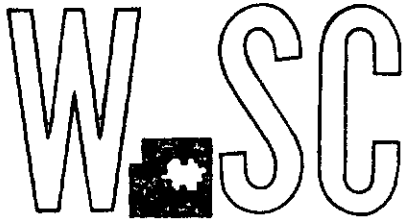
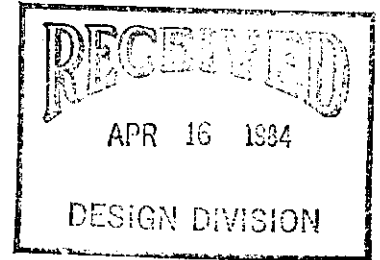


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



April 13, 1984

Mid-Kansas Engineering Consultants, P.A.
240 N. Rock Road, Suite 130
Wichita, Ks. 67206

Re: S/D 84-39 - Final plat of Toben Second Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 12, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The south line of this plat shall be the section line. No right-of-way for the south half of 37th Street can be included in this plat.
- B. The street name "37th Street North" shall be for only the portion of street running in a true east-west direction. The name "Toben Street" shall commence where the street begins to curve north from 37th Street.
- C. The plat's text shall dedicate the streets and reference the access controls.
- D. Access control except for 2 openings shall be labeled adjacent to the east line of the north half of Lot 1.
- E. The applicant should consider petitioning for the paving of 37th/Toben/39th to a 29-foot standard from the west line of this plat to Webb Road.
- F. The applicant shall guarantee the paving of 37th Street to industrial standards from Webb Road to its intersection with Toben Street.
- G. The applicant shall guarantee extension of sanitary sewer to serve this lot.
- H. The applicant shall obtain the off-site drainage easements required by the drainage plan for this plat and guarantee the necessary drainage improvements.
- I. The applicant shall submit an avigational easement and restrictive noise covenant for this property. The applicant is hereby advised that this property is within Zone A of the Airport Hazard Zoning Ordinance. Any structure exceeding 25 feet in height will require an airport hazard zoning permit.


- J. The applicant shall obtain an off-site 20-foot drainage and utility easement adjacent to the north line of this plat.
- K. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- L. Closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within 30 days after approval by the City Commission.

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, April 19, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Toben Estates and Woodlawn Dev. Co., Donald J. Ablah, c/o
Landmark Communities, Attention: Elton Parson, 3500 N. Rock Rd.,
#100, 67226
XMike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

April 16, 1984

Bill G. Yung Design
8225 E. 35th St. North
Wichita, Ks. 67226

Re: S/D 84-29 - Revised preliminary plat of Toben Second Addition

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 12, 1984, 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. Prior to or at the time of submitting a final plat, the applicant shall submit a drainage plan for this property.
- B. The applicant shall guarantee extension of sanitary sewer to serve all lots.
- C. The applicant shall guarantee the extension of City water to serve all lots.
- D. Since no lots on the south side of 37th Street are being replatted, the south line of this plat should be the section line.
- E. The final plat shall indicate the dedication of 45 feet of half-street right-of-way for 37th Street North in the vicinity of the 37th Street and Webb Road intersection. The right-of-way shall make a gentle taper down to 35 feet of half-street right-of-way to a point to the west acceptable to the City Engineer.
- F. The applicant shall guarantee the paving of 37th Street to industrial standards from Webb Road to its intersection with Toben Street.
- G. The applicant shall guarantee the paving of Toben Circle to industrial standards. At the time of submitting a final plat which includes Toben Circle, the applicant shall submit the geometrics of the cul-de-sac to City Engineering for review.
- H. The applicant shall be advised that the City has no current plans for improving the new arterial street to Toben/39th. The applicant should consider petitioning for the paving of this street to a 29-foot width. At such time as there is a capital improvement project for this street, it will be increased in width to the arterial standards.

- I. The final plat shall indicate the 20-foot water line easement adjacent to 37th Street North.
- J. The applicant shall submit an avigational easement and restrictive covenant assuring adequate construction methods to reduce the noise level within habitable structures. The applicant is hereby advised that this property is within Zone A of the Airport Hazard Zoning Ordinance. Any structures exceeding 25 feet in height will require an airport hazard zoning permit.
- K. 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.
- L. 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.

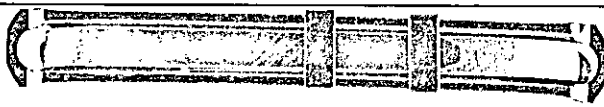
If you should have any questions, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Toben Estates and Woodlawn Dev. Co., Donald J. Ablah, c/o Landmark Communities, Attention: Elton Parsons, 3500 N. Rock Rd., #100, 67226
X Mike Lindebak, City Engineer



RECEIVED
AUG 14 1984
DESIGN DIVISION

August 3, 1984

Woodlawn Development Company
Attention: Donald J. Ablah
3580 N. Rock Rd., #100
Wichita, Ks. 67266

Re: L/S - 0621 - Request for lot split approval of Lot 1, Block 1
Toben Second Addition

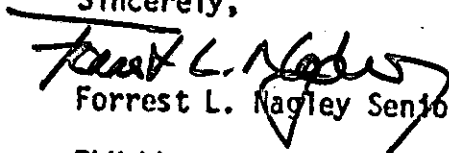
Dear Mr. Ablah:

We have completed our review of the above-referenced request for lot split approval and find that approval can be granted subject to the following conditions:

- A. Submit a lot grading plan to the City Engineer's office for review and approval.
- B. Guarantee the extension of sanitary sewer and municipal water to serve Parcel A. I am aware that your agent is in the process of submitting petitions to City Engineering and the Water Department in order to complete this requirement.
- C. Submit revised lot split drawings which indicate the following:
 - 1. Square footage contained in each site.
 - 2. The platted 35-foot building setback for adjacent streets.
 - 3. The film and page numbers for the access control to Toben.
 - 4. A 3" x 5" blank space on revised drawings for our approval stamp and seal.

Once the above-referenced approval conditions have been met, we will approve this lot split request. Should you have any questions about what is required, please call me at 2684421.

Sincerely,


Forrest L. Nagley Senior Planner

FLN:bh

to me personally

RECEIVED
AUG 14 1984
DESIGN DIVISION

July 9, 1984

METROPOLITAN AREA PLANNING DEPARTMENT

TO Mike Lindebak, City Engineer
FROM Forrest L. Nagley, Senior Planner
SUBJECT Review of lot split L/S-0621 - relative to requirements for extension of sanitary sewer service.

The plat of Toben Second Addition is now splitting the lot created by that plat. Do I need to make any requirements for sanitary sewer service to serve the proposed two building sites, or, is the petition submitted with the plat adequate?

Forrest L. Nagley
Forrest L. Nagley
Senior Planner

FLN:bh

cc: Mid-Kansas Engineering Consultants, P.A., Attention: Mike Harding,
240 N. Rock Rd., Suite 130, 67206

