

METROPOLITAN AREA PLANNING
COMMISSION

December 4, 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 Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 3, 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 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.

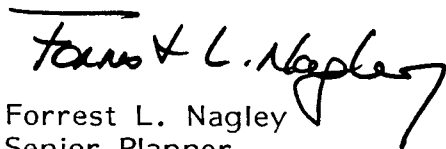
- K. The final plat tracing shall indicate the utility easements requested by K.G.&E. which are marked on the engineer's copy of the approved plat.
- L. The Planning Commission recommends that the City and County look at placing the improvement of adjacent 119th Street in their C.I.P. programs.
- M. 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.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- Q. 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, December 10, 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: Sunrise Enterprises, Ltd., Attn: H. William Solt, P.O. Box 131,
Goddard, KS 67052
Mike Lindebak, City Engineer
Jim Weber, County Bureau of Public Works

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:

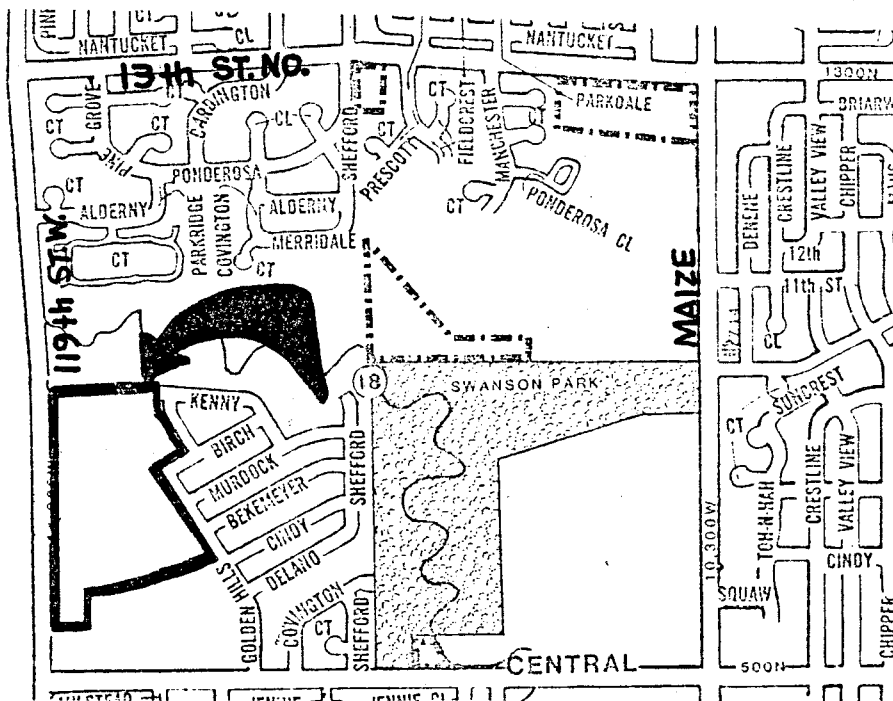
Residential:	148
Office:	
Commercial:	
Industrial:	
Total:	148

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.

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GOLDEN HILLS 5TH ADDITION

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- 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.