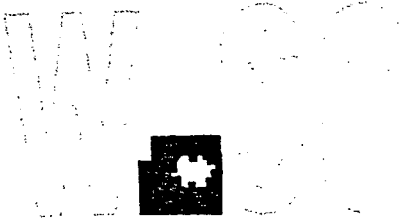


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT  
CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1888  
(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.

Sincerely,

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

# SEDGWICK COUNTY



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

April 20, 1990

Baughman Company  
315 Ellis  
Wichita, KS 67211

Re: S/D 90-16 - CRANBROOK ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 19, 1990, 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 the lots being platted.
- 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.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. 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).
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The final plat shall dedicate Mt. Vernon as a 66-foot collector and not a 70-foot suburban residential street.

- H. 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.
- I. 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.
- J. On the final plat, the pipeline easement shall be properly dimensioned to a lot corner.
- K. On the final plat, the recorded book and page number for the Williams Natural Gas Company Pipeline easement shall be indicated.
- L. The final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the enclosed "marked" copy of the plat.
- M. At the time of submitting a final plat, a sanitary sewer layout plan shall be submitted to the City and County Engineer offices for review.
- N. 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.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- P. 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.
- Q. 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.
- R. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City and County Engineering for review and approval.

S/D 90-16 Cranbrook  
Page 3

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,

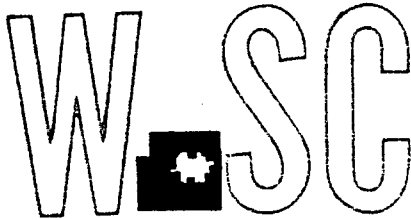


Don Losew  
Senior Planner

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

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 288-4581

May 18, 1990

Baughman Company  
315 Ellis  
Wichita, KS 67211

Re: S/D 90-16 - CRANBROOK ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 17, 1990, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 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.

S/D 90-16 - CRANBROOK ADDITION

Page 2

- 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.
- 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.

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.

S/D 90-16 - CRANBROOK ADDITION  
Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 24, 1990 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew  
Senior Planner

DL:sm

Enclosure

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

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 10

April <sup>19</sup> 5, 1990

**STAFF REPORT**  
(Preliminary Plat; deferred from 4/5/90)

**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

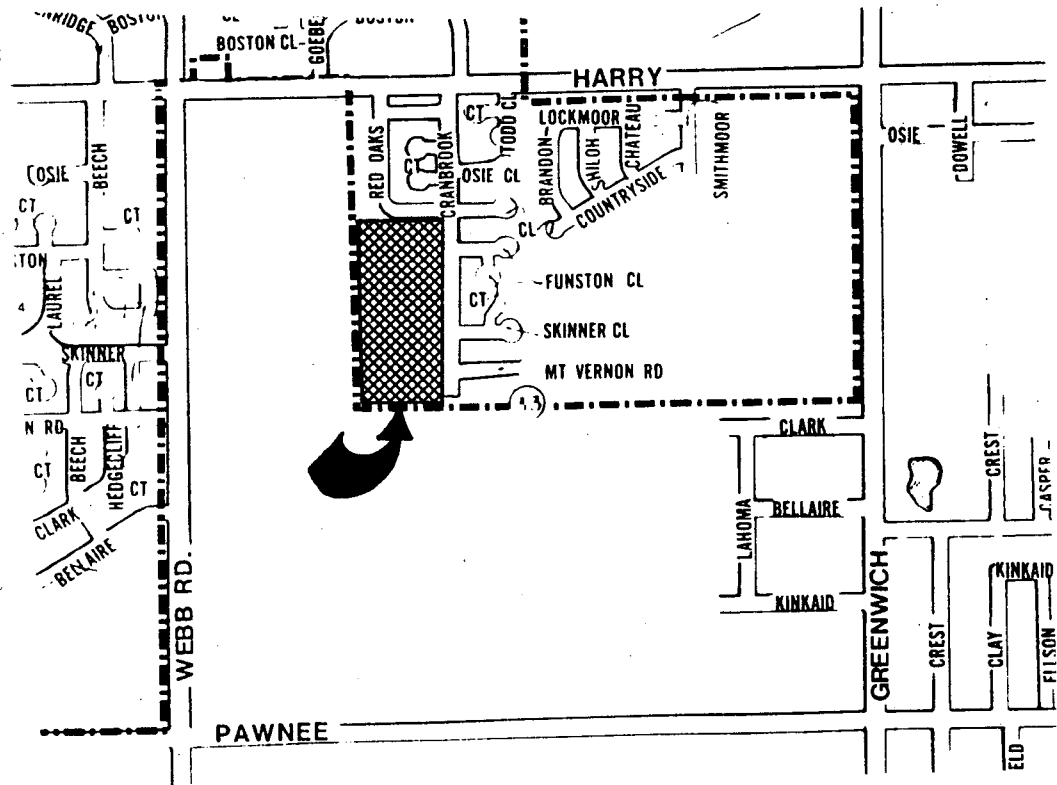
**NUMBER OF LOTS**

Residential:	86
Office:	
Commercial:	
Industrial:	
Total:	86

**MINIMUM LOT AREA:** 6,800 sq. ft.

**CURRENT ZONING:** "AA" One Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

NOTE: This property was included in the overall preliminary plat for Red Oaks Addition. Red Oaks First Addition (the northern portion of the overall preliminary) was recorded in June, 1978. This plat, although very much revised, is for the southern portion of the first overall preliminary.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- 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.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. 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).
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The final plat shall dedicate Mt. Vernon as a 66-foot collector and not a 70-foot suburban residential street.
- H. 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.
- I. 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.
- J. On the final plat, the pipeline easement shall be properly dimensioned to a lot corner.

- K. On the final plat, the recorded book and page number for the Williams Natural Gas Company Pipeline easement shall be indicated.
- L. At the time of submitting a final plat, a sanitary sewer layout plan shall be submitted to the City Engineer's office for review.
- M. 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.
- N. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- R. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- S. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Also, the City Engineer's representative should be prepared to comment on the need for the standard 20-foot rear yard utility easement. The lots being platted to the west line of this plat are only 10-feet in width which typically require either a 10-foot off site utility easement or a 20-foot rear yard utility easement.

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 11

May 17, 1990

STAFF REPORT  
(Final Plat; 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

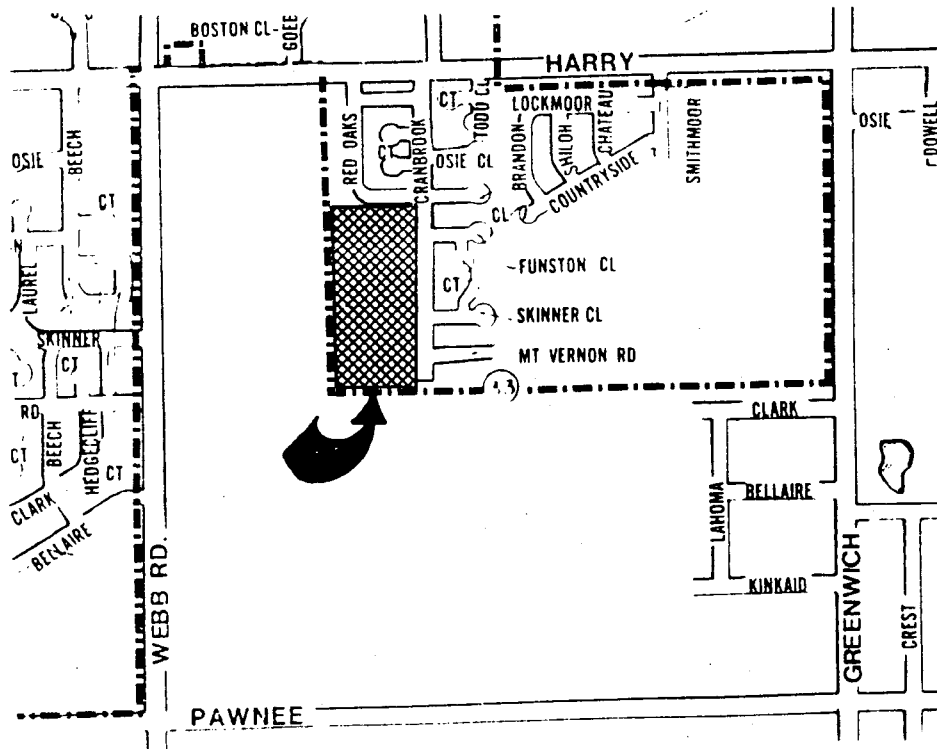
NUMBER OF LOTS

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.
- 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.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. 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).
- 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 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.
- H. 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.
- I. On the final plat tracing, the MAPC signature block shall indicate the new chairman (a change in the chairman's position is pending).
- J. 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.
- K. 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.

- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.
- O. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- P. The representative from the City and County Engineering offices should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with the platting of this property?

SEDGWICK COUNTY



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

April 6, 1990

Baughman Company  
315 Ellis  
Wichita, KS 67211

Re: S/D 90-16 - CRANBROOK ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 5, 1990, the above captioned plat was considered. The action of the Committee was to defer consideration of this plat, as requested by the applicant.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Timothy Bickhaus'. The signature is fluid and cursive, with a long horizontal stroke at the end.

R. Timothy Bickhaus  
Associate Planner

RTB:svm

cc: Harry Khoury, Jr., 1401 N. Woodlawn, Wichita, KS 67208  
David Bayouth, 8420 Huntington, Wichita, KS 67206  
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

April 5, 1990

STAFF REPORT  
(Preliminary Plat)

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

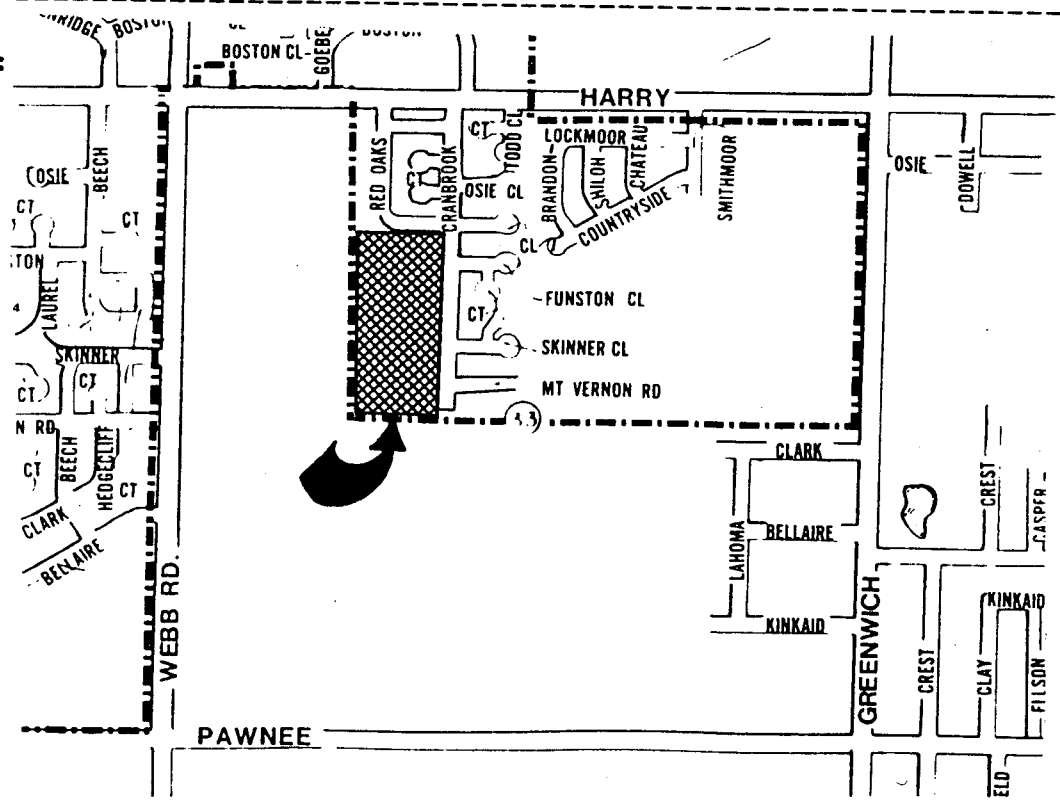
NUMBER OF LOTS

Residential:	86
Office:	
Commercial:	
Industrial:	
Total:	86

MINIMUM LOT AREA: 6,800 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

- NOTE: This property was included in the overall preliminary plat for Red Oaks Addition. Red Oaks First Addition (the northern portion of the overall preliminary) was recorded in June, 1978. This plat, although very much revised, is for the southern portion of the first overall preliminary.
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
  - 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.
  - D. The applicant shall guarantee construction of the storm sewers required by this plat.
  - E. 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).
  - F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - G. The final plat shall dedicate Mt. Vernon as a 66-foot collector and not a 70-foot suburban residential street.
  - H. 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.
  - I. 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.
  - J. On the final plat, the pipeline easement shall be properly dimensioned to a lot corner.

- K. On the final plat, the recorded book and page number for the Williams Natural Gas Company Pipeline easement shall be indicated.
- L. At the time of submitting a final plat, a sanitary sewer layout plan shall be submitted to the ~~City~~ <sup>County</sup> Engineer's office for review.
- M. 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.
- N. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- R. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- S. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Also, the City Engineer's representative should be prepared to comment on the need for the standard 20-foot rear yard utility easement. The lots being platted to the west line of this plat are only 10-feet in width which typically require either a 10-foot off site utility easement or a 20-foot rear yard utility easement.