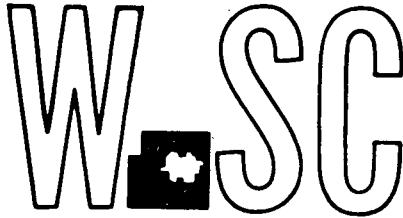
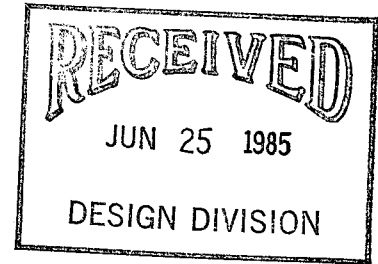


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



June 21, 1985

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

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

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 20, 1985, 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 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 the storm sewer required to serve this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

C  
O  
P  
Y

- 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 final 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 and shall state that the covenant runs with the land and is binding on future owners and assigns.
- 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 final plat tracing shall indicate the following street name changes:
  - 1. Pine to Delano.
  - 2. Milstead at the street intersection with Central.
- M. On the final plat tracing, 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.
- N. The applicant shall attempt to obtain a valid petition for the pavement of adjacent 119th Street to a two-lane street standard.
- O. On the final plat tracing, the recording information for the 60-foot wide Phillips Company Pipeline Easement shall be indicated.
- P. At the time of preliminary plat review, the Subdivision Committee voted to recommend that the sidewalks, required by the City Sidewalk Ordinance, on one side of Delano/Shefford and Kenny/Pine Grove (long continuous streets) be waived.

Professional Engineering Consultants, P.A.  
Re: S/D 85-16 - Final Plat of Golden Hills Addition  
June 21, 1985  
Page 3

- Q. Prior to this plat being submitted for scheduling before the Board of City Commissioners, the applicant shall submit a revised drainage plan to City Engineering for review and approval. This revised plan shall indicate grading for Blocks 10 and 11 and shall address which lots are to be affected by a minimum building pad requirement.
- R. The final plat tracing shall indicate the minimum building pads required by the drainage plan for this property.
- S. The final plat tracing shall indicate a 15-foot utility easement adjacent to Kenny Street on Lots 19 and 20, Block 12.
- T. Prior to this plat being submitted for scheduling before the Board of City Commissioners, the applicant shall meet with the City Engineer's office to resolve the issue of buildings encroaching into street right-of-way and utility easements.
- U. Closure computations shall be submitted with the final plat tracing.
- V. 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, June 27, 1985 at 1:30 p.m. If you have any questions concerning this matter, 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