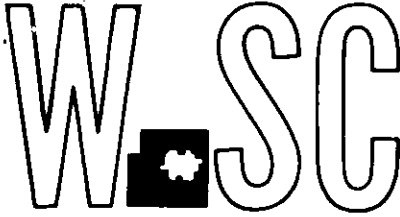


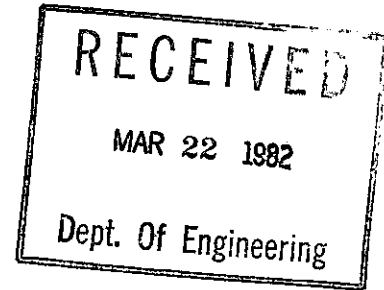
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

March 19, 1982 (2) 268-4561



Van Doren-Hazard-Stallings
Attention: Ken Bengtson
260 N. Rock Rd., #250
Wichita, Ks. 67206

Re: S/D 81-128 - Final plat of Spring Hollow Second

Dear Mr. Bengtson:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on March 18, 1982, 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 guarantee the extension of sanitary sewer to serve each lot. At the time sewer line construction is requested, \$500/acre will need to be paid into the Timberlakes-Springdale treatment plant expansion fund. Also, \$600/dwelling unit will be due with each building permit request.
- B. The applicant shall guarantee the extension of municipal water to serve each lot. A current outside-the-City water service agreement shall be submitted with the guarantee.
- C. The applicant shall guarantee to urban standards the paving of the proposed interior public streets. The applicant shall submit a covenant which provides for the paving of the private street within Reserve A prior to development of Lots 12-15, Block 2.
- D. The applicant shall submit a covenant which provides for the ownership and maintenance of the proposed private drive (Reserve A). The platter's text shall make brief reference to this responsibility.
- E. On the final plat tracing the street name Spring Hollow Court shall be relabeled Spring Hollow Circle.
- F. The final plat tracing shall indicate a 10-foot setback from the north line of Lot 4, Block 1.
- G. The applicant's associated County Board of Zoning Appeals Case (Co.BZA 7-81) requesting reduced minimum lot area, reduced

- building setbacks and zero-lot line development for Blocks 1 and 2 has been approved. Conditional use case CU-250, requesting duplex development for Lots 1-19 in Block 3 has also been approved.
- H. The Subdivision Committee recommends a waiver of the 60-foot minimum lot width requirement of the Subdivision Regulations.
- I. The lot and block numbers shall be revised on the final plat tracing so that all lots within the zero-lot line development are numbered consecutively within one block.
- J. Where easements are centered on common lot lines, the center-lines shall be referenced or arrows may be used to indicate the boundaries of the total easement.
- K. The access control wording in the platter's text shall be revised to state: "All abutters' rights of access to Harry over and across the south line of Blocks 1, 2, and 3 are hereby granted to the appropriate governing body." (The block numbers may change in accordance with item I above.)
- L. Reference to K.S.A. 12-512(b) which authorizes the vacation of previously platted streets, easements, etc. shall be added to the surveyor's text.
- M. The street adjacent to Lots 23-24, Block 3, shall be labeled Timber Lake Circle on the final plat tracing.
- N. The final plat tracing shall reference the following minimum building pads in the plattor's text and on the face of the plat:
1. Lots 4-8, Block 3 - 1310 M.S.L.
 2. Lots 9-11, Block 3 - 1305 M.S.L.
 3. Lots 12 & 13, Block 3 - 1304 M.S.L.
- O. The final plat tracing shall indicate a 10-foot utility easement on the following lots:
1. Rear 10 feet on Lots 1-11, Block 2 adjacent to Reserve A
 2. North 10 feet of Lots 12-16, Block 2
 3. East 10 feet of Lots 1-4, Block 1
- P. The final plat shall realign the street R.O.W., adjacent to Lot 25, Block 3 in order to cover on existing water line.
- Q. Recording of the plat 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. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit are available from this office.

3-19-82

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 March 25, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

FLN:bh

cc: Cedar Lakes, Inc., 236 S. Topeka, 67202
× Mike Lindebak, City Engineering
Andy Harkness, County Department of Public Works
Dennis L. Phelps, 1333 N. Broadway, 67214