SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1620
(316) 268-4421

December 10, 1987

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Final Plat S/D 87-117 - GOLDEN HILLS 5TH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 10, 1987, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of December 4, 1987.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.

3. Certification that all real estate taxes for the first half of 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew

Donald Losew
Junior Planner

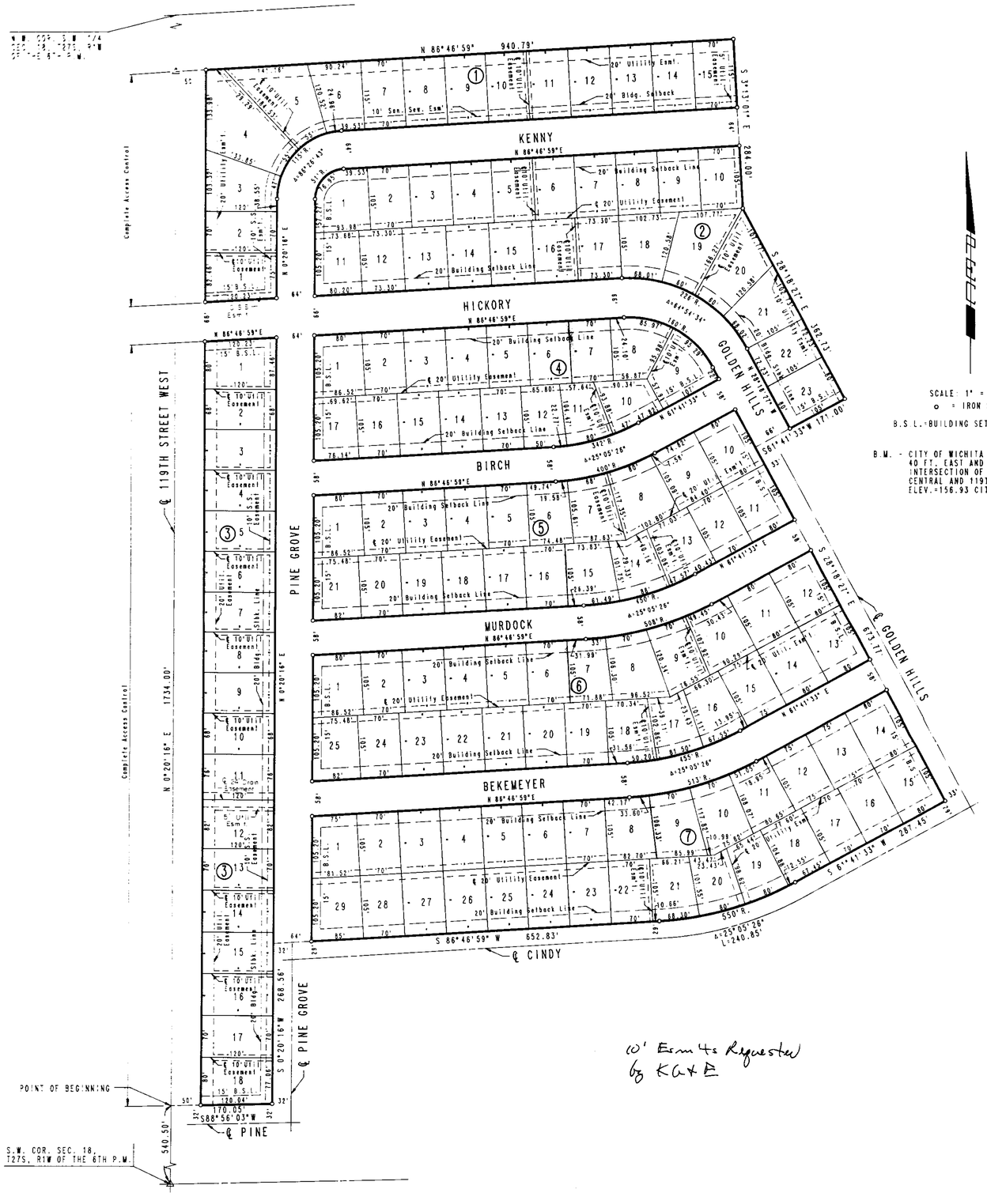
DL:dlk

cc: Sunrise Enterprises, Ltd., Attn: H. William Solt, P.O. Box 131, Goddard, KS 67052

FILE COPY

GOLDEN HILLS 5TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS


N 86°46'59" 940.79'
KENNY
HICKORY
BIRCH
MURDOCK
BEKEMEYER
GOLDEN HILLS
PINE GROVE
Complete Access Control
N 0°20'16" E 1734.00'
S 0°20'16" W 268.56'
S 86°46'59" W 652.83'
S 6°41'33" W 287.45'
S88°56'03"W 170.05'
℄ 119TH STREET WEST
℄ CINDY
℄ PINE
℄ GOLDEN HILLS
℄ PINE GROVE
POINT OF BEGINNING
S.W. COR. SEC. 18, T27S, R1W OF THE 6TH P.M.
540.50'
284.00'
673.77'
550'R.
513'R.
508'R.
342'R.
228'R.
155'R.
80'R.
A=25°05'26"
L=240.85'
Utility Esmt.
Building Setback Line
B.S.L.
Sanitary Sewer Easement
Sewer Easement
Drainage Easement
Sidewalk Easement
Sidewalk Esmt.
Sidewalk Line
Sdwk. Line
Sdwk. Esmt.
Sdwk. Easement
Sdwk. Line Easement
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Sdwk. Line Esmt.

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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

O. Recording of the plat within 30 days after approval by the City Council.

P. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

Q. The representative from City Engineering should be prepared to advise of plans to pave adjacent 119th Street.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

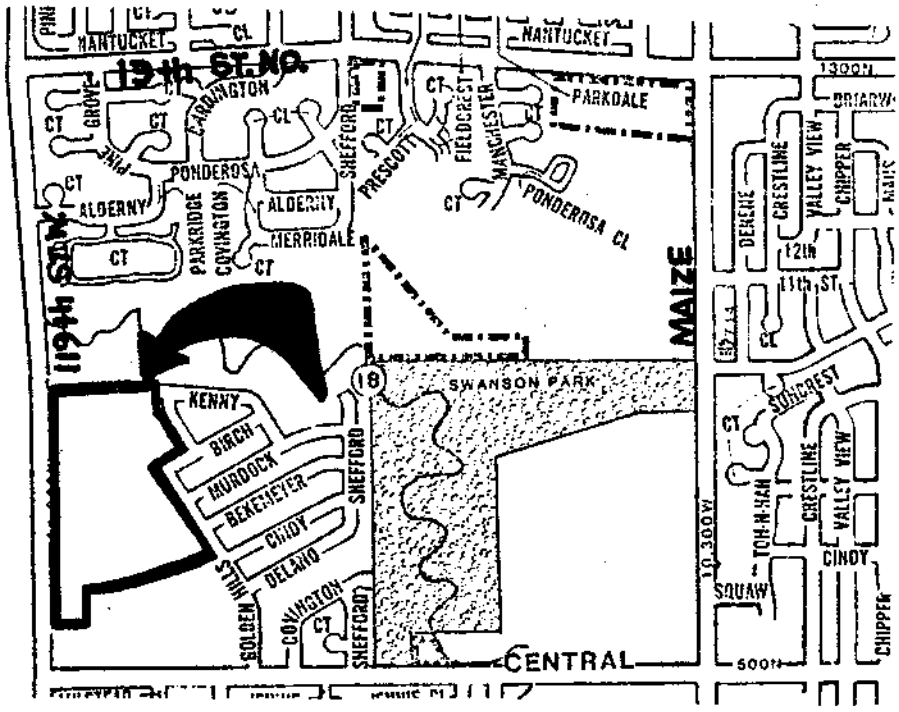
AGENDA ITEM #____

DECEMBER 3, 1987

STAFF REPORT
(Final Plat; Preliminary Approved 4/25/85)

CASE NUMBER:	S/D 87-117 - GOLDEN HILLS 5TH ADDITION
OWNER/APPLICANT:	Sunrise Enterprises, Ltd.
SURVEYOR/ENGINEER:	Professional Engineering Consultants, P.A.
LOCATION:	On the east side of 119th Street West, in an area north of Pine Street.
SITE SIZE:	37.4± Acres
NUMBER OF LOTS:	
Residential:	148
Office:	
Commercial:	
Industrial:	
Total:	148
MINIMUM LOT AREA:	7,350 Sq. Ft.
CURRENT ZONING:	"AA"
PROPOSED ZONING:	"AA"

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat represents the fifth final plat for an overall preliminary plat approved on 4/25/85. This final plat represents the last of the subdivisions composing the overall preliminary plat.

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

B. The applicant shall guarantee the extension of City water to serve the lots being platted.

C. The applicant shall guarantee any drainage improvements required by the platting of this property.

D. The applicant shall guarantee construction of the storm sewers required by this plat.

E. The applicant shall guarantee the paving of the proposed interior streets.

F. The applicant shall guarantee sidewalks on both sides of Hickory/Golden Hills. This street is a collector street.

G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. 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.

I. Upon recording of this plat, Hickory/Golden Hills shall become a designated residential collector street.

J. It should be noted that the plattor is proposing to plat a 20-foot front yard setback on these residentially zoned lots. The platting of this reduced building setback, however, is in character with the Golden Hills plat in this area.

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 mailbox locations can be determined.