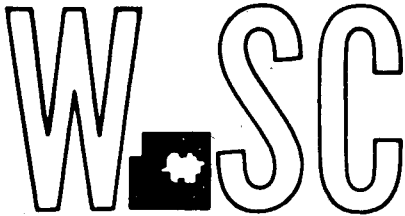


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



May 15, 1986

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

Re: S/D 86-36 - Final Plat of Golden Hills 2nd Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 15, 1986, 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 May 9, 1986.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

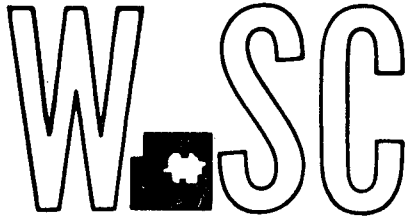
BRB:mlh

cc: Sunrise Enterprises, Ltd., Attn: H. William Solt, P.O. Box 668,
Goddard, KS 67052

✓ Mike Lindebak, City Engineer

C
O
P
Y

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



May 9, 1986

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

Re: S/D 86-36 - Final Plat of Golden Hills 2nd Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 8, 1986, 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 construction of the storm sewers required by this plat.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The applicant shall guarantee the removal of the existing structures which encroach into the utility easements and street rights-of-way being granted.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The Golden Hills street paving petition shall provide for the construction of sidewalks on each side of this collector street.
- H. The applicant is advised that, if permanent recreational facilities (e.g., swimming pools, club houses, etc.) are planned to be

C
O
P
Y

constructed within the reserve being platted, the affected reserve should not be platted as blanket utility and drainage easements.

- I. Provisions shall be made for ownership and maintenance of the proposed reserve. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.
- J. Since Reserve A is being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserve shall grant, to the City, the authority to maintain the drainage reserve in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- K. The applicant shall obtain, by separate instrument, the off-site, 10-foot wide utility easement adjacent to the westerly line of Lots 1 thru 6, Block 3 and Lot 1, Block 1.
- L. The final plat tracing shall indicate the platting of a minimum building pad for Lots 8-20, Block 1, in addition to the lots indicated on the final plat.
- M. 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.
- N. On the final plat tracing, the centerline of adjacent Shefford Street shall be labeled adjacent to the east line of this plat. A half-street right-of-way dimension shall also be provided.
- O. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level as well as City Datum.
- 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 Board of City Commissioners.

Professional Engineering Consultants, P.A.
Re: S/D 86-36 - Final Plat of Golden Hills 2nd Addition.
May 9, 1986
Page 3

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, May 15, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Sunrise Enterprises, Ltd., Attn: H. William Solt, P.O. Box 668,
Goddard, KS 67052
Mike Lindebak, City Engineer

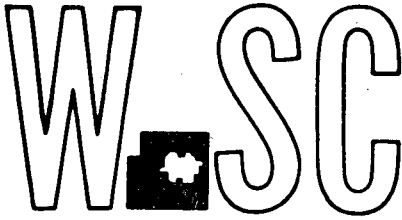
1. Critchfield Real Estate. Vacation of Street R/W.
Existing 8" water main ends 19' E and 4' N of the SE PC
of Batten and 25th St. No water problem.
2. Clarence W. Rymer. Vacation of Storm Sewer and Drainage
Esmt. No water problem.
3. City of Wichita. Vacation of St. R/W. No water problem
4. Inland Investment Inc. Vacation of Utility & drainage Esmt.
No water problem.
5. Noordhoek Addition. Final Plat. Existing water in 143rd
and 9th St. Item D., outside city application & restrictive
covenant required.
6. Hultman Addition. Preliminary Plat. No city water available.
No water problem.
7. Wooster Addition. Final Plat. Item A, no water available,
no water problem.
8. Pinewood Mobile Home Park Addition. Preliminary Plat. Existing
main in hydraulic. No water problem.
9. Vanderhoff Gardens Second Addition. Preliminary Plat. Item B.
Mains to be extended. If King St is vacated, how will Lot
3 receive water, from Vanderhoff St.? State Highway
Dept. is interested in water extension, suggest P.O. to include
all interested in water extension.
10. The Dugan Centre Addition. Preliminary Addition. Item B.
mains to be extended. Existing water main in Ridge Rd.
and on Dugan at a location 192' N of Kellogg. To adequately serve
the tract, main would need to be extended in Dugan and Taft
and tied in at Ridge Rd. and Taft.

11. Woodspring Third Addition. Final Plat. Item B, main to be extended. No water problem.
12. New Western 2nd Addition. Preliminary Plat. Waterline is currently under construction.
13. Deer Run Addition. Second revised Preliminary Plat. Item B, mains to be extended. Existing 24" main in Webb.
14. Cherokee Industrial Park Addition. Revised Prelim. Plat. Item D, mains to be extended. Main in Santa Fe needs to extend around Cul-de-Sac to serve lot 6, main in 93rd to be extended along south side of 93rd around Cul-de-Sac to serve lot 5. No water problem.
15. Golden Hills 2nd Addition. Final Plat. Item B, mains to be extended. No water problem.
16. Mid-Continent Airport Addition. Item B, main to be extended. The existing line along the west side of Lot 1, Blk 2 is not shown on their prelim. plat, this line is a 12" that extends only part way along Lot 1, Blk 2. A 12" line needs to be extended north along Lot 1, Blk 2, thence east along the south R of Lot 1, Blk 1.
17. Golf Park West Addition. Item B, mains to be extended. Petition being held by Church property on N side of 21st in approximately the same area as this plat. Nearest main in 21st St. N., west of Tyler.
18. Woodlawn Development Company. Dedicate Street R/W. No water problem.
19. Elmo and Mabel Mauck. Grant a portion of utility easement. No water problem.

20. Quincie and Zella Gibson. Dedicate Additional Street R/W.
No water problem.
21. Quincie and Zella Gibson. Grant Additional Utility Esm't.
No water problem.
22. Metanal Lab, Inc. . Dedicate Utility Esm't. No water
problem.
23. Maurcen F. Hilbish. Grant additional utility easement. No
water problem.
24. Christopher Jeter. Dedicate Street R/W. No water problem.
25. City Land Inventory Case. No water problem

26. Other Matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



April 25, 1986

Professional Engineering Consultants, P.A.
1440 East English
Wichita, KS 67052

Re: S/D 86-36 - Preliminary Plat of Golden Hills 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 24, 1986, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- 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 construction of the storm sewers required by this plat.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The Golden Hills street paving petition shall provide for the construction of sidewalks on each side of this collector street.
- G. The applicant is advised that, if permanent recreational facilities (e.g., swimming pools, club houses, etc.) are planned to be constructed within the reserves being platted, the affected reserves should not be platted as blanket utility and drainage easements.

C
O
P
Y

Professional Engineering Consultants, P.A.

Re: S/D 86-36 - Preliminary Plat of Golden Hills 2nd Addition.

April 25, 1986

Page 2

- H. On the final plat, the purposes of Reserves A and B shall be amended to reference "nonpermanent recreational facilities" rather than "recreational facilities." This distinction is needed in order to avoid future conflict with the blanket drainage and utility easements being platted for the reserves.
- I. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- K. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- L. The applicant shall guarantee the removal of the existing structures which encroach into the utility easements and street rights-of-way being granted.
- M. The applicant shall obtain, by separate instrument, the off-site, 10-foot wide utility easement adjacent to the westerly line of Lots 1 thru 6, Block 3 and Lot 1, Block 1.
- N. 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.
- O. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- P. 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.

Professional Engineering Consultants, P.A.
Re: S/D 86-36 - Preliminary Plat of Golden Hills 2nd Addition.
April 25, 1986
Page 3

Q. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,

FLN

Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Sunrise Enterprises, Ltd., Attn: H. William Solt, P.O. Box 668, Goddard,
Kansas 67052
✓ Mike Lindebak, City Engineer

1. Wayne C. Horst. Utility Basement Vacation. No water problem.
2. Joyland Hills Park. Street R/W Vacation. Fire hydrant on the NW Cor of Wassalet & Hillside. Basement may need to be retained.
3. Tracy D. Barnhart. Utility Esmt. Vacation. No water problem.
4. Gray's Second Addition. Item B, mains to be extended. Suggest main be extended in Mac Arthur along at least part of their plot, in case south side of Mac Arthur will not participate.
5. Golden Hills 2nd Addn. Revised prelin. plot. Item B, mains to be extended. Water plans now show intersections for Detemeyer at Shetford and Murdock at Shetford, crossings part of plans now approved. No water problem.
6. Northborough 2nd Addition. Final Plot. Item B, main to be extended. Charges to existing P.D. project to be paid or transferred to new project. No water problem.
7. Rainbo Baking Co. Addition. Final Plot. No water problem, area now served.
8. Goebel Bros. 2nd Addn. Final plot. Area served by existing mains. Services to be installed as needed by Water Dept. No water problem.
9. PP Co. 2nd Addition. Final Plot. Area now served, no water problems.
10. Chelsea Industrial Park 2nd Addn. Items B & C, main to be extended, outside city application, and restrictive covenant.

11. Scott Stuckey. Dedicate St. R/W. No water problem.
12. Lindy Andeal. Grant utility easement. Esm't. is to be used for water main extension. Plans approved, private project under contract. No water problem.
13. Carolyn Morris Beckett. Dedicate St. R/W. Existing main on S. side 47th, E. side Hydraulic. Valve box may need to be adjusted. No water problem.
14. City Land Inventory Case. Existing water along U.S. 59 from Chautaugua to Hillside, X's H₂O in Hillside & Chaut. Area mostly served. Main will need to be extended to Lorraine
14. City Land Inventory Case. Existing water along U.S. 59 from Chautaugua to Lorraine and in Chaut. & Lorraine. X's H₂O in Hillside. Area now served. No water problem.
15. City Land Inventory Case. 26th N & Hydraulic \pm . Nearest water at 25th & Kansas or Hydraulic & McFarland. Approx. distance 1500 ft; estimated cost "\$5,000" (300' @ \$50 + 1200' @ \$25) to extend 8" or possibly 6" main from McFarland & Hydraulic.
16. Other Matters.

S/D No.: 86-36 Name: GOLDEN HILLS 2ND ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 4/24/86

DESCRIPTION

General Location: At the northeast corner of Golden Hills and Cindy.
Owner: Sunrise Enterprises, Ltd., Attn: H. William Solt, P.O. Box 668,
Goddard, KS 67052
Surveyor/Engineer: Professional Engineering Consultants, P.A.

1. Gross Acreage of Plat: 33.4 Acres +
 2. Number of Lots:
 - Residential: 114
 - Office:
 - Commercial:
 - Industrial:
 - Total: 114
 3. Minimum Lot Area: 6,300 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA"
-

STAFF COMMENTS:

- 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 construction of the storm sewers required by this plat.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The Golden Hills street paving petition shall provide for the construction of sidewalks on each side of this collector street.
- H. The final plat shall indicate the platting of a cul-de-sac to properly terminate Shefford Street adjacent to Lot 20, Block 1.
- I. The applicant is advised that, if permanent recreational facilities (e.g., swimming pools, club houses, etc.) are planned to be constructed within the reserves being platted, the affected reserves should not be platted as blanket utility and drainage easements.
- J. On the final plat, the purposes of Reserves A and B shall be amended to reference "nonpermanent recreational facilities" rather than "recreational facilities." This distinction is needed in order to avoid future conflict with the blanket drainage and utility easements being platted for the reserves.
- K. The final plat shall state in the platlor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- L. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

SUBDIVISION REPORT

S/D 86-36 - GOLDEN HILLS 2ND ADDITION

Page 2

- M. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- N. Prior to scheduling this plat before the Board of City Commissioners, the existing structures which encroach into the utility easements and street right-of-way being granted must be removed. Once the structures have been removed, a letter so stating shall be submitted from the platting engineer.
- O. The applicant shall obtain, by separate instrument, the off-site, 10-foot wide utility easement adjacent to the westerly line of Lots 1 thru 6, Block 3 and Lot 1, Block 1.
- P. 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.
- Q. 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.
- R. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- S. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

S/D No.: 86-36 Name: GOLDEN HILLS 2ND ADDITION

Preliminary Approved: 4/24/86
Scheduled S/D Meeting: 5/8/86

DESCRIPTION

General Location: At the northeast corner of Golden Hills and Cindy.
Owner: Sunrise Enterprises, Ltd., Attn: H. William Solt, P.O. Box 668,
Goddard, KS 67052
Surveyor/Engineer: Professional Engineering Consultants, P.A.

1. Gross Acreage of Plat: 33.4 Acres +
2. Number of Lots:
 - Residential: 114
 - Office:
 - Commercial:
 - Industrial:
 - Total: 114
3. Minimum Lot Area: 6,300 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

STAFF COMMENTS:

- 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 construction of the storm sewers required by this plat.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The applicant shall guarantee the removal of the existing structures which encroach into the utility easements and street rights-of-way being granted.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The Golden Hills street paving petition shall provide for the construction of sidewalks on each side of this collector street.
- H. The applicant is advised that, if permanent recreational facilities (e.g., swimming pools, club houses, etc.) are planned to be constructed within the reserve being platted, the affected reserve should not be platted as blanket utility and drainage easements.
- I. Provisions shall be made for ownership and maintenance of the proposed reserve. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.
- J. Since Reserve A is being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserve shall grant, to the City, the authority to maintain the drainage reserve in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- K. The applicant shall obtain, by separate instrument, the off-site, 10-foot wide utility easement adjacent to the westerly line of Lots 1 thru 6, Block 3 and Lot 1, Block 1.

- L. 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.
- M. On the final plat tracing, the centerline of adjacent Shefford Street shall be labeled adjacent to the east line of this plat. A half-street right-of-way dimension shall also be provided.
- 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 Board of City Commissioners.
- ~~P.~~ The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.