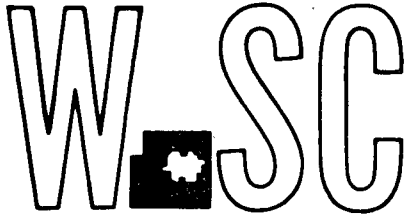


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



August 16, 1985

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

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

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 15, 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 paving petition for Golden Hills shall provide for the construction of a sidewalk on each side of this collector street.
- E. The applicant shall guarantee the storm sewers 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.
- 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.

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- H. Any relocation or encasement of the pipelines required by this development will be at the applicant's expense.
- 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 numbers and shall state that the covenant runs with the land and is binding on future owners and assigns.
- J. On the final plat tracing, the recording information for the 60-foot wide Phillips Company Pipeline Easement shall be indicated.
- K. The applicant shall obtain, by separate instrument, the off-site drainage easement required on the property to the north of this plat.
- L. The applicant shall obtain, by separate instrument, the off-site utility easement required by the sanitary sewer layout plan.
- M. At the time of preliminary plat review, the Subdivision Committee voted to recommend that the sidewalk, required by the City Sidewalk Ordinance, on one side of Delano/Shefford (long continuous streets) be waived.
- N. On the final plat tracing, the wording in the plat's text shall be amended to more completely reference the access controls being platted. The following wording is recommended: "All abutter's rights of access to and from Central, across the south lines of Blocks 3, 4 and 5, are hereby granted to the City of Wichita."
- O. On the final plat tracing, the complete access control (C.A.C.) abbreviation shall be defined in the legend.
- P. On the final plat tracing, the 20-foot building setback being platted from the southerly line of Lots 1-4, Block 1 shall be labeled.
- Q. Regarding the ownership and maintenance of Reserve "A", the applicant shall submit a restrictive covenant which ties the ownership and maintenance responsibilities of this Reserve to an unplatted tract to the west (Lot 1, Block 3 of the overall preliminary plat for the subject quarter section).
- R. Closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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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, August 22, 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