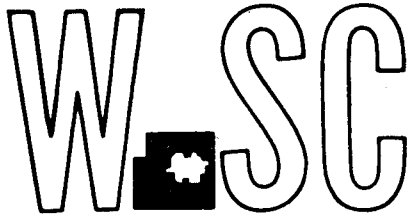


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 6, 1986



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

Re: Final Plat S/D 86-97 - GOLDEN HILL'S THIRD ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 6, 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 construction of a manhole to properly terminate the sanitary sewer lateral which serves this lot.
- B. The applicant shall submit a sidewalk certificate which requires the construction of a sidewalk on the west side of Parkridge at the time of this lot's development. This sidewalk is required since Parkridge is a collector street and the proposed lot will be zoned "R-5".
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since the pipeline easement on this property exists by virtue of a separate instrument recorded on Film 760, Page 537, the plat's text shall be amended to delete reference to the pipeline easement being granted by this plat.
- E. The applicant shall submit a copy of the instrument which establishes the Phillips Pipeline easement on this property.
- F. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

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- G. When the property on the east side of Parkridge was platted into Golden Hills Addition, a restrictive covenant was recorded which set forth that the property now being platted (Golden Hill's Third Addition) would eventually own and maintain Reserve A, Golden Hill's Addition. The applicant shall submit a restrictive covenant which states that Reserve A, Golden Hill's Addition will be owned and maintained by the owner of Lot 1, Block 1, Golden Hill's Third Addition. The covenant shall run with the land.
- H. 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.
- 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 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.

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, November 13, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Sunrise Enterprises Ltd., c/o H. William Solt, P.O. Box 131,
Goddard, KS 67052
Mike Lindebak, City Engineer