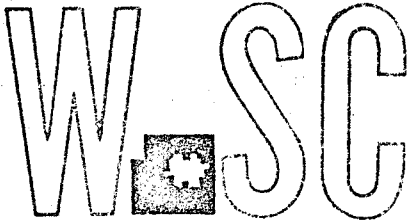


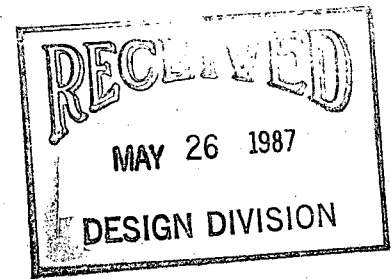
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

May 21, 1987



Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

Re: Final Plat S/D 87-32 - SPRING HOLLOW FOURTH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 21, 1987, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall submit a new street paving petition.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. This plat represents a replat of Block 1, Spring Hollow Second Addition. This property was originally platted for zero lot line development with an associated Conditional Use application (CU-250) for duplex's in the "AA" County zoning district. County B.Z.A. case 7-81 approved setback changes necessary for zero lot line homes. As the applicant's agent has advised that development of the lots proposed by this replat will be developed with traditional single-family homes, the applicant is advised that upon recording this plat, the superceded Conditional Use case and County B.Z.A. case will be marked void.
- E. When Spring Hollow Second 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.
- F. At the time Spring Hollow Third Addition was platted, it was learned that Spring Hollow Drive and Creekside Lane were to be paved with 29-foot, back-to-back, street pavement. Since this narrow street pavement is to be constructed in the 64-foot wide street rights-of-way,

WICHITA - SEDGWICK COUNTY

Final Plat S/D 87-32 - SPRING HOLLOW FOURTH ADDITION  
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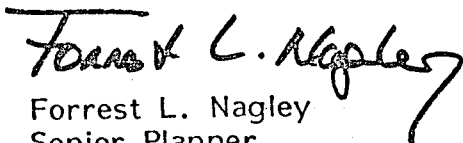
- the applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot in this subdivision.
- G. The applicant is advised that, prior to sanitary sewer construction, a payment will need to be made to the "sewage plant expansion fund".
  - H. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
  - I. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mail box locations can be determined.
  - J. 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.
  - 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 City Council.

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. The certificate will be required if petitions are submitted. 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 Thursday, May 28, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Senior Planner

FLN:dik

Enclosure

cc: Cedar Lakes, Inc., 236 S. Topeka, Wichita, KS 67202  
✓ Mike Lindebak, City Engineer  
Jim Weber, County Bureau of Public Services