M. The applicant is advised that tap fees will be required to connect any lots to the existing sewer laterals adjacent to the east line of this plat.

N. The final plat tracing shall correct the M.A.P.C signature block to reference ELTON PARSONS as the M.A.P.C. Chairman.

O. 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.

P. 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.

Q. 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.

R. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

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

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING
COMMISSION

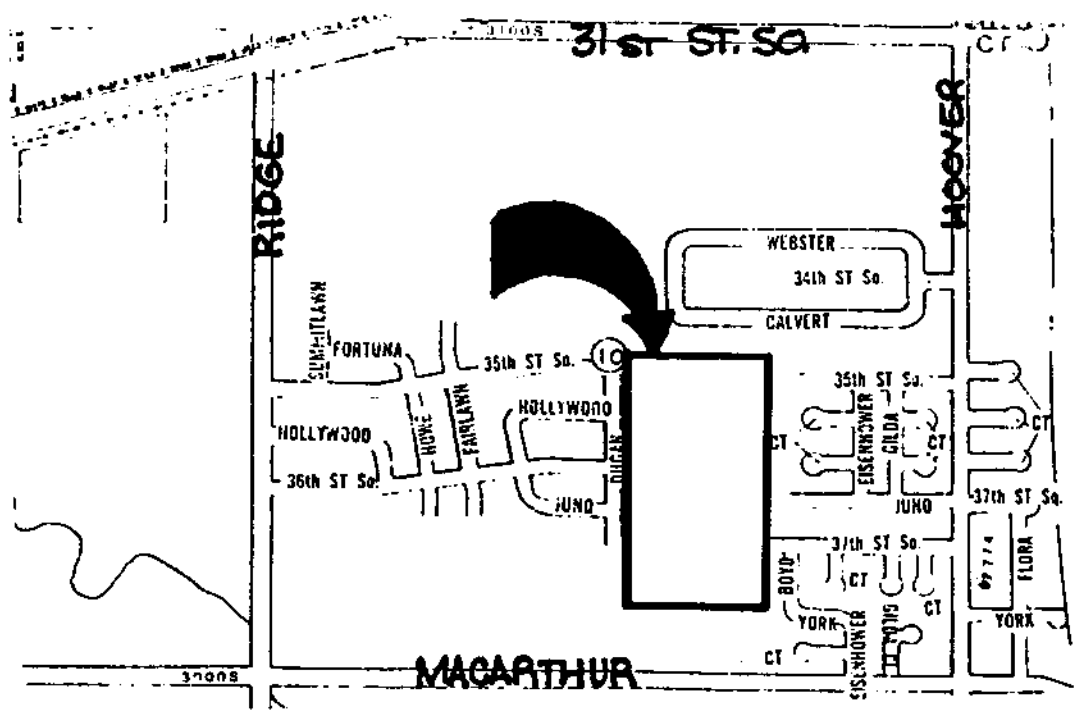
AGENDA ITEM # 3

FEBRUARY 18, 1988

STAFF REPORT

CASE NUMBER:	S/D 87-118 - GRAY'S 4TH ADDITION
OWNER/APPLICANT:	Billy Gray, 204 N. Woodchuck, Wichita, KS 67217
SURVEYOR/ENGINEER:	Moehring & Associates
LOCATION:	In an area north of MacArthur Road and east of Dugan.
SITE SIZE:	57.5 Acres
NUMBER OF LOTS:	
Residential:	215
Office:	
Commercial:	
Industrial:	
Total:	215
MINIMUM LOT AREA:	6,685 Sq. Ft.
CURRENT ZONING:	"R" and "R-1"
PROPOSED ZONING:	"AA" (SCZ-0565)

VICINITY MAP:



SUBDIVISION COMMITTEE RECOMMENDATIONS:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. An outside-the-City sewer service application shall be executed and submitted for recording.

B. The applicant shall guarantee the extension of City water to serve the lots being platted. An outside-the-City water service application and restrictive covenant shall be executed and submitted for recording.

C. The applicant shall guarantee any drainage improvements required by the platting of this property.

D. The applicant shall guarantee construction of the storm sewers required by this plat.

E. The applicant shall guarantee the paving of the proposed interior streets.

F. The Dugan and 35th Street South street paving petitions shall provide for the construction of sidewalks on each side of these collector streets.

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

H. Provisions shall be made for ownership and maintenance of the proposed reserve. The applicant shall either form a lot owner's association prior to recording the plat or shall submit a covenant stating when the association will be formed when the reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over these responsibilities.

I. For the reserve being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserve shall grant, to the appropriate governing body, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

J. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.

K. Upon the recording of this plat, Dugan Avenue and 35th Street South shall become designated collector streets.

L. The Soil and Water Conservation Service has advised that this property is developed with an extensive system of terraces. The applicant is advised that the terraces should be systematically removed in such a fashion as to present unnecessary soil erosion.

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 1/28/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 1/28/88

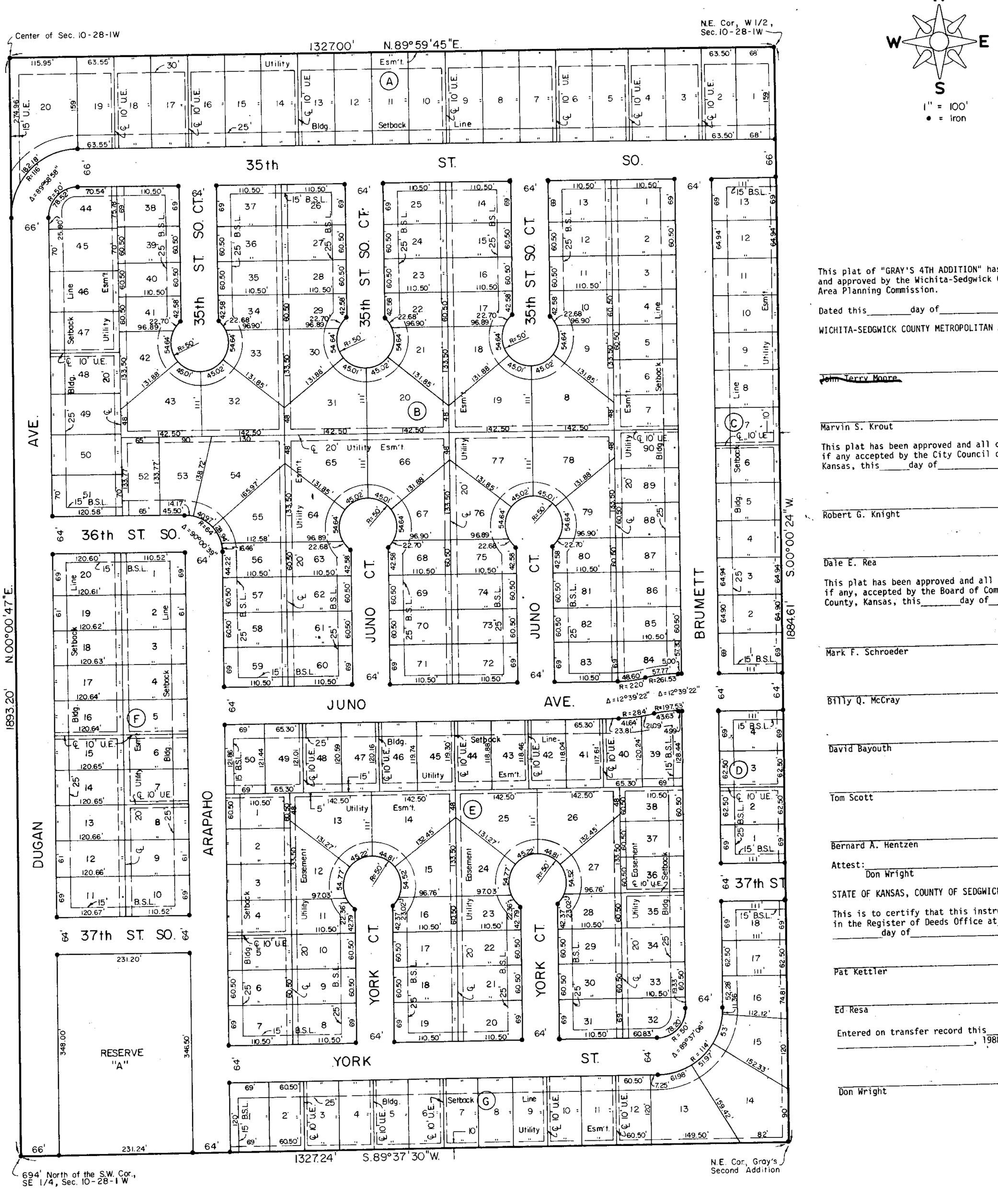
GRAY'S 4TH ADDITION

SEDGWICK COUNTY, KANSAS

OFFICE COPY

DO NOT REMOVE

FINAL PLAT



N
W E
S

1" = 100'
● = Iron

This plat of "GRAY'S 4TH ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission.

Dated this_____day of_____, 1988.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
~~John Terry Moore~~

_____, Secretary
Marvin S. Krout

This plat has been approved and all dedications shown hereon, if any accepted by the City Council of the City of Wichita, Kansas, this_____day of_____, 1988.

_____, Mayor
Robert G. Knight

_____, Deputy City Clerk
Dale E. Rea

This plat has been approved and all dedications shown hereon, if any, accepted by the Board of Commissioners of Sedgwick County, Kansas, this_____day of_____, 1988.

_____, Chairman
Mark F. Schroeder

_____, Chairman Pro-tem
Billy Q. McCray

_____, Commissioner
David Bayouth

_____, Commissioner
Tom Scott

_____, Commissioner
Bernard A. Hentzen

Attest:_____, County Clerk
Don Wright

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

This is to certify that this instrument was filed for record in the Register of Deeds Office at_____on the _____day of_____, 1988.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

Entered on transfer record this_____day of_____, 1988.

_____, County Clerk
Don Wright

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, Don C. Moehring II, a Registered Land Surveyor in said State and County, do hereby certify that I have surveyed and platted "GRAY'S 4TH ADDITION", Sedgwick County, Kansas, into Lots, Blocks, Streets and a Reserve, the same being accurately set forth on the accompanying plat and described as being the West 1/2 of the Southeast 1/4 of Section 10, Township 28 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, except the South 694.0' thereof.

_____
Don C. Moehring II — Surveyor

Know all men by these presents that we the undersigned, property owners of the land as above set forth in the Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Streets and a Reserve, to be known as "GRAY'S 4TH ADDITION", Sedgwick County, Kansas. The Streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities, as indicated on the accompanying plat, are hereby granted. Reserve "A" is hereby designated for drainage purposes. Reserve "A" is to be owned and maintained by a home owners association.

GRAY CONSTRUCTION, INC.

_____ President — _____ Secretary
Billy J. Gray — Denise M. Gray

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that this_____day of_____, 1988, before me, a Notary Public in and for said State and County, came Gray Construction, Inc. by Billy J. Gray, President and Denise M. Gray, Secretary, on behalf of the Corporation, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same on behalf of and as the act and deed of said Corporation. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public
Guy Tim Holt

My Commission Expires_____

We the undersigned, mortgagee on the above described property, do hereby consent to the plat of "GRAY'S 4TH ADDITION".

BANK OF MID AMERICA, INC.

_____, President
Kermit W. Clark

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that this_____day of_____, 1988, before me, a Notary Public in and for said State and County, came Bank of Mid America, Inc. by Kermit W. Clark, President, on behalf of the Bank, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same on behalf of and as the act and deed of said Bank. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public
Nancy Givan

My Commission Expires_____

April 15, 1988

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: Final Plat S/D 87-118 - GRAY'S 4TH ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 14, 1988, 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 January 29, 1988.

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.

3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Billy Gray, 204 N. Woodchuck, Wichita, KS 67217