

S/D No.: 87-50 Name: GOLDEN HILLS 4TH ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 6/4/87

DESCRIPTION

General Location: Northeast corner of 119th and Central.
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: 24.0±
2. Number of Lots:
 - Residential: 59
 - Office: 1
 - Commercial: 1
 - Industrial:
 - Total: 61
3. Minimum Lot Area: 6,575 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA", "BB" and "LC" (Z-2831)

STAFF COMMENTS:

NOTE: This plat represents the fourth final plat for a portion of an overall preliminary plat approved by the Subdivision Committee on April 25, 1985.

The applicant's associated zone case (Z-2831) requesting "AA" (single-family) to "BB" (office) and "LC" (light commercial) zoning has been approved subject to platting. Lot 1 will be zoned "LC" and Lot 2 will be zoned "BB".

- 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 guarantee any drainage improvements required by the platting of this property.
- F. 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.
- G. 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.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. 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.
- J. 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 platting's text.

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- K. 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.
- L. 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.
- M. Upon the recording of this plat, Golden Hills shall become a designated residential collector street.
- N. 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.
- O. 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.
- 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.
- S. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, what drainage guarantees are required to be guaranteed with this plat.