F. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for any needed turnaround for West Parkway at the south end of this addition.

G. Based upon existing sidewalk requirements for the Towne Parc additions to the north, sidewalk shall be guaranteed along the east side of Linden, then southward along West Parkway to the south line of this addition.

H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the planning department for recording.

I. 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.

J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, 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.

K. As required by City Engineering, an off-site drainage easement shall be obtained for this site. This easement needs to be submitted to Engineering for approval then to Planning for recording with the plat tracing.

L. 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 structures constructed on subject property.

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. 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.

O. 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

FILE COPY

AGENDA ITEM NO. 3-3

METROPOLITAN AREA PLANNING COMMISSION

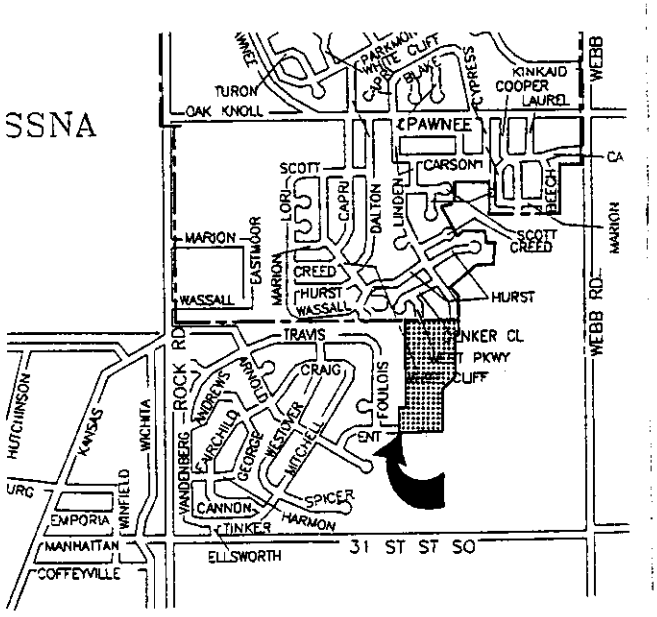
June 17, 1993

STAFF REPORT

(Final Plat Approved 6/10/93, Preliminary Plat Approved 4/1/93)

CASE NUMBER:	**S/D 93-13 - TOWNE PARC 5th ADDITION**
OWNER/APPLICANT:	I.T.J. Investments, Inc., 418 S. Forestview Ct., Wichita, KS 67235
SURVEYOR/ENGINEER:	Baughman Company, P. A., 315 Ellis, Wichita, KS 67211
LOCATION:	South of Pawnee and west of Webb
SITE SIZE:	18.42 Acres
NUMBER OF LOTS	
Residential:	58
Office:	
Commercial:	
Industrial:	
Total:	58
MINIMUM LOT AREA:	6,660 sq. ft.
CURRENT ZONING:	"R-1" Suburban Residential
PROPOSED ZONING:	"AA" One-family dwelling (Upon annexation)

VICINITY MAP:



STAFF COMMENTS:

A. As was indicated by the Subdivision Committee, the final plat was to be redesigned to provide for the following:

1. Street stubs along the east side of this addition which eventually allow this addition to have access eastward to Webb Road and southward to 31st Street South.

2. The termination of West Parkway at the south line of this plat in a cul-de-sac or other acceptable manner which would allow this street to be connected to any future street that might be provided along this site's south line.

3. If the above design for West Parkway does not allow direct vehicular access to Wineteer School, pedestrian/student access shall still be provided for.

Based upon a request by USD #260, the final plat tracing shall provide for option A.2. above. That is, West Parkway Circle shall provide for vehicular access to the Wineteer School site. While the indicated cul-de-sac should still be provided, the southwest corner of Lot 4, Block 5 and the southeast corner of Lot 21, Block 1 should be dedicated or indicated as right-of-way so that West Parkway Circle has a full 64-foot right-of-way at this plat's south line, adjacent to Wineteer School. Reference to the pedestrian access easement both on the face of the plat and in the plattor's should accordingly be deleted.

As indicated by Wineteer School, an internal circulation system will be employed which would prevent traffic from exiting to or entering from the adjacent McConnell AFB housing area and street system.

B. This site is presently in the county, but is adjacent to the City of Wichita. To plat the size of lots indicated, however, this property will have to request annexation to Wichita. Prior to this plat being scheduled for City Council approval, this site shall have been annexed to the city. Upon annexation, the site will take on City "AA" one-family zoning, which will allow for the lot sizes indicated by this plat.

C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

D. The applicant shall guarantee the extension of city water to serve the lots being platted.

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

WICHITA — SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

June 21, 1993

Baughman Company, P. A.
Attn: Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 93-13 - TOWNE PARC 5TH ADDITION (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Metropolitan Area Planning Commission on June 17, 1993, 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 June 14, 1993.

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

3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

Please call if you have any questions.

Sincerely,

DLosew/BGP

Don Losew
Senior Planner

DL:rh

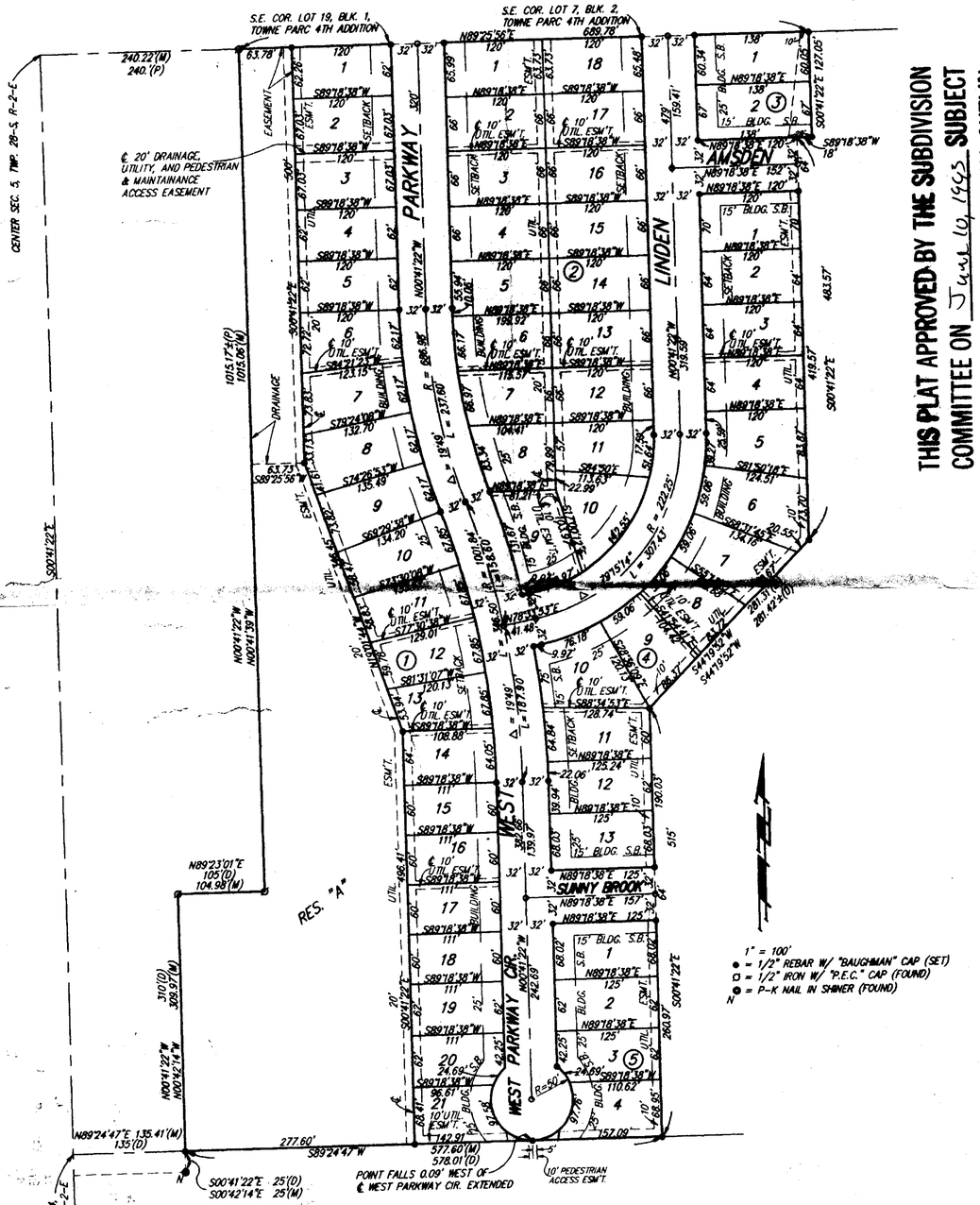
cc: I.T.J. Investments, Inc., 418 S. Forestview Ct., Wichita, KS 67235
Dr. Tom Hightower, U.S.D. #260, 120 E. Washington, Derby, KS 67037
Colonel Terry White, Public Affairs Office, 384-BW-PA-57837, Coffeyville Street, McConnell AFB, KS 67221
Mike Lindebak, City Engineer

FINAL PLAT

TOWNE PARC 5TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE



THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON June 14, 1993 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED June 14, 1993

State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "TOWNE PARC 5TH ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: That part of the N.W. 1/4 of the S.E. 1/4 of Sec. 5, Twp. 28-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, described as commencing at the N.W. Corner of said S.E. 1/4; thence east along the north line of said S.E. 1/4, 240 feet for a point of beginning; thence south parallel with the west line of said S.E. 1/4, 1015.17 feet more or less to a point 310 feet north of the south line of the N.W. 1/4 of said S.E. 1/4; thence west parallel with the south line of the N.W. 1/4 of said S.E. 1/4, 105 feet; thence south parallel with the west line of said S.E. 1/4, 310 feet to a point on the south line of the N.W. 1/4 of said S.E. 1/4; thence east along the south line of the N.W. 1/4 of said S.E. 1/4, 578.01 feet; thence north parallel with the west line of said S.E. 1/4, 515 feet; thence northeasterly 281.42 feet more or less to a point 912 feet east of the west line of said S.E. 1/4 as measured parallel with the north line of said S.E. 1/4 and said point being 610.62 feet south of the north line of said S.E. 1/4 as measured parallel with the west line of said S.E. 1/4; thence north parallel with the west line of said S.E. 1/4, 483.57 feet; thence east at right angles to the last described line, 18 feet; thence north parallel with the west line of said S.E. 1/4, 127.05 feet to a point on the north line of said S.E. 1/4; thence west 690 feet to the point of beginning.

All being situated in the N.W. 1/4 and the N.E. 1/4 of Sec. 27, Twp. 27-S, R-2-E of the 6th P.M., Wichita, Sedgwick County, Kansas.
Existing easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Date

Surveyor
Gregory F. Severns

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots, blocks, streets, and a reserve to be known as "TOWNE PARC 5TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The pedestrian access easement is hereby granted as indicated for pedestrian access purposes and no fences or other obstructions shall be placed within this easement. The drainage, utility, and pedestrian & maintainance access easement is hereby granted as indicated for drainage purposes, for the construction and maintenance of all public utilities, for pedestrian access purposes to and from Reserve "A", and for maintainance access purposes to and from Reserve "A", and no fences or other obstructions shall be placed within this easement. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, sidewalks, drainage as confined to easement, and utilities as confined to easement. Reserve "A" shall be owned and maintained by a Homeowner's Association to be formed within Towne Parc 5th Addition.

I.T.J. Investments, Inc.

President
Irma N. Jacoby

State of Kansas)
Sedgwick County) SS

The foregoing instrument was acknowledged before me this____day of_____, 1993, by Irma N. Jacoby, President of I.T.J. Investments, Inc., on behalf of the corporation.

Notary Public

My App't Exp._____

This plat of "TOWNE PARC 5TH ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this____day of_____, 1993.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman
L. O. Breckenridge, Jr.

Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this____day of_____, 1993.

Mayor
Elma Broadfoot

Deputy City Clerk
Pat Burnett

Entered on transfer record this____ day of_____, 1993.

County Clerk
Susan E. Crockett-Spoon

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds this____day of_____, 1993,____o'clock___.M., and is duly recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa