K. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

M. Recording of the plat within 30 days after approval by the City Council.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

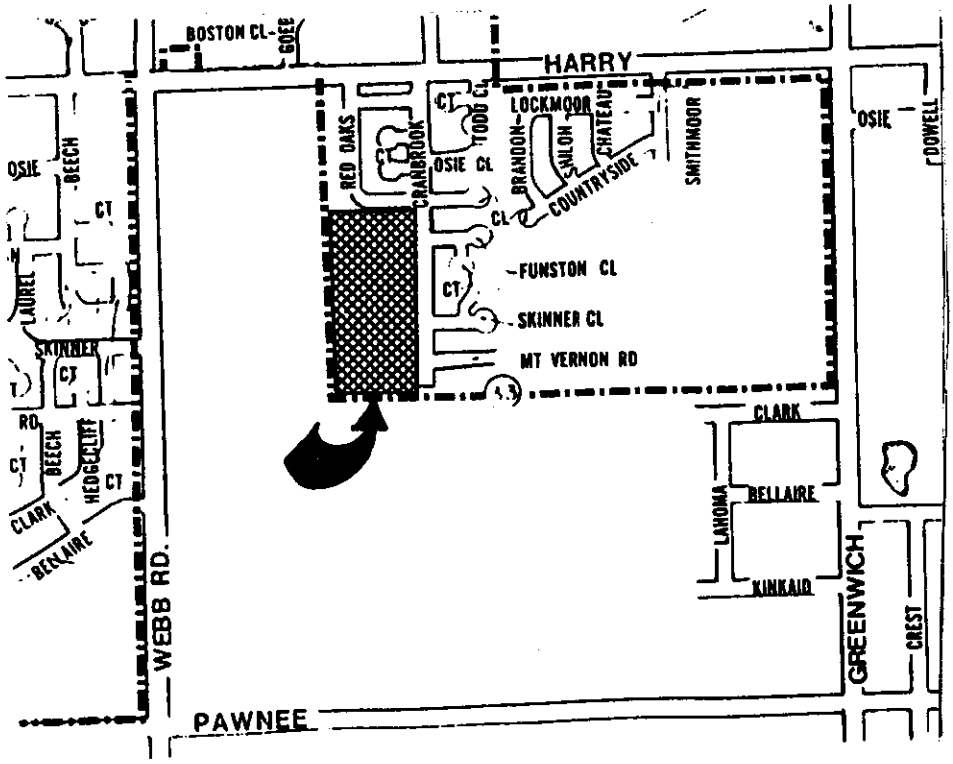
AGENDA ITEM NO. 2-7

May 24, 1990

STAFF REPORT
(Final Plat Approved 5/17/90;
Preliminary Plat Approved 4/19/90)

CASE NUMBER:	S/D 90-16 - CRANBROOK ADDITION
OWNER/APPLICANT:	Harry Khoury, Jr., 1401 N. Woodlawn, Wichita, KS 67208
SURVEYOR/ENGINEER:	Baughman Company, P.A.
LOCATION:	South of Harry and west of Cranbrook
SITE SIZE:	23 acres
NUMBER OF LOTS	
Residential:	86
Office:	
Commercial:	
Industrial:	
Total:	86
MINIMUM LOT AREA:	6,800 sq. ft.
CURRENT ZONING:	"AA" One Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted, this guarantee is to be provided to County Engineering.

B. The applicant shall guarantee the extension of City water to serve the lots being platted.

C. The applicant shall guarantee any drainage improvements required by the platting of this property, this guarantee may be included with the paving guarantee.

D. The applicant shall guarantee the paving of all interior streets including sidewalks on both sides of Mt. Vernon and the west side of Cranbrook (collector streets).

E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

F. 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 number and shall state that the covenant runs with the land and is binding on future owners and assigns.

G. The applicant shall provide proof, by letter from the Williams Natural Gas Co. 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. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the City.

H. On the final plat tracing, the MAPC signature block shall indicate the new chairman (a change in the chairman's position is pending).

I. 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.

J. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

May 29, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-16 - CRANBROOK ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 24, 1990, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of May 18, 1990.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor; if the title report or attorney's opinion has not already been submitted.

3. Certification that all due real estate taxes have been paid.

4. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

Please call if you have any questions.

FILE COPY

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:sm
cc: Harry Khoury, Jr., 1401 N. Woodlawn, Wichita, KS 67208
David Bayouth, 8420 Huntington, Wichita, KS 67206
Mike Lindebak, City Engineer
Jim Weber, P.E. Director, Sedgwick County