

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

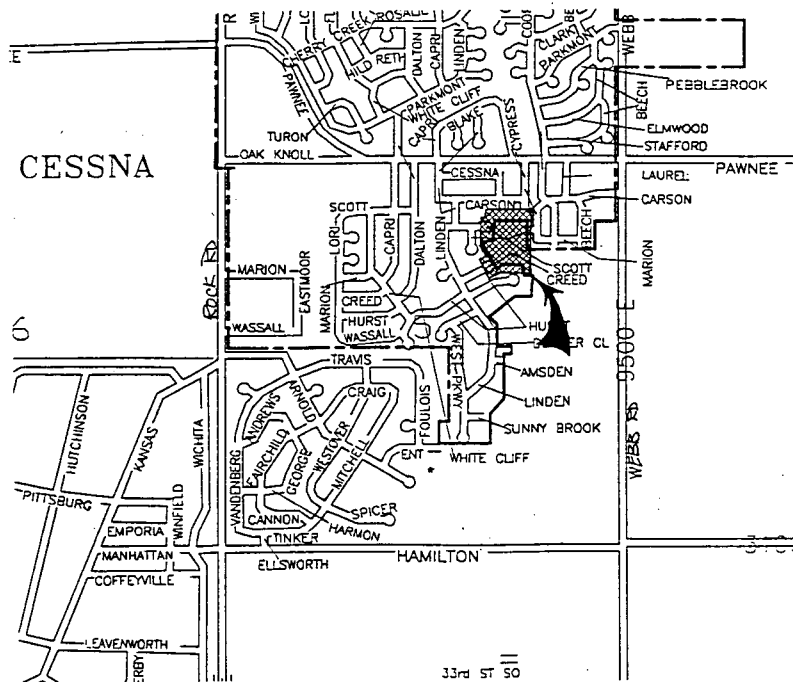
**AGENDA ITEM NO. 10.**

**August 6, 1998**

**STAFF REPORT  
(One-Step Final Plat)**

- CASE NUMBER:** S/D 98-82 - TOWNE PARC 7TH ADDITION
- OWNER/APPLICANT:** I.T.J. Investment Company, Attn: Ray Jacoby,  
118 S. Forestview Ct., Wichita, KS 67235
- SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211
- LOCATION:** West of Webb Road, South of Pawnee
- SITE SIZE:** 13.9 acres
- NUMBER OF LOTS**
- |              |           |
|--------------|-----------|
| Residential: | 53        |
| Office:      |           |
| Commercial:  |           |
| Industrial:  |           |
| Total:       | <u>53</u> |
- MINIMUM LOT AREA:** 7,000 sq. ft.
- CURRENT ZONING:** SF-20, Single-Family Residential
- PROPOSED ZONING:** SF-6, Single-Family Residential

**VICINITY MAP**



Note: This site is currently unplatted and will connect with existing developments to the east (Turtle Run 3rd) and west (Towne Parc 2nd Addition).

STAFF COMMENTS:

- A. Since this site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation. Upon annexation, the property will be zoned SF-6, Single-Family Residential, and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for City Council review until annexation has occurred.
- B. The Applicant shall guarantee the extension of City water and sanitary sewer. City Engineering needs to comment if any other additional guarantees are required.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan.
- E. The applicant shall submit an avigational easement covering all of the 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.
- F. The Applicant shall guarantee the paving of the proposed interior streets.
- G. The final tracing shall reference a tie point to a section corner.
- 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. City Fire Department needs to comment on the plat's street names.
- 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. (Water service and fire hydrants required by Article 8 for fire

8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

- 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- N. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- R. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

September 17, 1998

STAFF REPORT

(One-Step Final Plat Deferred from 8/20/98)

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**SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

**LOCATION:** West of Webb Road, South of Pawnee

**SITE SIZE:** 13.9 acres

**NUMBER OF LOTS**

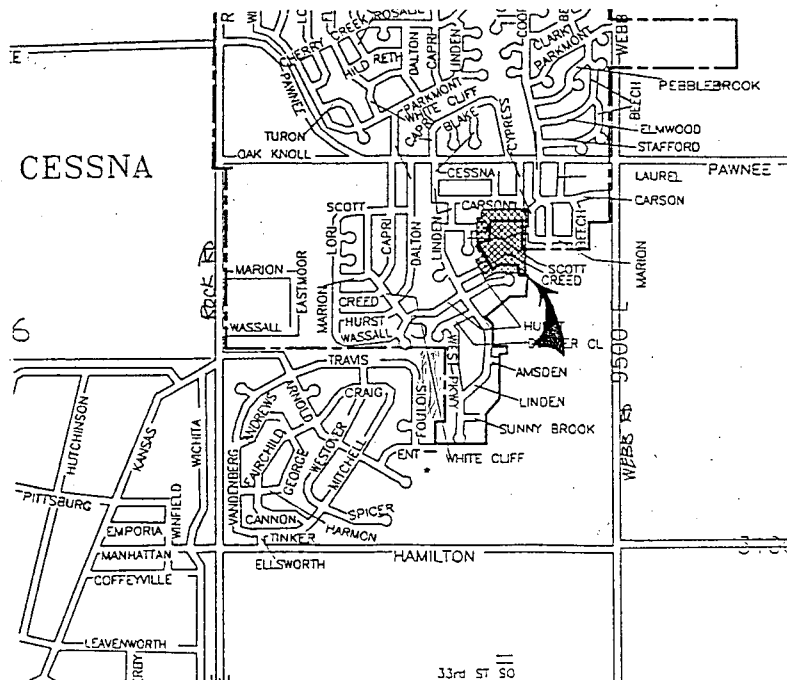
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