

LETTER OF TRANSMITTAL

PROJECT: Toben Fourth Addition

PROJECT #: _____ DATE: 12/08/86

MID-KANSAS ENGINEERING
CONSULTANTS, P.A.
3500 N. Rock Road, #800
Wichita, KS 67226

TO: Carl Gipson
Engineering Department
455 N. Main, 7th Floor
Wichita, KS 67202

We are sending the following items: Attached
 Under separate cover via _____

Prints Specifications Legal Descriptions
 Tracings Petitions Correspondence Other

COMMENTS: 1 copy of the Utility and drainage concept for the above referenced project.

For Your Approval
 For Your Use
 Approved as Noted

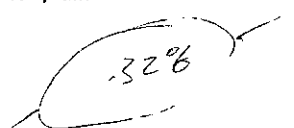
As Requested
 For Your Files
 For Review and Comment

REMARKS:

69
34

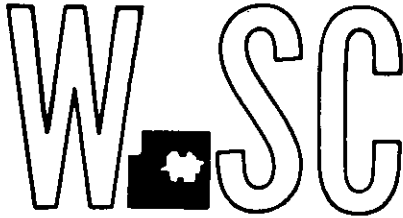
59'
29'

KHB/dm



Signed: Kenneth H. Bengtson
Kenneth H. Bengtson, P.E.

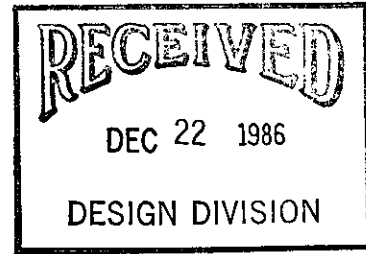
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 18, 1986



Bill G. Yung Design
4912 E. 29th N., Suite One
Wichita, KS 67220

Re: Preliminary Plat S/D 86-112 - TOBEN FOURTH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 18, 1986, 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 City water to serve the lots being platted.
- B. The applicant shall guarantee the paving of the proposed interior streets.
- C. The applicant shall guarantee the storm water sewers required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat shall label the centerline of the utility easements.
- F. The north half of 41st Street North, adjacent to the north line of this plat, was dedicated by Sun-Air Estates, but has never been open. This street will not be extended either east or west. Since the south half of 41st Street is not being dedicated by this plat, the north half should be vacated. In this regard, the applicant shall contact the property owners to the north and attempt to get the half-street right-of-way vacated. A portion of this street right-of-way, as depicted on the preliminary plat, will need to be retained as a hammerhead turnaround for Linder.
- G. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.

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Preliminary Plat S/D 86-112 - TOBEN FOURTH ADDITION
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- H. 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.
- I. 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.
- J. 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: Woodlawn Development Company, 151 N. Main, Suite 300, Wichita, KS 67202
Mid-Kansas Engineering Consultants, P.A., 3500 N. Rock Road #800,
Wichita, KS 67226
XMike Lindebak, City Engineer

1. Edward Loebsock. Vacation of alley right-of-way.
No water problem.
2. William Oliver Jr. Vacation of access control.
No water problem.
3. Philip G. Ellsworth. Vacation of alley right-of-way.
No water problem.
4. Richard D. Mortens. Vacation of a utility easement.
No water problem.
5. Vest Meadows Park. Final Plat. Plat now served by
Xity 8" main in Parkridge. Also Xity 4" main crossing
Parkridge of Parkridge Court being replatted.
6. Toben Fourth Addition. Preliminary Plat. Item A, mains to
be extended. Xity 8" stub crossing Toben to be used to
serve Toben Fourth Addn. No water problem.
7. Rockwood Center Addition. Final Plat. Existing mains
in Central and Rock Rd. now serve area. Existing interior
water mains and easements are ~~not~~ shown on the plat and
sketch plat.
8. Dean-Rupert Third Addition. Final Plat. Existing mains
in Central and Rock Rd. now serve the plat. Existing
mains and easements within the plat are not shown
on the plat or sketch plat.
9. Guetersloh Addition. Final plat. Plat now served by
existing main in Hillside. No water problem.
10. University Congregational Church. Grant utility
easement. No water problem.
11. USD 259. Dedicates street right-of-way. School now
served by larger service. Vault may need to be relocated.
Owner to make necessary arrangements with Water Dept.

12. Lakepoint Company. Grant utility easement. No water
problem.
13. Other matters.

Pre-Sub 1-15-87

1. Golf Courses of America. Location of utility easements. No water problem.
2. Autumn Chase Addition. Preliminary Plot. Item A, mains to be extended. Prop. utility layout has water main paralleling the sanitary sewer and having less than the minimum required clearances. This will be worked out during design stage. No water problem. (Name of Plot very close to Autumn Ridge)
3. Killingers Second Addition. Final Plot. No water problem.
4. Toben Fourth Addition. Final Plot. Due to proposed location of fire hydrants, minimum size main to be 8". Main should extend at least to the beginning of the turnaround and at end of Col-de-See. Location of fire hydrants to be verified prior to design of water line.
5. Willowbend Eighth Addition. Preliminary Plot. Item B, mains to be extended. (Plans to be submitted prior to construction this time.) No water problem. Depth of existing main too shallow.
6. Wayne Tjaden. Dedicate street R/W. No water problem.
7. Other matters.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 15, 1987



Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road #800
Wichita, KS 67226

Re: Final Plat S/D 86-112 - TOBEN FOURTH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 15, 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 City water to serve the lots being platted.
- B. The applicant shall guarantee the paving of the proposed interior streets.
- C. The applicant shall guarantee the storm water sewers required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat tracing shall label the centerline of the utility easements.
- F. The north half of 41st Street North, adjacent to the north line of this plat, was dedicated by Sun-Air Estates, but has never been open. This street will not be extended either east or west. Since the south half of 41st Street is not being dedicated by this plat, the north half should be vacated. In this regard, the applicant shall contact the property owners to the north and attempt to get the half-street right-of-way vacated. A portion of this street right-of-way, as depicted on the preliminary plat, will need to be retained as a hammerhead turnaround for Linder.
- G. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- H. Since this plat is not establishing a "street easement", reference to the granting of this type of easement shall be deleted from the platlor's text on the final plat tracing.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 86-112 - TOBEN FOURTH ADDITION

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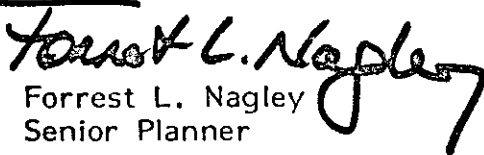
- I. On the final plat tracing, reference shall be made in the plattor's text to the dedication of "complete access control" to 41st Street North across the north line of Block 1.
- J. Since the legal description for this plat references a tie point to the northwest corner of Toben Second Addition, the final plat tracing shall label this lot corner on the face of this plat.
- K. The final plat tracing shall correct the M.A.P.C. signature block to reference MARVIN S. KROUT as the M.A.P.C. Secretary.
- L. The final plat shall indicate a 20-foot wide drainage easement adjacent to the south line of Lot 2.
- M. The final plat shall indicate the south 20 feet of Lot 1 as a drainage easement.
- N. Prior to submitting this plat for scheduling before the City Commission, the applicant should meet with City Engineering to discuss the water line extension proposed within Toben Circle.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- Q. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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, January 22, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Woodlawn Development Company, 151 N. Main, Suite 300,
Wichita, KS 67202
X Mike Lindebak, City Engineer

September 21, 1989

STAFF REPORT

(Revised Final; Previous Final Plat Approved 1/15/89;
Preliminary Plat Approved 12/18/86)

CASE NUMBER: S/D 86-112 - TOBEN FOURTH ADDITION

OWNER/APPLICANT: George Sherman, 575 Fourth Financial Center,
100 W. Broadway, Wichita, KS 67202

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, P.A.

LOCATION: West of Toben and north of 39th Street North

SITE SIZE: 55.3 acres

NUMBER OF LOTS

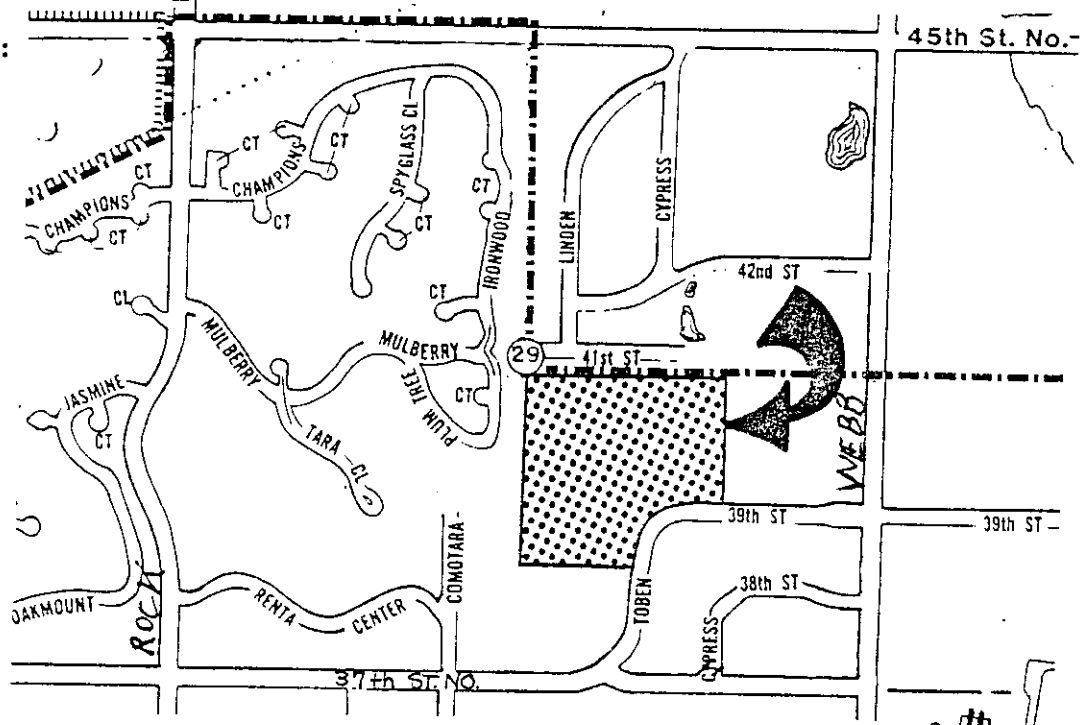
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 55.3 acres

CURRENT ZONING: "AA" One Family Dwelling

PROPOSED ZONING: "E" Light Industrial (SCZ-0513)

VICINITY MAP:



STAFF COMMENTS:

- NOTE: This property is subject to a County Zone Case (SCZ-0513) requesting "R-1" and "LC" to "E" zoning. This property must be platted by December 31, 1989, to retain its rezoning. In addition, this is a revised plat; the previous plat was a four lot plat and was platting an interior street Toben Circle.
- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - B. The applicant shall guarantee construction of the storm sewers required by this plat.
 - C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - D. The final plat tracing shall label the centerline of 39th Street North.
 - E. The final plat tracing may, if the applicant so desires, indicate the platting of two (2) access points to 39th Street North.
 - F. The north half of 41st Street North, adjacent to the north line of this plat, was dedicated by Sun-Air Estates, but has never been open. This street will not be extended either east or west. Since the south half of 41st Street is not being dedicated by this plat, the north half should be vacated. In this regard, the applicant shall contact the property owners to the north and attempt to get the half-street right-of-way vacated. A portion of this street right-of-way, as depicted on the preliminary plat, will need to be retained as a hammerhead turnaround for Linden.
 - G. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
 - H. The applicant is advised that the Chairman of the MAPC shall change and that the final plat tracing shall reflect that change.
 - 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. 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representative from the City Engineer's office 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

September 22, 1989

Mid-Kansas Engineering Consultants
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 86-112 - TOBEN FOURTH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 21, 1989, the above captioned plat was considered. The action of the Committee was to defer consideration of this plat.

Sincerely,

A handwritten signature in dark ink that reads "Donald Losew".

Donald Losew
Associate Planner

DL:svm

cc: George Sherman, 575 Fourth Financial Center, 100 W.
Broadway, Wichita, KS 67202
Jim Weber, County Engineer
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

October 5, 1989

STAFF REPORT

(Revised Final; Previous Final Plat Approved 1/15/89;
Preliminary Plat Approved 12/18/86)

CASE NUMBER: S/D 86-112 - TOBEN FOURTH ADDITION

OWNER/APPLICANT: George Sherman, 575 Fourth Financial Center,
100 W. Broadway, Wichita, KS 67202

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, P.A.

LOCATION: West of Toben and north of 39th Street North

SITE SIZE: 55.3 acres

NUMBER OF LOTS

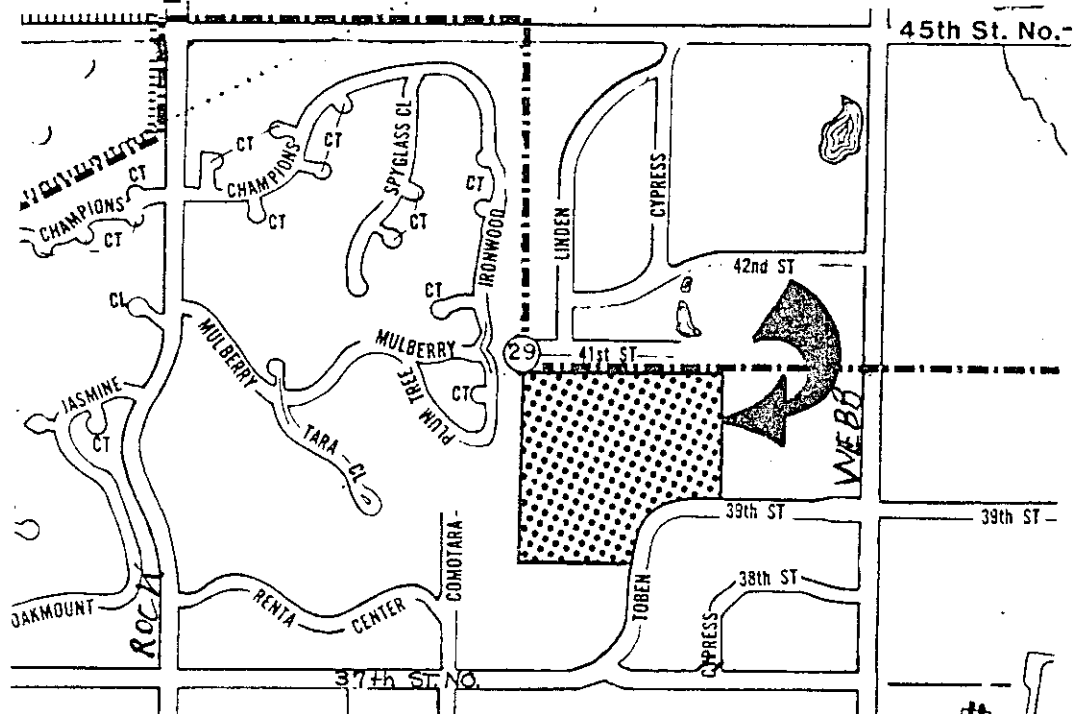
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 55.3 acres

CURRENT ZONING: "AA" One Family Dwelling

PROPOSED ZONING: "E" Light Industrial (SCZ-0513)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This property is subject to a County Zone Case (SCZ-0513) requesting "R-1" and "LC" to "E" zoning. This property must be platted by December 31, 1989, to retain its rezoning. In addition, this is a revised plat; the previous plat was a four lot plat and was platting an interior street Toben Circle.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee construction of the storm sewers required by this plat.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat tracing shall label the centerline of 39th Street North.
- E. The final plat tracing may, if the applicant so desires, indicate the platting of two (2) access points to 39th Street North.
- F. The north half of 41st Street North, adjacent to the north line of this plat, was dedicated by Sun-Air Estates, but has never been open. This street will not be extended either east or west. Since the south half of 41st Street is not being dedicated by this plat, the north half should be vacated. In this regard, the applicant shall contact the property owners to the north and attempt to get the half-street right-of-way vacated. A portion of this street right-of-way, as depicted on the preliminary plat, will need to be retained as a hammerhead turnaround for Linden.
- G. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- H. The applicant is advised that the Chairman of the MAPC shall change and that the final plat tracing shall reflect that change.
- 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. 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representative from the City Engineer's office 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

October 6, 1989

Mid-Kansas Engineering Consultants
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 86-112 - TOBEN FOURTH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 5, 1989, 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 any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee construction of the storm sewers required by this plat. (A culvert under the railroad is required by the drainage plan).
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat tracing shall label the centerline of 39th Street North.
- E. The final plat tracing may, if the applicant so desires, indicate the platting of two (2) access points to 39th Street North.
- F. The north half of 41st Street North, adjacent to the north line of this plat, was dedicated by Sun-Air Estates, but has never been open. This street will not be extended either east or west. Since the south half of 41st Street is not being dedicated by this plat, the north half should be vacated. In this regard, the applicant shall contact the property owners to the north and attempt to get the half-street right-of-way vacated. A portion of this street right-of-way, as depicted on the preliminary plat, will need to be retained as a hammerhead turnaround for Linden.

- G. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- H. The applicant is advised that the Chairman of the MAPC shall change and that the final plat tracing shall reflect that change.
- I. Prior to this plat being scheduled for the City Council the applicant shall submit to County Engineering a copy of the drainage plan.
- J. Since the drainage plan shows this plat accepting drainage from Lot 1, Block 1, Toben Addition, the applicant shall submit a cross lot drainage agreement to the planning department for review and later recording with 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. 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.

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, October 12, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

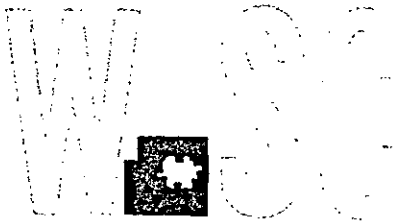


R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: George Sherman, 575 Fourth Financial Center, 100 W.
Broadway, Wichita, KS 67202
Jim Weber, County Engineer
Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 13, 1989

Mid-Kansas Engineering Consultants
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 86-112 - TOBEN FOURTH ADDITION

Dear Gentlemen: -

At the regular meeting of the Metropolitan Area Planning Commission on October 12, 1989, 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 October 6, 1989.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: George Sherman, 575 Fourth Financial Center, 100 W.
Broadway, Wichita, KS 67202
Jim Weber, County Engineer
Mike Lindebak, City Engineer