

- F. The applicant shall guarantee the construction of 37th Street, from Toben to Webb, to industrial street standards.
- G. Prior to submitting a revised preliminary plat, the applicant shall meet with City Engineering to determine what width of paving needs to be guaranteed for Toben/39th Street in conjunction with the platting of this property.
- H. Lots 5 thru 8 in Comotara Industrial Park 4th Addition should be replatted with Toben Addition OR the triangular piece of land which will become part of those lots will need to be platted as street right-of-way, to be vacated when then lots are replatted.
- I. Since the south half of 41st Street North is not being dedicated by this plat, the applicant shall contact the property owners to the north in regard to vacating the north half of existing 41st Street right-of-way. The north half of existing right-of-way will need to be retained as a utility easement and a portion of the right-of-way will need to be retained for a hammerhead turnaround for Linder.
- J. Complete access control shall be granted from this plat to the hammerhead mentioned in item I above.
- K. The applicant shall guarantee extension of City water and sanitary sewer to serve all lots.
- L. The applicant shall guarantee all drainage improvements required by the platting of this property.
- M. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
- N. The applicant shall submit an avigational easement and restrictive covenant assuring adequate construction methods to reduce the noise level within habitable structures.
- O. 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.
- P. Requirements for a final plat for Lot 2, Block 1, (see pages 20-25, Part 4, Article 5 of the M.A.P.C. Subdivision Regulations).

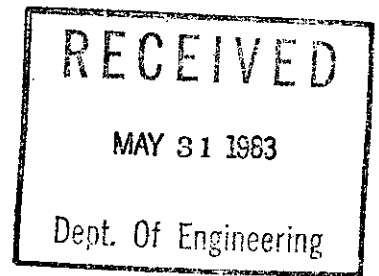
Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



May 27, 1983

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

Re: S/D 83-41 - Preliminary plat of Toben Addition

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 26, 1983, 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 Subdivision Committee has authorized the preparation of a final plat for proposed Lot 2, Block 1. A revised preliminary plat is required for the remaining portion of the property.
- B. Prior to or at the time of filing a final plat for Lot 2, Block 1, the applicant shall submit a drainage plan to City Engineering for review and approval.
- C. 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.
- D. A proposed sanitary sewer layout plan shall be submitted to City Engineering with the filing of a final plat for Lot 2, Block 1 or the filing of any revised preliminary plat.
- E. Prior to submitting a revised preliminary plat, the applicant shall meet with City Engineering regarding the amount of additional rights-of-way to be dedicated for Webb Road and 37th St. North adjacent to this plat.

Bill G. Yung Design - Page 3
May 27, 1983

If you should have any questions concerning this matter,
please call.

Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

FLN:bh

cc: Toben Estates & Woodlawn Development Co., Donald J. Ablah
P.O. Box 8128, 67208
Mid-Kansas Engineering Consultants, 240 N. Rock Rd., #130
67206
Mike Lindebak, City Engineering

RECEIVED

JUL 1 1983

Dept. Of Engineering

June 24, 1983

Mid-Kansas Engineering Consultants
240 N. Rock Rd., #130
Wichita, Ks. 67206

Re: S/D 83-41 - Final plat of Toben Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 23, 1983, 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 property falls within Zone A of the new Airport Hazard Zoning Ordinance. Zone A requires a permit to be obtained for any structures exceeding 25 feet in height.
- B. The applicant shall guarantee the extension of municipal water and sanitary sewer to serve this industrial lot.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
- D. The applicant shall submit an avigational easement and restrictive covenant assuring adequate construction methods to reduce the noise level within habitable structures.
- E. The final plat tracing shall indicate complete access control to Webb Road from the north 700 feet of this lot.
- F. The final plat shall indicate a 100 to 200-foot building setback from the north line of the lot as suggested by the applicant.
- G. The applicant shall provide the Planning Department with a copy of the pipeline easement agreement which affects this property. The applicant is advised that any lowering or encasement of the pipeline, as a result of this property's development, will be at the lot owner's expense.

- H. The applicant shall submit a landscape plan for the north boundary of the lot and a guarantee for installation of the landscaping.
- I. Approval of this one-lot, 20-acre plat shall be subject to approval of the associated zone change request (SCZ-0513 by the Board of County Commissioners.
- H. 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, June 30, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

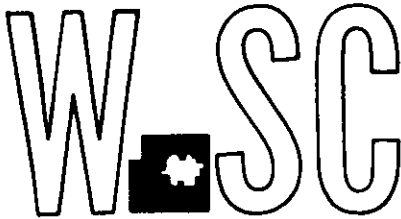
Forrest L. Nagley
Junior Planner

FLN:bh

cc: Woodlawn Development Co., Donald J. Ablah, partner,
P.O. Box 8123, 67208
Claud Shelor, County Public Works

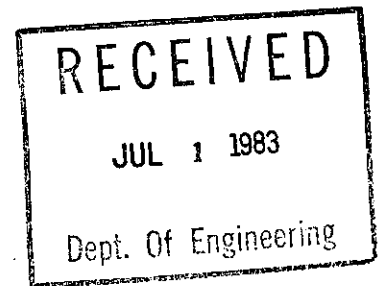
cc to Mike Lindelbak 6-30-83

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



June 30, 1983

Mid-Kansas Engineering Consultants
240 N. Rock Rd., Suite 130
Wichita, Kansas 67206

Re: S/D 83-41 - Final plat of Woben Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 30, 1983, the above-captioned plat was reviewed. At the request of Elton Parsons and Bill Yung, the 100-foot building setback from Webb Road, which had been illustrated on the preliminary and final plats was allowed to be reduced to 35 feet. All conditions of plat approval as outlined in our letter of June 24, 1983, are still applicable.

In addition to complying with those conditions, it is necessary that you meet the following requirements before the plat can be forwarded to the Board of City Commissioners 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 taxes due and payable for 1982 (both first and second halves) have been paid.

Please call if you have any questions.

Very truly yours,

Louise Olivarez
Senior Planner
LO:bh

cc: Woodlawn Development Company, P.O. Box 8128, 67208
Bill Yung, 8225 E. 35th St. North, 67226
Elton Parsons, Landmark Communities, 3500 N. Rock Rd.,
#100, 67226
Mike Lindebak, City Engineering