

Revised Final Plat  
SUBDIVISION REPORT  
SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No.: 85-16 Name: GOLDEN HILLS ADDITION

Preliminary Approved: 4/25/85  
Scheduled S/D Meeting: 8/15/85

DESCRIPTION

General Location: North side of Central in an area east of 119th Street West.  
Owner: Sunrise Enterprises, Ltd., c/o H. William Solt, P.O. Box 131,  
Coddard, KS 67052  
Surveyor/Engineer: Professional Engineering Consultants, P.A., c/o Gary Wiley

1. Gross Acreage of Plat: 31 Acres ±
2. Number of Lots: 103  
Residential: 103  
Office:  
Commercial:  
Industrial:  
Total:  
103
3. Minimum Lot Area: 6,300 Sq. Ft.  
Existing Zoning: "AA"  
Proposed Zoning: "AA"

STAFF COMMENTS:

NOTE: This is a revised final plat for property on which a final plat has previously been approved. The previous final plat was approved by the Subdivision Committee on June 20, 1985.

- 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 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. 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. The applicant or his agent should be prepared to discuss, with the Subdivision Committee, the purpose and ownership of Reserve A. The plat's text states that the Reserve will be owned by Sunrise Enterprises, Ltd. rather than assigned to a future Homeowners' Association. Typically, this is not permitted as the ownership and maintenance of reserves are required to be vested with a Homeowners' Association, which benefits from their purpose, and not with an individual or company.

- K. On the final plat tracing, the recording information for the 60-foot wide Phillips Company Pipeline Easement shall be indicated.
- L. 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.
- M. 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."
- N. On the final plat tracing, the complete access control (C.A.C.) abbreviation shall be defined in the legend.
- O. 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.
- P. Closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- R. 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: 1273/M