*Henry*

PROPERTY NAME: Spring Lake

LOCATION: North side of Harry just west of the turnpike

MAILED TO: Professional Engineering Consultants  
 1440 E. English  
 Wichita, Kansas 67211

PREPARED BY: Larry L. Henry  
 District Conservationist  
 USDA-Soil Conservation Service  
 4100 Maple, Wichita, Kansas 67209  
 (316) 942-8422

REQUESTED BY: Wichita-Sedgwick County  
 Metropolitan Area Planning  
 Commission



Scale: 3.2" equals 1 mile

AS 1/4 30-27-2E

Special Situations

SOILS LEGEND

<u>SYMBOLS</u>	<u>CLASS</u>	<u>SOIL</u>	<u>BRIEF DESCRIPTION</u>	<u>HYDROLOGIC GROUP</u>
4E	Ive-1	Clino silty clay 3 to 6 percent slope	Moderately deep, sloping well drained soils, on uplands, developed over shales. These soils have rapid runoff and low available water capacity. <u>Permeability is very slow. Prime Agricultural Land.</u>	C
F22A	Iiv-2	Klandco silt loam occasionally flooded	Deep, nearly level, well drained soil on floodplains. This soil has slow runoff and high available water capacity. <u>Permeability is moderate. Prime Agricultural Land.</u>	B
1M2	Iv-3	Klandco silt loam, Frequently flooded	Deep and moderately deep, nearly level, well drained and moderately well drained soils on bottomlands that are frequently flooded. These soils have slow runoff and high available water capacity. <u>Permeability is slow to moderate. Most areas range in width from 180 to 400 feet.</u>	B
1F2	Iis-1	Tabler silty clay loam	Deep, level and nearly level, moderately well drained soils on uplands and terraces. These soils have slow runoff and high available water capacity. <u>Permeability is very slow. Prime Agricultural Land.</u>	D

SOIL INTEPRETATIONS

<u>SYMBOL</u>	<u>CLASS</u>	<u>SOIL</u>	<u>ITEMS</u>	<u>LIMITATIONS</u>	<u>REASON</u>
4E2	IVe-1	Clime silty clay 3 to 6 percent slope	Dwellings	Moderate	Shrink-Swell Low Strength Low Strength
			Local Roads & Streets	Severe	
			Small Commercial Buildings	Moderate	
F22A	IIv-2	Elizabet silt loam occasionally flooded	Parks & Playgrounds	Severe	Too Clayey
			Dwellings	Severe	
			Local Roads & Streets	Severe	
			Small Commercial Buildings	Severe	
			Parks & Playgrounds	Moderate	
11E2	Vv-3	Elizabet silt loam, Frequently flooded	Playgrounds (Same as F22A above)		None
1F2	III-1	Tahler silty clay loam	Dwellings	Severe	Shrink-Swell Low Strength
9			Local Roads & Streets	Severe	Shrink-Swell Low Strength Shrink-Swell Low Strength Parsc Slowly
			Small Commercial Bldgs.	Severe	
			Parks & Playgrounds	Severe	

RECOMMENDATIONS:

1. Disturb only the area needed for construction.
2. Remove only those trees, shrubs, and grasses that must be removed for construction; protect the rest to preserve their esthetic and erosion-control values.
3. Disturbing as small an area as possible, install streets, curbs, water mains, electric and telephone cables, storm drains, and sewers in advance of home or other building construction.
4. Temporarily stabilize each segment of graded or otherwise disturbed land by seeding and mulching or by mulching alone. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to the Sedgwick County Conservation District Standards and specifications.
5. Stabilize each lot within 60 days after work starts on home or other building construction.
6. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
7. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: (316) 942-8422.

If you have any questions or if we can be of additional assistance, don't hesitate to call on us.

October 8, 1979

Gary Wiley, Professional Engineering  
Consultants, P.A.  
1440 E. English  
Wichita, Ks. 67211

Re: S/D 73-151 - Spring Lake Addition - Preliminary plat

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 4, 1979, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The Subdivision Committee recommends that the applicant not be required to submit specific construction standards which would reduce the noise level within buildings on this site. Instead the applicant shall be required to file the usual avigational easement and restrictive covenant.
- B. The drainage channel on the east and southeast sides of this property is being dedicated on this plat and should be labeled as "drainage dedication."
- C. The applicant shall guarantee the paving of Harry Court, a decel lane on Harry adjacent to Lot 2, and a decel lane on Harry from Harry Court west to the access opening on Lot 1.
- D. The applicant will need to provide easements and guarantees for extension of storm sewers through this site from Gypsum Creek to the new channel.
- E. Final platting and development of this area will be subject to completion of the Harry Street road improvements and the channel realignment.
- F. The applicant shall provide for water and sanitary <sup>sewers</sup> service to each lot.
- G. The west right-of-way <sup>line</sup> for Broadmoor should be corrected to accurately show the proposed alignment (i.e., the west right-

of-way line should begin curving to the east approximately 200 feet north of the location shown on this plat).

H. 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 guarantees, etc.

I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,

Louise Olivares  
Senior Planner

LO:bh

*Wichita Development*  
cc: ~~Ted Greene Co.~~, c/o James T. Lacy, 4901 Main, Kansas City, Mo. 64112  
Dean Sellers, Assistant City Engineer  
Max Greene, Sanitary and Land Fill Officer

Revised Preliminary Plat

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

SUBDIVISION REPORT

S/D NO. 73-151 Name Spring Lake  
Date Application Rec'd. 9-24-79 Preliminary Approval  
Scheduled S/D Meeting 10-4-79

DESCRIPTION

General Location North side of Harry just west of the turnpike

Owner Wichita Development Company  
Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)  
Address 1440 E. English, 67211 Phone 262-2691

- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>38.01 ac.</u>                                   | 7. Lineal Feet of New Streets:             |
| 2. Number of Lots:  | a. <u>70</u> R/W <u>450</u> ft.            |
| Residential <u>1</u>  | b. <u>        </u> R/W <u>        </u> ft. |
| Commercial <u>2</u>   | c. <u>        </u> R/W <u>        </u> ft. |
| Industrial <u>        </u>  | d. <u>        </u> R/W <u>        </u> ft. |
| Other <u>        </u>   | e. <u>        </u> R/W <u>        </u> ft. |
| Total Number of Lots <u>3</u>   | TOTAL <u>450</u> ft.                       |
| 3. Minimum Lot Frontage <u>See plat 336</u> ft.                             | 8. Sidewalk adjacent to all                |
| 4. Minimum Lot Area <u>95,550 sq.</u> ft.                                   | streets? <u>yes</u> <u>y</u> <u>no</u>     |
| 5. Existing Zoning <u>AA</u>  |  |
| 6. Proposed Zoning <u>LC and R-6</u>  |  |
| 9. Public Water Supply <u>Yes(Yes-No)</u> , Name <u>City of Wichita</u>     |  |
| 10. Public Sanitary Sewers <u>Yes(Yes-No)</u> , Name <u>City of Wichita</u> |  |
| 11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No)       |  |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u>        </u>              |  |

STAFF COMMENTS:

Note: Associated zone case Z-1409 for LC and R-6 was approved by the City Commission in 1972 subject to platting within one year after completion of the new Harry Street bridge and drainage channel. These construction projects are now anticipated to begin in the near future.

- A. This area is within the flight path of McConnell A.F.B. When the associated zone change was recommended for approval by the Planning Commission and City Commission in 1972, a condition of approval was that "provisions for the guarantee of construction standards shall be submitted for review and approval at the time of platting " Last year the Air Force published the AICUZ report which analyzed the noise levels and compatible uses in the areas adjacent to McConnell A.F.B. The area is in Compatible Use District #9 which has an average noise level of 75 to 80 decibels and is not recommended for residential uses. In accordance with the action of the Metropolitan Area Planning Commission and Board of City Commissioners in approving the associated zone case, the applicant should be required to submit restrictive construction covenants which specify what measures will be taken to reduce the noise level within habitable structures on this site.
- B. The drainage channel on the east and southeast sides of this property is being dedicated on this plat and should be labeled as "drainage dedication."
- C. The applicant shall guarantee the paving of Harry Court and a decel lane on Harry adjacent to Lot 2.
- D. The Committee should be prepared to discuss the need for an accel lane adjacent to Lot 1.

T9-303

(Over)

- E. It is recommended that Lot 1 grant complete access control to Harry and that its access be to and from Harry Court.
- F. The applicant shall provide for water and sanitary sewer service to each lot.
- G. The west right-of-way line for Broadmoor should be corrected to accurately show the proposed alignment (i.e., the west right-of-way line should begin curving to the east approximately 200 feet north of the location shown on this plat).
- H. 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.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

# MEMO



TO: Dean S. Sellers, P. E.  
Acting City Engineer  
7th Floor - City Hall  
455 North Main  
Wichita, Kansas 67202

PROJECT NO. 30-79254-1112

PROJECT: Spring Lake

DATE: September 26, 1979

COPIES TO:

Paul Johnston

Louise Olivarez

ATTN: Yash Desai, P. E.

FROM: Chris Brennenstuhl

REFERENCE: Drainage Concept

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Transmitted herewith is the drainage concept plan for Spring Lake. Also included is a copy of the proposed channel plan and details for the channel along the East side of the project. The design for this channel was done by the Flood Control Office and the details of drainage dedication are currently being negotiated.

The preliminary plat was filed September 24 and will be heard by the Subcommittee October 4, 1979. If any additional information is required, please contact me as soon as possible.

**RECEIVED**

SEP 26 1979

METROPOLITAN PLANNING  
ROUTE  1012



*Jack Galbraith*

# INVENTORY & EVALUATION

\* INDIVIDUAL  
GROUP  
UNIT OF GOVERNMENT

REQUESTED BY W-SC Metropolitan Planning Commission LOCATION W 1/2 SE 1/4 30-27-2E

ASSISTED BY Guy Moorefield District Conservationist DATE 1-31-74

SITUATION: The area is bisected by a creek. Some of it is flood plain cropland.--Some, lowland grass and wooded floodplain. Along the west side of the property, the creek banks are sharp and erosion-prone. Definite water erosion and sediment hazards are presented.

SOLUTIONS: 1. Disturb only the area needed for construction.  
2. Remove only those trees, shrubs, and grasses that must be removed for construction; protect the rest to preserve their esthetic and erosion-control values. This is important.  
3. Stockpile topsoil and protect it with anchored straw mulch or jute mat material.  
4. Disturbing as small an area as possible, install streets, curbs, water mains, electric and telephone cables, storm drains, and sewers in advance of home or other building construction.  
5. Install erosion and sediment control practices according to Sedgwick County Conservation District standards and specifications. The practices must be maintained in effective working condition during the development phase and until the drainage area has been permanently stabilized.

6. Temporarily stabilize each segment of graded or otherwise disturbed land, including the sediment-control devices not otherwise stabilized, by seeding and mulching or by mulching alone. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to Sedgwick County Conservation

SUGGESTED SPECIFICATIONS: District standards and specifications. Adapted perennial grasses for seeding are native species, tall fescue and brome grass.

Seed at the rate of 1 pound per 1,000 square feet for native species and 2 pounds per 1,000 square feet for brome and fescue. Apply nitrogen fertilizer at the rate of 2 pounds per 1,000 square feet for brome and fescue or have soil tested for plant nutrient needs and apply fertilizer accordingly. Adapted perennial grasses for sodding are bluegrass, bermuda and zoysia.

7. Loose-pile material that is excavated for building construction purposes. Keep it loose-piled until it is used for foundation backfill or until the lot is ready for final grading and permanent vegetation.

CON't



\* Circle appropriate category.

U.S. DEPARTMENT OF AGRICULTURE DATE 3/8/74

## REFERENCE SLIP

TO Jack Galbraith

FROM: Guy Moorefield District Conservationist

- ACTION
- APPROVAL
- AS REQUESTED
- FOR COMMENT
- FOR INFORMATION
- INITIALS
- NOTE AND FILE
- NOTE AND RETURN
- PER PHONE CALL
- RECOMMENDATION
- REPLY FOR SIGNATURE OF
- RETURNED
- SEE ME
- YOUR SIGNATURE

### REMARKS

Attached are the erosion and sediment control plans for: Rainbow Lakes Addition; Woodlake Addition and Spring Lake Addition.

FROM

*Guy Moorefield*

# INVENTORY & EVALUATION

\* { INDIVIDUAL  
GROUP  
UNIT OF GOVERNMENT

REQUESTED BY \_\_\_\_\_ LOCATION \_\_\_\_\_

ASSISTED BY \_\_\_\_\_ DATE \_\_\_\_\_

SOLUTIONS CON't  
~~SOLUTIONS~~

- 8. Stabilize each lot within 3 months after work starts on home or other building construction.
- 9. Backfill, compact, seed, and mulch trenches within 60 days after they are opened.
- 10. Some special sediment basins or diversion dikes may be needed to divert silt from the creek. If assistance for this or other problems is needed, call the Soil Conservation Service, 943-9471.

SUGGESTED SOLUTION(S) : \_\_\_\_\_

\* Circle appropriate category.

INVENTORY & EVALUATION

\*  INDIVIDUAL  
 GROUP  
 UNIT OF GOVERNMENT

REQUESTED BY W-SC Planning Commission LOCATION Sheridan & 2nd St.

ASSISTED BY Guy Moorefield, District Conservationist DATE 2/26/74

SITUATION: Soils are heavy clay that present severe limitations for septic tank sewage disposal systems. The soils are subject to water and wind erosion.

SOLUTIONS: 1. Disturb only the area needed for construction.  
2. Remove only those trees, shrubs, and grasses that must be removed for construction; protect the rest to preserve their esthetic and erosion-control values.  
3. Stockpile topsoil and protect it with anchored straw mulch or jute mat material.  
4. Disturbing as small an area as possible, install streets, curbs, water mains, electric and telephone cables, storm drains, and sewers in advance of home or other building construction.  
5. Temporarily stabilize each segment of graded or otherwise disturbed land, including the sediment-control devices not otherwise stabilized, by seeding and mulching or by mulching alone. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to Sedgwick County Conservation District standards and specifications. Adapted perennial grasses for seeding are native bluestem, tall fescue and brome grass. Seed bluestem grasses at the rate of 1 pound per 1,000 square feet and fescue and brome at the rate of 3 pounds per 1,000 square feet. Fertilize fescue and brome at the rate of 2 pounds of nitrogen per 1,000 square feet or have soil tested for plant nutrient needs and apply fertilizer accordingly.

SUGGESTED SOLUTION(S):  
Adapted perennial grasses for sodding are Bermuda, zoysia, and bluesgrass species.

6. Loose-pile material that is excavated for building construction purposes. Keep it loose-piled until it is used for foundation backfill or until the lot is ready for final grading and permanent vegetation.

7. Stabilize each lot within 3 months after work starts on home or other building construction.

8. Backfill, compact, seed, and mulch trenches within 30 days after they are opened.

CONT

\* Circle appropriate category.

INVENTORY & EVALUATION

\* { INDIVIDUAL  
GROUP  
UNIT OF GOVERNMENT

REQUESTED BY \_\_\_\_\_ LOCATION \_\_\_\_\_

ASSISTED BY \_\_\_\_\_ DATE \_\_\_\_\_

SOLUTIONS CON'T  
~~SITUATION:~~

9. After areas draining into them are stabilized, level diversion dikes, sediment basins, and silt traps. Establish permanent vegetation on these areas. Sediment basins that are to be retained for storm-water detention may be seeded to permanent vegetation soon after they are built.
10. Discharge water from outlet structures at nonerosive velocities.
11. Design and retain all debris basins as detention reservoirs so that peak runoff from the development area is no greater than that before the development was established.
12. Contact the Soil Conservation Service, 943-9471, if on-site assistance is needed. A complete soil and water conservation plan with detailed soil descriptions, grass and woody plantings, is available by application to the Sedgwick County Conservation District, 4100 Maple.

SUGGESTED SOLUTION(S):

\* Circle appropriate category.

RAINBOW LAKES WEST

*Jack Sillworth*  
U. S. DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE

# INVENTORY & EVALUATION

\*  INDIVIDUAL  
 GROUP  
 UNIT OF GOVERNMENT

REQUESTED BY W-SC Metropolitan Planning Commission LOCATION In NW 24-27-2W

ASSISTED BY Guy Moorefield, District Conservationist DATE 3/4/74

**SITUATION:** Moderate erosion and sediment hazards. Soils present limitations for both septic tank and lagoon type sewage disposal systems. There are two soil types. One has severe limitations for septic tanks and the other has severe limitations for sewage lagoons.

- SOLUTIONS:**
1. Disturb only the area needed for construction.
  2. Remove only those trees, shrubs, and grasses that must be removed for construction; protect the rest to preserve their esthetic and erosion-control values.
  3. Stockpile topsoil and protect it with anchored straw mulch or jute mat material.
  4. Disturbing as small an area as possible, install streets, curbs, water mains, electric and telephone cables, storm drains, and sewers in advance of home or other building construction.
  5. Temporarily stabilize each segment of graded or otherwise disturbed land, including the sediment-control devices not otherwise stabilized, by seeding and mulching or by mulching alone. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to Sedgwick County Conservation District standards and specifications. Adapted perennial grasses for seeding are native species, tall fescue, brome and bluegrass.
  6. Seed at the rate of 1 pound per 1,000 square feet for native grasses and 2 pounds for the other species. Apply nitrogen fertilizer at the rate of 2 pounds per 1,000 square feet to brome, fescue and bluegrass or have soil tested for plant-nutrient needs and apply fertilizer accordingly. Adapted perennial grasses for sodding are zoysia, Bermuda and bluegrass species.
  7. Loose-pile material that is excavated for building construction purposes. Keep it loose-piled until it is used for foundation backfill or until the lot is ready for final grading and permanent vegetation.
  8. Stabilize each lot within 90 days after work starts on home or other building construction.

CON ' T

\* Circle appropriate category.

RAINBOW LAKES WEST

INVENTORY & EVALUATION

\* { INDIVIDUAL  
GROUP  
UNIT OF GOVERNMENT

REQUESTED BY \_\_\_\_\_ LOCATION \_\_\_\_\_

ASSISTED BY \_\_\_\_\_ DATE \_\_\_\_\_

**SOLUTIONS CON't**  
**SITUATION:**

8. Backfill, compact, seed, and mulch trenches within 30 days after they are opened.

9. Discharge water from outlet structures at nonerosive velocities.

10. Call 943-9471 if on-site assistance is needed. Detailed soil descriptions are available.

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SUGGESTED SOLUTION(S):

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\* Circle appropriate category.

February 27, 1974

Mr. James T. Lacy  
Mid Continent Bank Building  
4901 Main  
Kansas City, Missouri 64112

Subject: Zone case Z-1409 -  
extension of platting time, and  
Spring Lake Addition.

Dear Mr. Lacy:

Kenneth Taylor, Engineer, has called our office requesting that we forward to you a confirmation on the extension of platting time as above referred to. Please find enclosed a copy of the official City Commission proceedings concerning this matter. I trust this will be acceptable to you for your needs.

If you have any questions concerning this matter, please contact me.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme  
Enclosure

cc: Kenneth O. Taylor, P.E.  
1542 South St. Francis, 67211

Ted Greene Company realtors developors counselors insurors

Mid Continent Bank Building 4901 Main Kansas City Missouri 64112 816 531-0540



February 20, 1974

Mr. Kenneth Taylor  
1542 S. St. Francis  
Wichita, KS 67211

Dear Kenneth:

Pursuant to your call on Friday afternoon, I have related to Mr. Dick Matthews of the City Planning Department the requested information for their use with C.P.I. commissioners.

On February 6, 1974, you called our office and left word that an extension of time for platting had been granted for a period of one year after the drainage and street improvements are made. Kenneth, we would like to get a formal letter from the City Planning Department to this effect and would appreciate your requesting same for us.

Sincerely,

James T. Lacy

JTL:s1

*P.S. Sure appreciate your help to date!*

*Just newly:  
Please send Mr. Lacy the  
letter requested.*



*Ko. Taylor  
2-22-74*

February 8, 1974

Mr. K. O. Taylor  
1542 South St. Francis  
Wichita, Kansas 67211

Subject: S/D 73-151 - Preliminary  
Plat of SPRING LAKE ADDITION

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 7, 1974, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. A 10 foot utility easement shall be indicated adjacent to the west line of the plat except where the portions of the street cul-de-sacs are to be dedicated on the plat.
- B. The applicant shall guarantee the extension of water to serve all lots being platted.
- C. The applicant shall guarantee the paving of the cul-de-sacs on Zimmerly Street, Briarcliff Court and the north-south collector street.
- D. The applicant shall guarantee the construction of the drainage channel on subject property.
- E. The applicant shall guarantee the drainage from the cul-de-sacs on Zimmerly and Briarcliff to the drainage channel on the east side of the plat and indicate the appropriate easements for that purpose on the face of the plat.
- F. The applicant shall guarantee the pavement of the accel-decel lane on the north side of Harry Street.
- G. The applicant shall guarantee the extension of sanitary sewer to serve all lots being platted.

- H. The applicant shall be advised that none of subject property can be built upon or developed until the drainage channel and Harry Street bridge have been constructed. Therefore no final plats shall be approved until said improvements have been made.
- I. The 60 foot north-south street shall be expanded to 70 feet to coincide with the present collector standards as set forth in the M.A.P.C. Subdivision Regulations.
- J. The applicant's engineer shall work with the Engineering Department and the Planning Department relative to indicating a cul-de-sac at the south end of Broadmoor Avenue.
- K. The applicant shall dedicate the necessary right-of-way for the balance of the cul-de-sacs on Zimmerly Street and Briarcliff Court.
- L. A 25 foot building setback shall be indicated adjacent to all streets abutting Lot 2, Block 1.
- M. "Complete access control" shall be indicated adjacent to the cul-de-sacs on Briarcliff Court and Zimmerly Street.
- N. The applicant shall contact Bob Vinson of the Department of Public Works relative to indicating appropriate street names on subject plat.
- O. The applicant shall guarantee the paving of the north-south collector street.
- P. The applicant shall install or guarantee the installation of sidewalks adjacent to the north side of Harry, the west side of the collector adjacent to Lots 1 and 2, Block 2 and the east side of the collector adjacent to Lot 1, Block 1; the total estimated construction cost to be determined upon submission of the final plat.
- Q. The applicant shall contact Guy Moorefield of the Soil Conservation Service relative to handling of wind and water soil erosion problems during development of subject property.
- R. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that appropriate construction methods will be utilized to minimize the hazards from noise pollution within any habitable structures to be built on said property.

Preliminary Plat of SPRING LAKE  
February 8, 1974  
Page 3

- S. 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.
- T. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:xme  
Enclosure

cc: Ted Greene Company  
c/o James T. Lacy  
4901 Main  
Kansas City, Missouri 64112

Dean Sellers, Assistant City Engineer

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 73-151 Name SPRING LAKE  
Date Application Rec'd. 1-24-74 Preliminary Approval  
Scheduled S/D Meeting 2-7-74

DESCRIPTION

General Location On the north side of Harry between Gouverneur and the Turnpike  
Owner Ted Greene Company  
Surveyor/Engineer K. O. Taylor  
Address 1542 South St. Francis Phone 264-4072

1. Gross Acreage of Plat 40.97  
2. Number of Lots:  
Residential 1  
Commercial 1  
Industrial \_\_\_\_\_  
Other \_\_\_\_\_  
Total Number of Lots 2  
3. Minimum Lot Frontage 449 ft.  
4. Minimum Lot Area 237,000 sq. ft.  
5. Existing Zoning AA  
6. Proposed Zoning R-6 & LC

7. Lineal Feet of New Streets:  
a. 60 R/W 435 ft.  
b. varies R/W 2150 ft.  
c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
TOTAL 2585 ft.

8. Sidewalk adjacent to all streets? yes  no  
\*street and drainage R/W

9. Public Water Supply Yes (Yes-No), Name City of Wichita  
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita  
11. Health Department Approval (where applicable) No (Yes-No)  
12. City of Wichita X: Three-Mile Area \_\_\_\_\_

STAFF COMMENTS:

- A. The associated zone case Z-1409 from "AA" to "LC" and "R-6".
- B. The applicant shall be advised that Lot 2, Block 1, cannot be built upon or developed until the drainage channel and Harry Street bridge have been constructed.
- C. The 60 foot north-south street shall be expanded to 70 feet to coincide with the present collector standards as set forth in the M.A.P.C. Subdivision Regulations.
- D. The applicants engineer shall work with the Engineering Department and the Planning Department relative to indicating a cul-de-sac on Broadmoor Avenue.
- E. The applicant shall dedicate by separate instrument the necessary right-of-way for the balance of the cul-de-sacs on Zimmerly Street and Briarcliff Court.
- F. A 25 foot building setback shall be indicated adjacent to all streets abutting Lot 2, Block 1.
- G. "Complete access control" shall be indicated adjacent to the cul-de-sacs on Briarcliff Court and Zimmerly Street.
- H. The applicant shall contact Bob Vinson of the Department of Public Works relative to indicating appropriate street names on subject plat.
- I. The applicant shall guarantee the paving of the north-south collector street.
- J. The applicant shall install or guarantee the installation of sidewalks adjacent to the south side of Bayley, the west side of Broadmoor, the north side of Harry, the west side of the collector adjacent to Lots 1 and 2, Block 2 and the east side of the collector adjacent to Lot 1,

Block 1; the total estimated construction cost to be determined upon submission of the final plat.

- K. The applicant shall submit an Avigational Easement covering all of subject property and a covenant assuring that appropriate construction methods will be utilized to minimize the hazards from noise pollution within any habitable structures to be built on said property.
- L. 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.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

KENNETH O. TAYLOR

*Consulting Engineer*

1542 SOUTH ST. FRANCIS  
WICHITA, KANSAS 67211

December 26, 1973

Mr. Robert A. Lakin  
Director, MAPD  
City Building Annex  
Wichita, Kansas 67202

RE: Spring Lake Sketch Plat

Dear Mr. Lakin:

With this letter, I am submitting an application and five prints of a proposed plat in the SE 1/4 of 30-27-2E. The land is zoned LC and R-6 subject to platting (Zone Case Z-1409).

In a meeting with Jack Galbraith, M. S. Mitchell and myself on December 4, 1973, my understanding of the results of the meeting are as follows:

1. The owner will dedicate the drainage and street right of way as proposed by M.S. Mitchell.
2. That the extension of Armour Drive from the north to Harry Street is included in the proposed right of way and that it need not be a collector street since Gouverneur Road serves that purpose. However, the method of tying Armour Drive to Harry Street needs to be resolved on this sketch plat.
3. That the construction of a new bridge on Harry Street for the realignment of the proposed drainage channel is in the 1975 capital improvement program.
4. That the land cannot be developed until the bridge mentioned above is constructed.
5. The plat will consist of two lots.

The platting deadline after one six month extension is January 27, 1974. If the sketch plat is resolved soon enough, we can submit a preliminary plat on January 7, 1974, and a final plat by January 28, 1974. Therefore a letter will follow requesting a Six month extension of time for platting.

Very truly yours,

*Kenneth O. Taylor*  
Kenneth O. Taylor, P.E.

Map No.: \_\_\_\_\_  
Section No.: \_\_\_\_\_  
Twp. No.: \_\_\_\_\_  
Range: \_\_\_\_\_

S/D No. \_\_\_\_\_

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Spring Lake  
General Location: N. Side Harry between  
Gouverneur + Turnpike  
Name of Property Owner: Ted Greene Co 816-  
Address: 4901 Main Kansas City, Mo. Phone: 531-1000  
Name of Subdivider: To James T. Lacy  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
Name of Agent/Surveyor: R.O. Taylor  
Address: 1542 S. St. Francis Phone: 264-4072  
Date of Application: 12-26-73

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat: 10.97  
2. Number of Lots: \_\_\_\_\_  
Residential \_\_\_\_\_  
Commercial 1  
Industrial \_\_\_\_\_  
Other \_\_\_\_\_  
Total Number of Lots 2  
3. Minimum Lot Frontage 449 ft.  
4. Minimum Lot Area 237,000 ft.  
5. Existing Zoning A-D  
6. Proposed Zoning R6 + LC  
7. Lineal Feet of New Streets:  
a. 60 R/W 435 ft.  
b. \*Varies R/W 2150 ft.  
c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
TOTAL 2585 ft.  
8. Sidewalk adjacent to all streets? yes  no  
\* Street & drainage R/W  
9. Public Water Supply Yes (Yes-No), Name City of Wichita  
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita  
11. Health Department Approval (where applicable) No (Yes-No)  
12. City of Wichita  Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: James T. Lacy

Wichita-Sedgwick County Metropolitan Area  
Planning Commission, Room 402, City Building  
Annex, 104 South Main Street, Wichita, Kansas

Received by \_\_\_\_\_  
Date \_\_\_\_\_  
Fee Submitted \_\_\_\_\_

FORM 223-021

**PAYMENT NOTICE**

City of Wichita

**PAY AT TREASURER'S OFFICE - FIRST FLOOR**

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Pibg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
Springlake Add'n	756

Name: KO Taylor

Address: 1542 S 51st

Type: AA 40704 Due Date: \_\_\_\_\_

Comments: \_\_\_\_\_

Date: 1/26/74 By: Richte