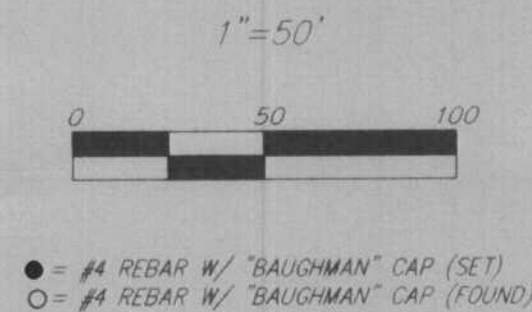


Copied from Tracing
2/9/96



Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Co., P.A.

William F. Seaman 2-6-96 Surveyor
Severns

I.T.J. Investments, Inc.

State of Kansas)
Sedgwick County) ^{SS} The foregoing instrument acknowledged be-
fore me, this 6th day of FEBRUARY, 1996, by
Irma N. Jacoby, President of I.T.J. Investments, Inc., on behalf of the
corporation.

Philip J. Meyer Notary Public
PHILIP J. MEYER

PHILIP J. MEYER
NOTARY PUBLIC
STATE OF KANSAS

Bob Knight _____ Mayor
Pat Burnett _____ City Clerk

Susan E. Crockett-Spoon County Clerk

Pat Kettler

Ed Resa

Deputy

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
PHONE (316) 268-4421
FAX (316) 268-4390

January 11, 1996

Baughman Company, P.A. S/D 95-86
315 Ellis
WICHITA, KS 67211

Re: S/D 95-86 Final Plat of the TOWNE PARC 6TH ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 11, 1996, 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 January 4, 1996.

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 developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: I.T.J. Investments, 418 S Forestview Ct., WICHITA, KS 67235
Mike Lindebak, City Engineer

SEDGWICK COUNTY



January 4, 1996

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
316) 268-4421
FAX: 316) 268-4390

Baughman Company, P.A. S/D 95-86
315 Ellis
WICHITA, KS 67211

Re: S/D 95-86 Final Plat of the TOWNE PARC 6TH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 4, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- ☒ A. The applicant is advised that this site is apparently still in the County and must be annexed to Wichita prior to the plat being scheduled for City Council review. Upon annexation, the site will be zoned "AA" and therefore allowing the size of lots being platted.
- ☒ B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- ☒ C. The applicant shall provide appropriate guarantees for the installation of sidewalk along Linden adjacent to this site.
- ☒ D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- ☒ E. *This was given to City Eng. who will process*
As indicated by the sketch plat, an off-site 10-foot utility easement is being granted by separate instrument. Such easement should be submitted to Planning for processing (acceptance and recording) with the final plat tracing.
- ☒ F. 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.
- G. 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.

2/10/96

S/D 95 -86 - Final Plat of the WNE PARC 6TH ADDITION

January 4, 1996

Page 2

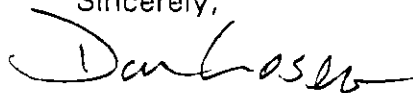
- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also 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, January 11, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: I.T.J. Investments, 418 S Forestview Ct., WICHITA, KS 67235
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

January 11, 1996

STAFF REPORT
(Final Plat Approved 1/4/96)

CASE NUMBER: S/D 95-86 TOWNE PARC 6TH ADDITION

OWNER/APPLICANT: I.T.J. Investments, 418 S. Forestview Ct., Wichita, KS 67235

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

LOCATION: West of Webb and south of Pawnee

SITE SIZE: 76, 297 sq. ft. (1.75 Acres)

NUMBER OF LOTS

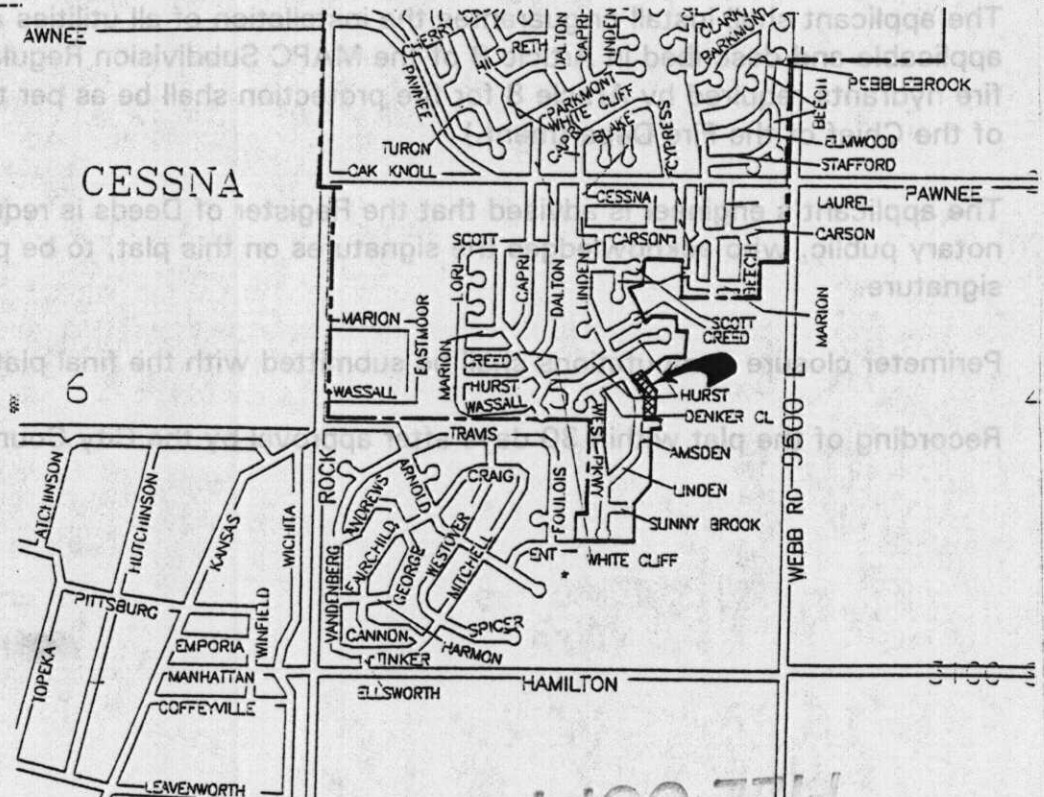
Residential:	9
Office:	
Commercial:	
Industrial:	
Total:	9

MINIMUM LOT AREA: 7,320 sq. ft.

CURRENT ZONING: "R-1" County

PROPOSED ZONING: "AA" Upon annexation

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

- A. The applicant is advised that this site is apparently still in the County and must be annexed to Wichita prior to the plat being scheduled for City Council review. Upon annexation, the site will be zoned "AA" and therefore allowing the size of lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall provide appropriate guarantees for the installation of sidewalk along Linden adjacent to this site.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. As indicated by the sketch plat, an off-site 10-foot utility easement is being granted by separate instrument. Such easement should be submitted to Planning for processing (acceptance and recording) with the final plat tracing.
- F. 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.
- G. 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.
- H. 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 protection shall be as per the direction and approval of the Chief of the Fire Department.)
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.