

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-71

Name: SPRING HOLLOW 3RD ADDITION

Preliminary Approved: 9/11/86
Scheduled S/D Meeting: 10/9/86

DESCRIPTION

General Location: North side of Harry Street, in an area west of 143rd Street East.

Owner: Cedar Lakes, Inc., 236 S. Topeka, Wichita, KS 67202

Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 7.216 Acres
2. Number of Lots:
 - Residential: 24
 - Office:
 - Commercial:
 - Industrial:
 - Total: 24
3. Minimum Lot Area: 12,818.882 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

STAFF COMMENTS:

- A. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. When Spring Hollow 2nd Addition was completed, a revised outside-the-City water service application was obtained. Since an outside-the-City water service application, which contains revised language regarding annexation, is already on file for this property, the filing of another application is not required by this replat.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of the interior streets including adjacent Spring Hollow Drive and Creekside Lane.
- F. If the paving petitions for Creekside Court, Spring Hollow Drive and Creekside Lane, provide for the streets to be paved with a 29-foot wide, back-of-curb to back-of-curb, pavement; the applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 29-foot wide street pavement. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns. An off-street parking covenant shall also be submitted for Lots 1 thru 20, Block 1, Spring Hollow 2nd Addition, if Spring Hollow Drive and Creekside Lane paving petitions call for a 29-foot wide street pavement.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the platting text.
- I. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level as well as City Datum.
- J. The final plat tracing shall correct the M.A.P.C signature block to reference JOHN TERRY MOORE as the M.A.P.C. Chairman.

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- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- M. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.