

Final Plat  
SUBDIVISION REPORT  
Name: GOLDEN HILLS ADDITION  
S/D No.: 85-16  
Preliminary Approved: 4/25/85  
Scheduled S/D Meeting: 6/20/85  
SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

DESCRIPTION

General Location: Northeast corner of Central and 19th Street West.  
 Owner: Sunrise Enterprises, Ltd., c/o H. William Solt, P.O. Box 131,  
 Goddard, KS 67052  
 Surveyor/Engineer: Professional Engineering Consultants, P.A., c/o Gary Wiley  
 1. Gross Acreage of Plat: 135 Acres ±  
 2. Number of Lots: 444  
 Office: Residential:  
 Commercial: 2  
 Industrial:  
 Total: 446  
 3. Minimum Lot Area: 6,300 Sq. Ft.  
 4. Existing Zoning: AA, R-5 and LC  
 5. Proposed Zoning: AA, R-5 and LC

STAFF COMMENTS:

- NOTE: This property has recently been annexed into the City of Wichita.
- 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 19th Street West.)
    - 3. The west side of Miltstead 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.
  - 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.
  - 3. Parkridge to Mark Allen.
  - 4. Golden Hills to Parkridge.
- 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.
- Q. Closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- S. The representative of the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this property.

C/U: 1039/M