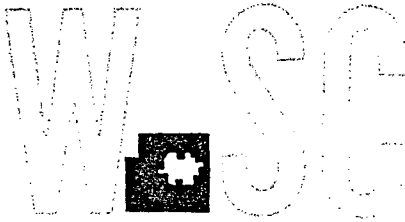


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 28, 1989

Baughman Company
315 S. Ellis
Wichita, KS 67211

Re: S/D 89-47 - Golden Hills 6th Addition

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 3, 1989, 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 July 28, 1989.

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 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Westland Enterprises, Inc., Attn: H. William Solt,
President, 11711 Delano, Wichita, KS 67212
Bill McKinley, Traffic Engineer
Mike Lindebak, City Engineer

SEDGWICK COUNTY



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455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

July 28, 1989

Baughman Company
315 S. Ellis
Wichita, KS 67211

Re: S/D 89-47 - Golden Hills 6th Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 27, 1989, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Approval of this final plat is subject to approval of the applicant's associated zone case (Z-2959).
- B. 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. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Prior to submitting the final plat tracing, the applicant shall meet with Traffic Engineering to determine the access control to be established from this plat to the intersection of Central and 119th Street West.
- F. The final plat tracing shall label the centerline of Pine and Milstead.
- G. The final plat indicates that Lots 1 and 2 and 1 and 10 shall share a joint access point; in such a case an access easement is required.

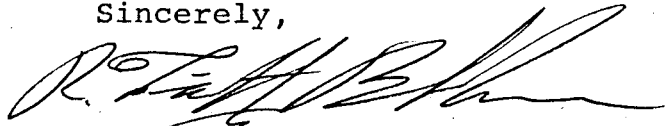
- H. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. 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.
- L. 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.

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, August 3, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Westland Enterprises, Inc., Attn: H. William Solt,
President, 11711 Delano, Wichita, KS 67212
Bill McKinley, Traffic Engineer
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

July 17, 1989

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 89-47 - GOLDEN HILLS 6TH ADDITION

OWNER/APPLICANT: Westland Enterprises, Inc., Attn: H. William Solt, Pres., 11711 Delano, Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Northeast corner of 119th Street West and Central Avenue

SITE SIZE: 4.6 acres

NUMBER OF LOTS

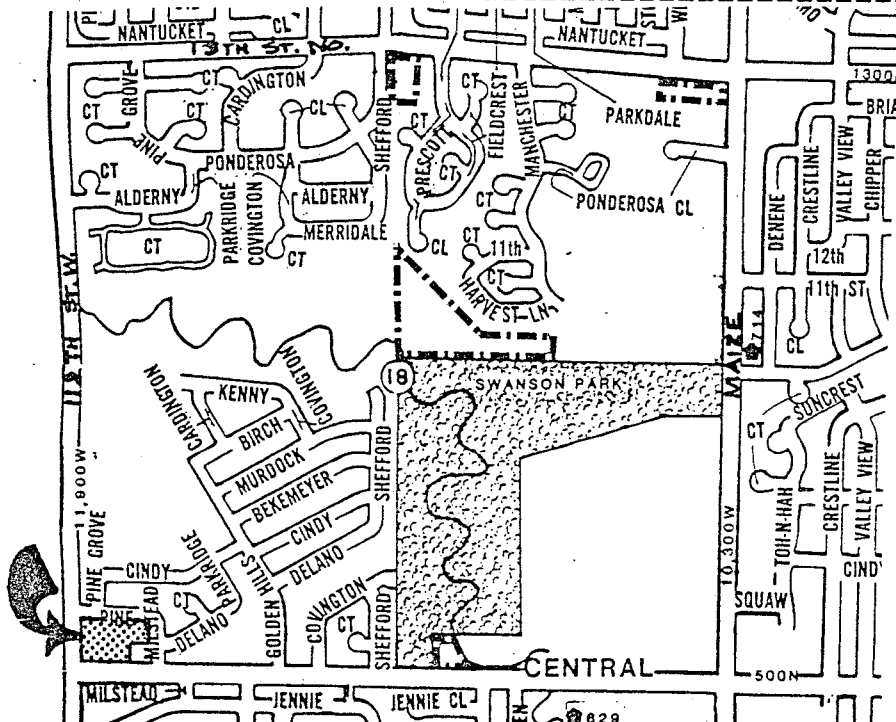
Residential:	7
Office:	
Commercial:	3
Industrial:	
Total:	10

MINIMUM LOT AREA: 8,760 sq. ft.

CURRENT ZONING: "BB" Office and "LC" Light Commercial

PROPOSED ZONING: "AA" One Family Dwelling and "LC" Light Commercial (Z-2959)

VICINITY MAP:



STAFF COMMENTS:

- NOTE: This plat is associated with a zone change request (Z-2959) from "BB" office to "AA" one family dwelling and "LC" Light Commercial. This associated zone change request will be heard by the MAPC on August 3, 1989. Lots 1, 2 and 10 are proposed for LC zoning, while the remaining lots will be zoned that. The area of "exception" at the northwest corner of Central and Milstead is associated with Lot Split-0754, which was approved December 20, 1988.
- A. Approval of this final plat is subject to approval of the applicant's associated zone case (Z-2959).
 - B. 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. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
 - C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
 - D. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - F. The final plat tracing shall label the centerline of Pine and Milstead.
 - G. The final plat indicates that Lots 1 and 2 and 1 and 10 shall share a joint access point; in such a case an access easement is required.
 - H. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
 - I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

- J. Recording of the plat within 30 days after approval by the City Council.
- K. 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.
- L. 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.
- M. 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.
- N. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- O. The representative from Traffic Engineering should be prepared to comment on the adequacy of the 40-foot complete access control at the corner of 119th Street West and Central Ave.
- P. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted in final form only.