WICHITA – SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

June 5, 1987

RECEIVED
JUN 10 1987
DESIGN DIVISION

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

Re: Final Plat S/D 87-50 - GOLDEN HILLS 4TH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 4, 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 the paving of the proposed interior streets.

D. The applicant shall guarantee construction of the storm sewers required by this plat.

E. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on the westerly side of Golden Hills, adjacent to Lots 18 through 24, Block 3. This sidewalk is required since Golden Hills is classified as a collector street.

F. The Pine/Millstead Street paving petition shall provide for the construction of a sidewalk on the south and west sides of these streets. These sidewalks are required because of the approved commercial and office zoning.

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. The final plat tracing shall indicate the platting of "complete access control" to Central Avenue across the south line of Lot 1, Block 3. The platting of this access control shall be referenced in the plattor's text.

J. On the final plat tracing, the building setback being platted on Lot 2, Block 1, shall be dimensioned from the south line of the lot. The building setback being platted on the north 125 feet of Lot 1, Block 1, shall be dimensioned from the west line of that lot.

K. It should be noted that the plattor is proposing to plat a 20-foot front yard setback on the residentially zoned lots. The platting of this reduced building setback is in character with the other Golden Hills plats in this area.

L. Upon the recording of this plat, Golden Hills shall become a designated residential collector street.

M. When the associated zone change was approved by the Planning Commission, staff was instructed to establish access controls to Pine and Millstead Street from the commercial and office zoned property. The access control proposed to Pine Street from Lots 1 and 2, Block 1 is acceptable as depicted on the final plat. For Millstead Street, however, the final plat tracing shall extend the area of "complete access control" 58 feet further south, so as to avoid the construction of a driveway directly west of Delano Street's intersection with Millstead.

N. Any relocation, lowering or encasement of the pipeline in the pipeline easement along the southerly line of Block 3, that is made necessary by this development, will not be at the expense of the City.

O. The final plat tracing shall depict all the utility easements required for sanitary sewer extensions.

P. 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.

Q. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

R. 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, June 11, 1987 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., Attn: H. William Solt, P.O. Box 131, Goddard, KS 67052
✓Mike Lindebak, City Engineer