

S/D No.: 87-59 Name: TOWNE PARC ADDITION

Preliminary Approved: 7/2/87
Scheduled S/D Meeting: 8/27/87

DESCRIPTION

General Location: In an area south of Pawnee and east of Dalton.
Owner: Bernard Novick, 1400 N. Armour, Wichita, KS 67206
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 21.6
 2. Number of Lots:
 - Residential: 65
 - Office:
 - Commercial:
 - Industrial:
 - Total: 65
 3. Minimum Lot Area: 7,000 Sq. Ft.
 4. Existing Zoning: "R-1"
 5. Proposed Zoning: "AA" (After Annexation)
-

STAFF COMMENTS:

NOTE: This 21.6 acre plat represents the partial platting of the applicant's overall ownership in this quarter section. When the preliminary plat was considered, a sketch plat was displayed which showed how a plat of this property will fit into plans to eventually plat the applicant's entire ownership.

- 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. These may be included in the street paving petitions.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The paving petition for Cypress shall provide for a sidewalk on one side of this street. This segment of sidewalk will connect to a future arterial sidewalk on Pawnee and is required because Cypress Street is a long continuous street on the overall sketch plat for this area.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. 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 City Council review until annexation has occurred.
- H. In terms of the temporary cul-de-sac for Cypress Street, the applicant shall grant this by separate instrument. The wording of this instrument shall specify that the temporary dedication shall expire upon extension of Cypress Street to the south.
- I. The final plat tracing shall indicate the recording information for the Continental Pipeline easement on this property.
- J. The applicant shall submit a copy of the instrument which establishes the Continental Pipeline easement on this property.
- K. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement. Proof shall also be submitted that the dedication of street right-of-way over the pipeline easement is acceptable to the pipeline company.
- L. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

SUBDIVISION REPORT

Final Plat S/D 87-59 - TOWNE PARC ADDITION

Page 2

- M. 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.
- N. The final plat tracing shall label the centerline of Pawnee and more clearly indicate the half street right-of-way available.
- O. The applicant shall obtain, by separate instrument, the 10-foot wide east/west utility easement needed on the unplatted tract to the south of this final plat.
- P. The final plat tracing shall indicate all of the side lot line utility easements requested by K.G.&E. and Southwestern Bell when the preliminary plat was approved. These required easements were marked on the "engineer's" copy of the approved preliminary plat. This final plat fails to indicate any of the needed side lot line easements.
- Q. 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.
- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- U. Recording of the plat within 30 days after approval by the City Council.
- V. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- W. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

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 4. Existing Zoning: R-1 County
 5. Proposed Zoning: AA City-after annexation
-

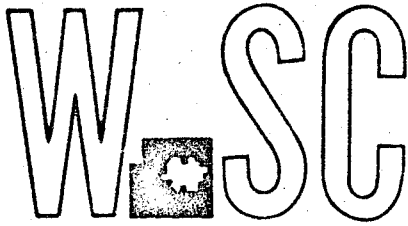
STAFF COMMENTS:

NOTE: This 21.6 acre plat represents the partial platting of the applicant's overall ownership in this quarter section. At the Subdivision meeting, a sketch plat will be displayed which shows how this preliminary plat fits into plans to eventually plat the applicant's entire ownership.

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- 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. The paving petition for Cypress shall provide for a sidewalk on one side of this street. This segment of sidewalk will connect to a future arterial sidewalk on Pawnee and is required because Cypress Street is a long continuous street on the overall sketch plat for this area.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. 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 City Council review until annexation has occurred.
- H. The temporary cul-de-sac shown for Linden can be deleted. In terms of the temporary cul-de-sac for Cypress Street, the applicant shall grant this by separate instrument. The wording of this instrument shall specify that the temporary dedication shall expire upon extension of Cypress Street to the south.
- I. Except for the street intersections shown for Cypress and Linden with Pawnee, the final plat shall indicate "complete access control" to Pawnee across the north line of this plat.
- J. The final plat shall reference, in the plat's text, the dedication of access controls to Pawnee across the north line of the plat.
- K. The final plat shall indicate the recording information for the Continental Pipeline easement on this property.

- L. The applicant shall submit a copy of the instrument which establishes the Continental Pipeline easement on this property.
- M. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement. Proof shall also be submitted that the dedication of street right-of-way over the pipeline easement is acceptable to the pipeline company.
- N. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- O. 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.
- P. The final plat shall indicate 25-foot front yard and 15-foot side yard setbacks on all corner lots included in this plat.
- Q. The final plat shall label the centerline of Pawnee.
- R. On the final plat, utility easements shall be more clearly labeled, particularly the easements indicated along the east, west, and south lines of this plat.
- S. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- T. 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.
- U. 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.
- V. 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 mail box locations can be determined.
- W. 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.
- X. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Y. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

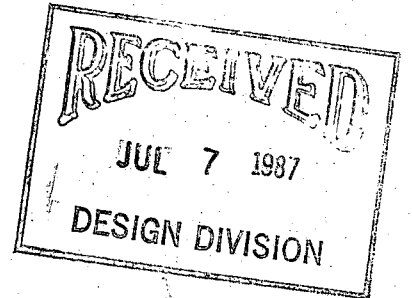
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

July 2, 1987



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

Re: S/D 87-59 Towne Parc Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 2, 1987, 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. These may be included in the street paving petitions.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The paving petition for Cypress shall provide for a sidewalk on one side of this street. This segment of sidewalk will connect to a future arterial sidewalk on Pawnee and is required because Cypress Street is a long continuous street on the overall sketch plat for this area.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. 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 City Council review until annexation has occurred.

WICHITA — SEDGWICK COUNTY

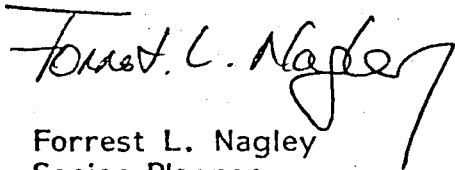
- H. The temporary cul-de-sac shown for Linden can be deleted. In terms of the temporary cul-de-sac for Cypress Street, the applicant shall grant this by separate instrument. The wording of this instrument shall specify that the temporary dedication shall expire upon extension of Cypress Street to the south.
 - I. Except for the street intersections shown for Cypress and Linden with Pawnee, the final plat shall indicate "complete access control" to Pawnee across the north line of this plat.
 - J. The final plat shall reference, in the plat's text, the dedication of access controls to Pawnee across the north line of the plat.
 - K. The final plat shall indicate the recording information for the Continental Pipeline easement on this property.
 - L. The applicant shall submit a copy of the instrument which establishes the Continental Pipeline easement on this property.
 - M. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement. Proof shall also be submitted that the dedication of street right-of-way over the pipeline easement is acceptable to the pipeline company.
 - N. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
 - O. 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.
 - P. The final plat shall indicate 25-foot front yard and 15-foot side yard setbacks on all corner lots included in this plat.
 - Q. The final plat shall label the centerline of Pawnee.
 - R. On the final plat, utility easements shall be more clearly labeled, particularly the easements indicated along the east, west, and south lines of this plat.
 - S. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
 - T. 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.
 - U. The final plat shall indicate the utility easements requested by K.G. & E which are marked on the engineer's copy of this preliminary plat.
 - V. 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.
-

WICHITA - SEDGWICK COUNTY

- W. 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 mail box locations can be determined.
- X. 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.
- Y. 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,



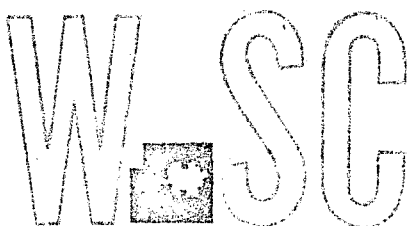
Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Bernard Novick, 1400 N. Armour, Wichita, Ks. 67206
X Mike Lindebak, City Engineer
Ray Jacoby, 342 S. Volutsia, Wichita, KS 67211

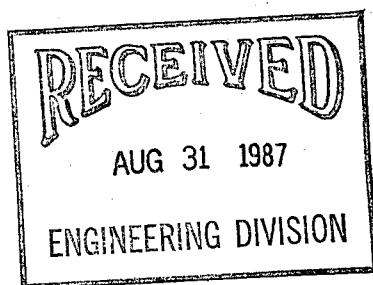
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1682
(316) 268-4561

August 28, 1987



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

Re: Final Plat S/D 87-59 - TOWNE PARC ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 27, 1987, 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.
- 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. These may be included in the street paving petitions.
- D. The applicant shall guarantee the paving of the proposed interior streets.
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- H. In terms of the temporary cul-de-sac for Cypress Street, the applicant shall grant this by separate instrument. The wording of this instrument shall specify that the temporary dedication shall expire upon extension of Cypress Street to the south.
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- L. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- M. Prior to scheduling this plat for City Council review, the applicant shall submit a revised drainage plan to City Engineering for review and approval.
- N. 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.
- O. The final plat tracing shall label the centerline of Pawnee and more clearly indicate the half street right-of-way available.
- P. The applicant shall obtain, by separate instrument, the 10-foot wide east/west utility easement needed on the unplatted tract to the south of this final plat.
- Q. The final plat tracing shall indicate all of the side lot line utility easements requested by K.G.&E. and Southwestern Bell when the preliminary plat was approved. These required easements were marked on the "engineer's" copy of the approved preliminary plat. This final plat fails to indicate any of the needed side lot line easements.
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Final Plat S/D 87-59 - TOWNE PARC ADDITION
Page 3

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 3, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

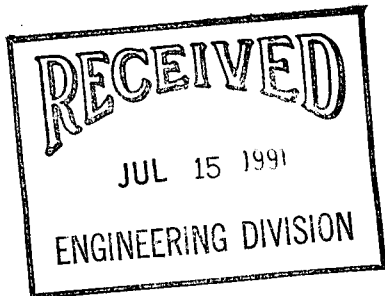


Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Bernard Novick, 1400 N. Armour, Wichita, KS 67206
Ray Jacoby, 342 S. Volutsia, Wichita, KS 67211
✓ Mike Lindebak, City Engineer



STATE OF KANSAS } SS
SEDGWICK COUNTY }
FILED FOR RECORD AT
10:00 A M

JUL 10 91 1145798

TEMPORARY DRAINAGE EASEMENT

PAT KETTLER
REGISTER OF DEEDS

THIS EASEMENT made this 9th day of July
19 91, by and between Bernard Novick and Betty Novick of the
first and the City of Wichita of the second part.

*Ed Reed
Deputy*

WITNESSETH: That the said first part y, 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 repair-
ing a drainage system, over, along and under the following describ-
ed real estate situated in Sedgwick County, Kansas, to wit:

The westerly 30 feet of Lot 11, Block 2,
Towne Parc Addition to Wichita, Sedgwick County,
Kansas.

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. This
easement shall expire upon completion and acceptance by the City
Engineer of all street improvements for Cessna, Gatewood, Carson,
and Cypress within said Towne Parc Addition.

MICROFILMED
OF RECORD

8:00 ca

*Wicky Huang
City Eng. Office*

455 N. Main 67202

C1598

Temporary Drainage Easement
Page 2 of 2

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

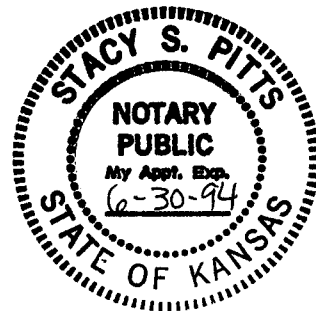
City of Wichita)
Sedgwick County) SS
State of Kansas)

The foregoing instrument was acknowledged before me this
July 9 (Date), 1991.

by Bernard Novick

Betty Novick

Seal or Stamp



Stacy S. Pitts, Notary Public
(signature of notary officer)

My appointment expires: 6-30, 1994.