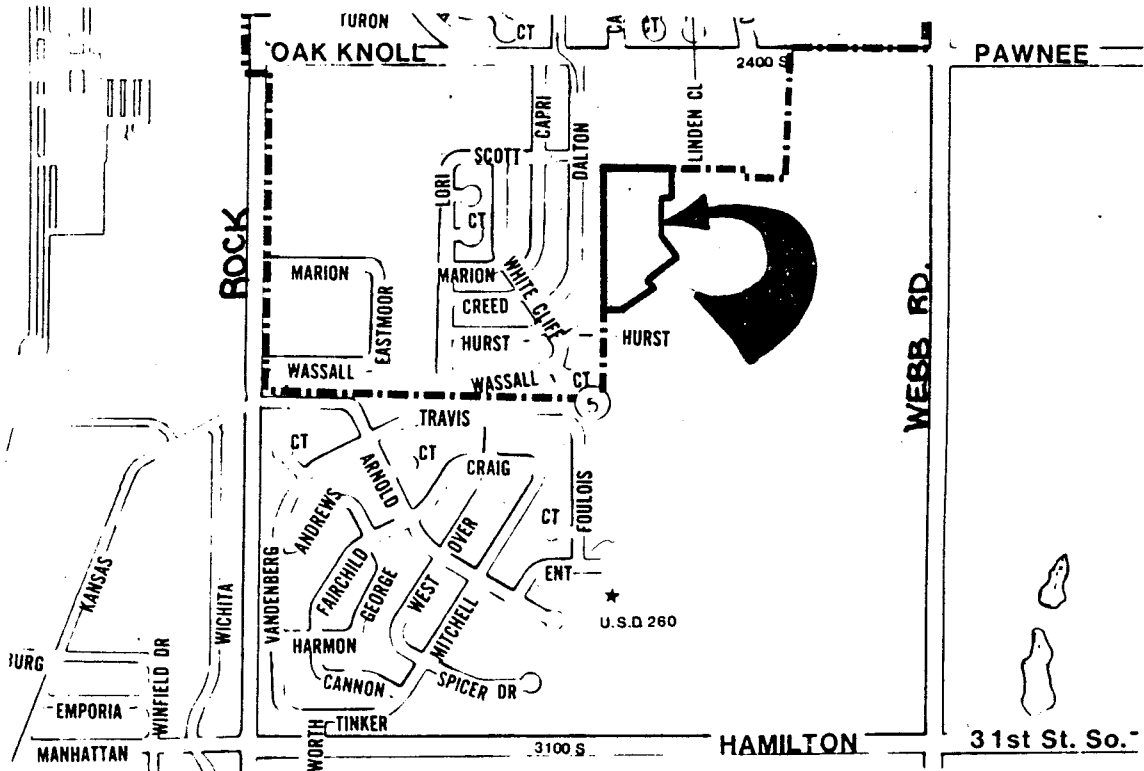


APRIL 7, 1988

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 88-22 - TOWNE PARC 2ND ADDITION
OWNER/APPLICANT: Bernard Novick, 1400 N. Armour, Wichita, KS 67206
SURVEYOR/ENGINEER: Baughman Company, P.A.
LOCATION: In an area south of Pawnee and east of Rock Road.
SITE SIZE: 14.3 Acres
NUMBER OF LOTS:
Residential: 55
Office:
Commercial:
Industrial:
Total: 55
MINIMUM LOT AREA: 7,200 Sq. Ft.
CURRENT ZONING: "R-1"
PROPOSED ZONING: "AA"

VICINITY MAP:



STAFF COMMENTS:

NOTE: An overall development plan for this site, involving approximately half of a quarter section, was submitted as a sketch plat along with a portion shown as a preliminary plat back in June, 1987. The final plat for the first portion of this overall ownership was approved in January, 1988. The preliminary now being reviewed involves a second portion of the overall plan.

- 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 the paving of the proposed interior streets.
 - E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - F. Since this property is adjacent to the City of Wichita, the applicant shall request annexation into the City. Upon annexation, the property will be zoned "AA", and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for B.C.C. review until annexation has occurred.
 - G. The applicant shall grant, by separate instrument, temporary culs-de-sac for the termination of the Linden and Scott Streets. The wording of these instruments shall specify that the temporary dedications shall expire upon extension of the respective streets (Scott to the east, Linden to the south).
 - 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 final plat shall indicate the platting of 25-foot front yard building setbacks on all lots and 15-foot side yard building setbacks on each of the corner lots.
 - 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. 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.
-

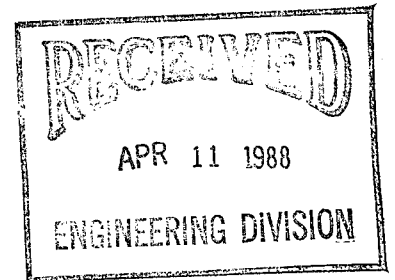
- L. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- M. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is 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.
- 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 representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- Q. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



April 8, 1988

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Preliminary Plat S/D 88-22 - TOWNE PARC 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 7, 1988, 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 the paving of the proposed interior streets.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since this property is adjacent to the City of Wichita, the applicant shall request annexation into the City. Upon annexation, the property will be zoned "AA", and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for B.C.C. review until annexation has occurred.
- G. The applicant shall grant, by separate instrument, temporary culs-de-sac for the termination of the Linden and Scott Streets. The wording of these instruments shall specify that the temporary dedications shall expire upon extension of the respective streets (Scott to the east, Linden to the south).
- 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.

SEDGWICK COUNTY

Preliminary Plat S/D 88-22 - TOWNE PARC 2ND ADDITION
Page 2

- I. The final plat shall indicate the platting of 25-foot front yard building setbacks on all lots and 15-foot side yard building setbacks on each of the corner lots.
- 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. 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.
- L. Prior to, or at the time of submitting the final plat, the applicant shall submit a sanitary sewer layout plan to City Engineering for review and approval.
- M. Prior to submitting the final plat, the applicant shall meet with the representative from the City's Fire Department to resolve questions concerning street names used for this plat.
- N. The final plat tracing shall indicate the easements requested by the utility companies which are indicated on the enclosed "marked" copy of the plat.
- 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).

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

Sincerely,



Donald Losew
Junior Planner

DL:dik
Enclosure

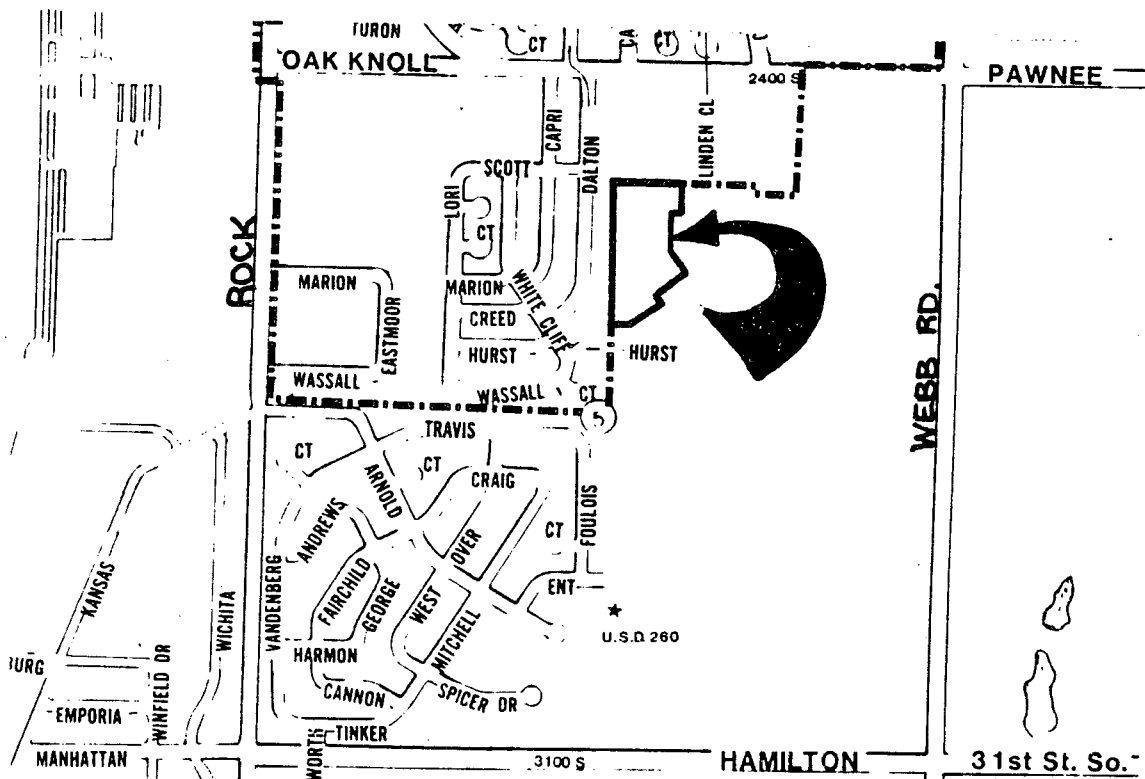
cc: Bernard Novick, 1400 N. Armour, Wichita, KS 67206
I.T.J. Investments, Inc., Attn: Ray Jacoby, 342 S. Volutsia,
Wichita, KS 67211
Walt Campbell, Deputy Chief of Operations, City Fire Department
✓ Mike Lindebak, City Engineer

APRIL 21, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 4/7/88)

CASE NUMBER: S/D 88-22 - TOWNE PARC 2ND ADDITION
OWNER/APPLICANT: Bernard Novick, 1400 N. Armour, Wichita, KS 67206
SURVEYOR/ENGINEER: Baughman Company, P.A.
LOCATION: In an area south of Pawnee and east of Rock Road.
SITE SIZE: 14.3 Acres
NUMBER OF LOTS:
Residential: 55
Office:
Commercial:
Industrial:
Total: 55
MINIMUM LOT AREA: 7,200 Sq. Ft.
CURRENT ZONING: "R-1"
PROPOSED ZONING: "AA"

VICINITY MAP:



TOWNE PARC 2ND ADDITION

Page 2

STAFF COMMENTS:

- NOTE: An overall development plan for this site, involving approximately half of a quarter section, was submitted as a sketch plat along with a portion shown as a preliminary plat back in June, 1987. The final plat for the first portion of this overall ownership was approved in January, 1988. The final plat now being reviewed involves a second portion of the overall plan.
- 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 the paving of the proposed interior streets.
 - E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - F. Since this property is adjacent to the City of Wichita, the applicant shall request annexation into the City. Upon annexation, the property will be zoned "AA", and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for B.C.C. review until annexation has occurred.
 - G. The applicant shall grant, by separate instrument, temporary culs-de-sac for the termination of the Linden and Scott Streets. The wording of these instruments shall specify that the temporary dedications shall expire upon extension of the respective streets (Scott to the east, Linden to the south).
 - 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 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.
 - 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.

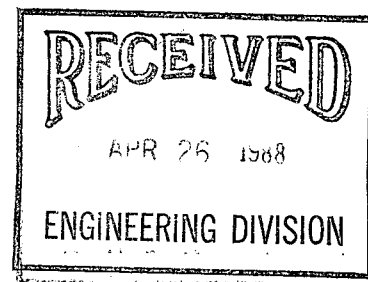
- K. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. 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.
- 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 representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT

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

April 25, 1988



Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 88-22 - TOWNE PARC 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 21, 1988, 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 the storm sewers required by the platting of this property.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since this property is adjacent to the City of Wichita, the applicant shall request annexation into the City. Upon annexation, the property will be zoned "AA", and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for B.C.C. review until annexation has occurred.

- G. The applicant shall grant, by separate instrument, temporary culs-de-sac for the termination of the Linden and Scott Streets. The wording of these instruments shall specify that the temporary dedications shall expire upon extension of the respective streets (Scott to the east, Linden to the south).
- 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 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.
- J. The applicant shall obtain the off-site utility easements needed adjacent to the easterly and southerly lines of this plat.
- 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. On the final plat, a 10-foot wide utility easement shall be indicated between lots 5 and 6 and between lots 12 and 13.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- P. Recording of the plat within 30 days after approval by the City Council.

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

Sincerely,

Forrest L. Nagley

Forrest L. Nagley
Senior Planner

FLN:jcm
Enclosure

cc: Bernard Novick, 1400 N. Armour, Wichita, KS 67206
I.T.J. Investments, Inc., Attn: Ray Jacoby, 342 S. Volutsia,
Wichita, KS 67211
Mike Lindebak

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 the paving of the proposed interior streets.
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- G. The applicant shall grant, by separate instrument, temporary culs-de-sac for the termination of the Linden and Scott Streets. The wording of these instruments shall specify that the temporary dedications shall expire upon extension of the respective streets (Scott to the east, Linden to the south).
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- 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. 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.
- L. Prior to, or at the time of submitting the final plat, the applicant shall submit a sanitary sewer layout plan to City Engineering for review and approval.

THE CITY OF WICHITA

OFFICE OF PUBLIC WORKS-ENGINEERING

DATE February 23, 1989

TO Dale Rea, Deputy City Clerk

FROM Steve Lackey, Director of Public Works 

SUBJECT Paving Town Parc 2nd Addn.
Index No. 607507

Attached for placement on the Consent Agenda is a temporary drainage easement from Bernard & Better Novick, dated February 14, 1989, for a tract in Town Parc Addition.

The easement was received in connection with the subject project at no cost to the City.

The recommended action is to accept the easement and have the instrument filed and recorded.

:JL:cp
Attachment

Index # 607507

Towne Parc 2nd add'n

TEMPORARY DRAINAGE EASEMENT

THIS EASEMENT made this 14th day of February, 1989.

by and between BERNARD & BETTY NOVICK of the first part and the City of Wichita of the second part.

WITNESSETH: That the said first parties, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a temporary right-of-way and easement for the purpose of constructing, maintaining, and repairing a drainage system over, along, and under the following described real estate situated in Sedgwick County, Kansas; to wit:

That part of the West 1/2 of the Northeast 1/4 of Sec. 5, Twp. 28-S, R-2-E of the 6th P.M. Sedgwick County, Kansas, described as beginning at the S.E. Corner of Lot 5, Block 2, Towne Parc 2nd Addition, Wichita, Kansas; thence east parallel with the south line of Block 4, Towne Parc Addition to Wichita, Kansas, 490 feet; thence north 115 feet to a point 5 feet South of the Southeast Corner of Lot 13, Block 4, in said Towne Parc Addition; thence East 64 feet to the Southwest Corner of Lot 10, Block 5, in said Towne Parc Addition; thence South 179 feet; thence West 554 feet; thence North 64 feet to the place of beginning.

Said easement shall expire and become null and void upon the dedication of street right of way over the above described property.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such drainage system.

IN WITNESS WHEREOF: The said first parties have signed these presents the day and year first written.

Bernard Novick

Bernard Novick

Betty Novick

Betty Novick

STATE OF KANSAS)

SS

SEDGWICK COUNTY)

Personally appeared before me, a notary public in and for the County and State aforesaid, Bernard and Betty Novick to me personally known to be the same persons who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this 14 day of February, 1989.

Susan D. Mackey
Notary Public

My Commission Expires 7-20-91