

S/D No.: 87-32 Name: SPRING HOLLOW FOURTH ADDITION

Preliminary Approved: ~~2/20/87~~  
Scheduled S/D Meeting: 5/7/87

DESCRIPTION

General Location: North 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: 3.66
  2. Number of Lots:
    - Residential: 12
    - Office:
    - Commercial:
    - Industrial:
    - Total: 12
  3. Minimum Lot Area: 9,848.0 Sq. Ft.
  4. Existing Zoning: "AA"
  5. Proposed Zoning: "AA"
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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 sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The representative from the County Engineer's Office should be prepared to comment on what effect this replat has on existing petitions for the paving of the adjacent streets. Specifically, are revised paving petitions needed?
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. 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will be developed with traditional single-family homes, the applicant is advised that upon recording this plat, the superceded Conditional Use case and County B.Z.A. case will be marked void.
- H. 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.
- I. 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, the applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot in this subdivision.
- J. 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.

- K. 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.
- L. 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.
- M. 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.
- N. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- O. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.

S/D No.: 87-32      Name: SPRING HOLLOW FOURTH ADDITION

Preliminary Approved: 5/7/87  
Scheduled S/D Meeting: 5/21/87.

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

1. Gross Acreage of Plat: 3.66
2. Number of Lots:
  - Residential: 12
  - Office:
  - Commercial:
  - Industrial:
  - Total: 12
3. Minimum Lot Area: 9,848.0 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

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STAFF COMMENTS:

- 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, 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.