

S/D No.: 86-112 Name: TOBEN FOURTH ADDITION

Preliminary Approved: 12/18/86  
Scheduled S/D Meeting: 1/15/87

DESCRIPTION

General Location: West of Toben and north of 39th Street North.  
Owner: Woodlawn Development Company, 151 N. Main, Suite 300,  
Wichita, KS 67202  
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.,  
3500 N. Rock Road #800, Wichita, KS 67226

1. Gross Acreage of Plat: 55.3
2. Number of Lots:  
Residential:  
Office:  
Commercial:  
Industrial: 4  
Total: 4
3. Minimum Lot Area: 210,800 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "E" (SCZ-0513)

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STAFF COMMENTS:

NOTE: This property is subject to the County Zone Case (SCZ-0513) requesting "R-1" and "LC" to "E" zoning.

- 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.
- H. Since this plat is not establishing a "street easement", reference to the granting of this type of easement shall be deleted from the plattor's text on the final plat tracing.
- 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 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.
- 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 Board of City Commissioners.
- O. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

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DESCRIPTION

General Location: West of Toben and north of 39th Street North.  
Owner: Woodlawn Development Company, 151 N. Main, Suite 300, Wichita, KS 67202  
Surveyor/Engineer: Bill Yung Design, 4912 E. 29th N., Suite One,  
Wichita, KS 67220

1. Gross Acreage of Plat: 55.3
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial:
    - Industrial: 4
    - Total: 4
  3. Minimum Lot Area: 210,800 Sq. Ft.
  4. Existing Zoning: "AA"
  5. Proposed Zoning: "E" (SCZ-0513)
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STAFF COMMENTS:

NOTE: This property is subject to the County Zone Case (SCZ-0513) requesting "R-1" and "LC" to "E" zoning.

- 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 any drainage improvements 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.
- 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).
- K. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

- 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 plating 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.
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- I. On the final plat tracing, reference shall be made in the plat'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.

1-15-87  
 Sub. Dir. Aganda