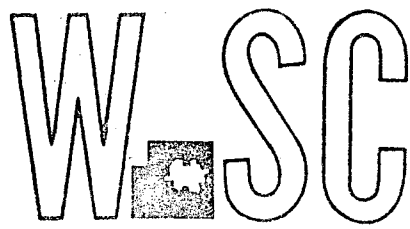
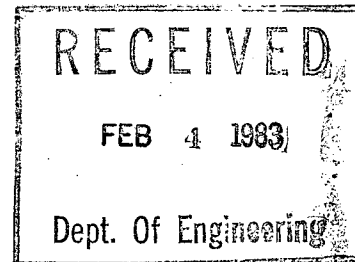


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT  
CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4561

February 4, 1983



Baughman Company, P. A.  
330 Laura  
Wichita, Kansas 67211

Re: S/D 81-46 - Final plat of Springdale Lakes 2nd  
Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, Thursday, February 3, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. A Homeowners' Association was formed to own and maintain the reserves within Springdale Lakes Addition. The proper legal documents will need to be filed making the lots within this second addition a part of that association. Reserve A on this plat needs to be added to the Association. The applicant shall contact the Planning Department about this matter.
- B. The applicant shall meet with County Public Works to be sure the minimum pads indicated on the plat are acceptable and to be sure no sewer extensions are required by the proposed lotting.
- C. The applicant shall submit an updated outside-the-City water service application for this property and shall make satisfactory arrangements with the Water Department for the necessary revisions in the water service lines and meters.
- D. A covenant providing for four off-street parking spaces per dwelling unit on lots located on 58-foot streets shall be submitted to the Planning Department for recording with the plat.
- E. If any improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.

F. Numerous side lot line utility easements are proposed to be vacated by this replat. Appropriate reference shall be made to K.S.A. 12-512(b) on the final plat tracing. Any relocation of utilities made necessary by the replatting of this property will be at the applicant's expense.

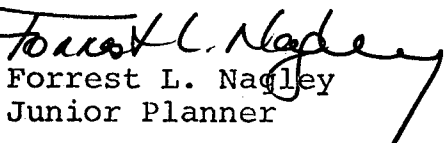
G. Closure computations shall be submitted with the final plat tracing.

H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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 Thursday, February 10, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Springdale Lakes, Inc., c/o W. E. Lusk, Jr., 207 S.  
Broadway, 67202  
\*Mike Lindebak, City Engineering  
Andy Harkness, County Department of Public Works