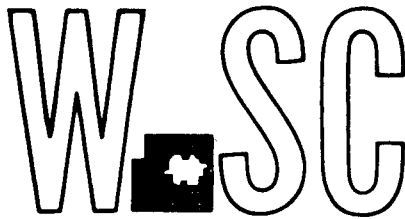


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

April 26, 1985



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

Re: S/D 85-16 - Preliminary Plat of Golden Hills Addition

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 26, 1985, 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 each lot.
- B. The applicant shall guarantee the extension of City water to serve each lot.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee the construction of sidewalks at the following locations:
 - 1. Both sides of Hickory/Golden Hills (collector street).
 - 2. The north side of Pine adjacent to Lot 18, Block 6. (Connecting link to future arterial sidewalk on 119th Street West.)
 - 3. The west side of Milstead adjacent to Lot 2, Block 1 (proposed commercial zoning).
- E. The applicant shall guarantee those drainage improvements required by this plat.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

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- G. The applicant shall provide proof, by letter from the Cities Service Gas Company or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement and the use of part of this pipeline easement as a general utility easement are acceptable. The information to be provided shall also verify that the 25-foot building setbacks, from the boundaries of the pipeline easement, are in agreement with the terms of the pipeline agreement and that public utilities may be constructed within the 25-foot building setbacks.
- H. Any relocation or encasement of the pipelines required by this development will be at the applicant's expense.
- I. All of this property is presently zoned for single-family residential purposes. In order to plat Lots 1 and 2, Block 1 and Lot 1, Block 3 for commercial or multi-family purposes, appropriate zone change requests must be filed. Approval of this preliminary plat, with the large lots for commercial or multi-family purposes, shall be subject to approval of the needed zone change requests.
- J. 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 numbers.
- K. 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.
- L. The purposes of the Reserves shall be specified in the plat's text on the final plat.
- M. It is noted that the applicant desires to plat a 20-foot front yard building setback on the residential lots. If this setback is not platted, the zoning text will require a 25-foot front yard setback.
- N. The final plat shall indicate the following street name changes:
 - 1. Pine to Delano.
 - 2. Milstead at the street intersection with Central.
 - 3. Parkridge to Mark Allen.
 - 4. Golden Hills to Parkridge.

Prior to preparing a final plat, the applicant or his agent may contact Walt Campbell of the Fire Department, and Planning Department staff to discuss the above-requested street name changes.

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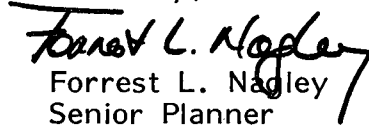
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- O. On the final plat, the platting of the pedestrian access easements on Lot 104, Block 10 and Lot 1, Block 16 shall be omitted. Instead, the cul-de-sac street right-of-way shall be expanded to the east line of the plat.
- P. On the final plat, the building setback on Lots 1 and 2, Block 1, may be established at a point which is a minimum of 35 feet from the adjacent street right-of-way lines.
- Q. The final plat shall indicate the platting of "access control except for one (1) opening" to Central across the south line of Lot 1, Block 3.
- R. As requested by the Park Department, the final plat shall indicate the platting of a Reserve for Park Department purposes in the vicinity of Lots 19, 20 and 21, Block 10.
- S. The applicant shall attempt to obtain a valid petition for the pavement of adjacent 119th Street to a two-lane street standard.
- T. 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.
- U. The final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the engineer's "marked copy" of the preliminary plat.
- V. 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.
- W. 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,


Forrest L. Nagley
Senior Planner

FLN:mlh
Enclosure

cc: Sunrise Enterprises, Ltd., c/o H. Wm. Solt, P.O. Box 131, Goddard, KS 67052
Walt Campbell, Fire Department
Mike Lindebak, City Engineer
Frank Smith, Director of Parks & Recreation