

S/D No.: 86-97 Name: GOLDEN HILL'S THIRD ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 11/6/86

DESCRIPTION

General Location: Northwest corner of Central and Golden Hills.
Owner: Sunrise Enterprises, Ltd., P.O. Box 131, Goddard, KS 67052
Surveyor/Engineer: Professional Engineering Consultants, P.A., 1440 E. English,
Wichita, KS 67211

1. Gross Acreage of Plat: 5.0
2. Number of Lots:
 - Residential: 1
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 4.4 Acres
4. Existing Zoning: "AA"
5. Proposed Zoning: "R-5"

STAFF COMMENTS:

NOTE: This plat represents the third final plat of an overall preliminary plat approved by the Subdivision Committee on April 25, 1985. The applicant's associated zone case (Z-2801) requesting "AA" to "R-5" has been approved subject to platting.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. 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".
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. 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.
- F. The applicant shall submit a copy of the instrument which establishes the Phillips Pipeline easement on this property.
- G. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- H. 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.
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- L. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?

4869/D