

Final plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No.: 84-39

Name: Toben Second Addition

Preliminary Approved:  
Scheduled S/D Meeting: 4-12-84

DESCRIPTION

General Location: West side of Webb Road in an area north of 37th Street North.

Owner: Toben Estates and Woodlawn Development Co. (Donald J. Ablah, Partner)

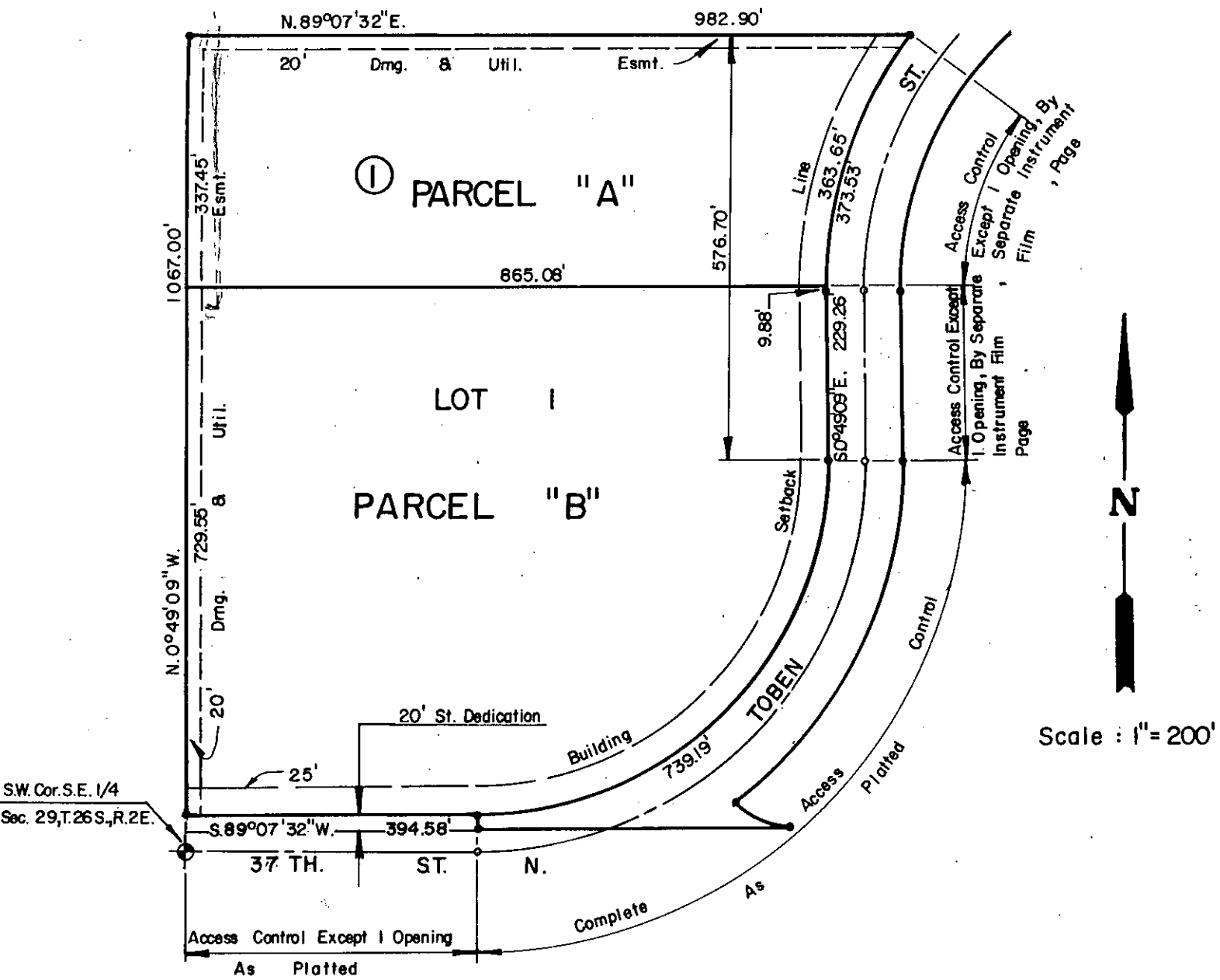
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P. A.,

1. Gross Acreage of Plat: 20±
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial:
    - Industrial: 1
    - Total: 1
  3. Minimum Lot Area: 160,000 sq. ft.
  4. Existing Zoning: "E" Light Industrial
  5. Proposed Zoning: "E" Light Industrial
- 

STAFF COMMENTS:

NOTE: This final plat should be considered only if the revised preliminary plat has been approved.

- 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 plattor'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 water and sanitary sewer to serve this lot.
- H. The City Engineer's representative shall be prepared to comment on the drainage plan for this property. Any necessary drainage improvements shall be guaranteed by the applicant.
- 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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. Recording of the plat within 30 days after approval by the City Commission.



## LOT SPLIT

### TOBEN SECOND ADDITION

#### PARCEL "A"

The north 337.45 feet of Lot 1, Block 1, Toben Second Addition, an addition to Wichita, Sedgwick County, Kansas.

#### PARCEL "B"

All of Lot 1, Block 1, Toben Second Addition, an addition to Wichita, Sedgwick County, Kansas except the north 337.45 feet thereof.

MID-KANSAS ENGINEERING CONSULTANTS  
 240 N. ROCK ROAD SUITE 130  
 WICHITA, KANSAS 67206  
 682-6561

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Preliminary Approved:

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DESCRIPTION

General Location: West side of Webb Road in an area north of 37th Street North.

Owner: Toben Estates and Woodlawn Development Co. (Donald J. Ablah, Partner)

Surveyor/Engineer: Bill G. Yung Design

1. Gross Acreage of Plat: 141±
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial:
    - Industrial: 10
    - Total: 10
  3. Minimum Lot Area: 160,000 sq. ft.
  4. Existing Zoning: "E" - Light Industrial
  5. Proposed Zoning: "E" - Light Industrial
- 

STAFF COMMENTS:

NOTE: This is a revised plat of Toben Addition which was reviewed by the Committee 5-26-83. The street alignment has been changed and more lots are proposed in the northwest portion of the property.

- A. The City Engineer's representative shall be prepared to comment on the drainage concept for this quarter section. When the original preliminary was reviewed last May, it was stated that "prior to submitting a revised preliminary plat for this property, the applicant shall submit a drainage concept to City Engineering for review and approval. Any revised preliminary plat shall indicate proposed and existing drainage easements or dedications."
- B. The applicant shall guarantee extension of sanitary sewer to serve all lots. The City Engineer's representative shall be prepared to comment on the proposed sanitary sewer layout plan which was required to be filed with this revised preliminary plat.
- C. The applicant shall guarantee 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. 37th Street east of Toben Street is to become an industrial street rather than an arterial. Thirty-five feet for the north half of 37th Street should be dedicated by this plat. Excess right-of-way for the south half may be vacated by the adjacent property owners. The City Engineer's representative should be prepared to comment on the need for increased right-of-way width at the intersection of 37th and Webb.
- 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. The City Engineer's representative shall be prepared to comment on the appropriateness of the turnaround.
- H. The applicant shall be advised that the City has no current plans for improving the new arterial street of 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 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.
- 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.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).