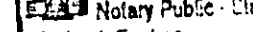


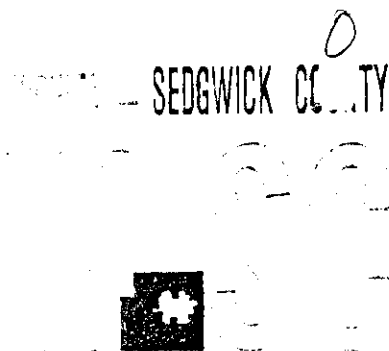
Copied from Tracing
3/27/96

Michael G. Conrey, L.S. 1977 796 Surveyor

My App't. Exp. 8-16-99 Theresa Murphy Notary Public
THERESA MURPHY

 THERESA MURPHY
Notary Public, State of Kansas
My App't. Expires 8-16-99

My App't. Exp. B-16-99 *Theresa Murphy* Notary Public
THERESA MURPHY
A THERESA MURPHY
SEAL Notary Public - State of Kansas
My App't. Expires



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

January 25, 1996

Baughman Company, P.A.
315 Ellis,
Wichita, KS 67211

RE: S/D 95-84, Final Plat of TIMBER RIDGE 3RD ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 25, 1996, 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 January 18, 1996.

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 check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: B. & E Investments, Attn: Matt Eck, 5512 W. Central, Wichita, KS 67212
D. & D. Development Co., Attn: Ken Dillehay, 1821 N. Rock Road, Wichita, KS 67206
J. P. Weigand & Sons, Attn: Grant Tidemann, 150 N. Market, Wichita, KS 67202
Mike Lindebak, City Engineer



January 18, 1996

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
3131 268-4421
FAX 3131 268-4390

Baughman Company, P.A.
315 Ellis,
Wichita, KS 67211

RE: S/D 95-84, Final Plat of TIMBER RIDGE 3RD ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 18, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. Based upon this replatting, the applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. If this site has not participated in a planned water improvement along 21st Street North, the applicant is advised that a special fee may be imposed for connection to this water line.

B. The applicant shall guarantee any drainage improvements required by the platting of this property.

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

D. As offered during review of the zoning case (Z-3181), the applicant shall submit for recording with this plat a restrictive covenant concerning various aspects of the site's development. This covenant shall first be submitted to the Planning Department's zoning staff for review.

Submitted unsigned doc. (as signed) will record w/ platting
E. The applicant shall record the document creating the joint access easement serving Lots 1 through 4 and show the recording information on the final plat tracing. A copy of the recorded document shall be submitted to Planning for the plat file. The applicant is advised that this document should address not only issues of access but also maintenance, preventions to encumbering the easement, right of the benefitting parties and so forth.

F. As was noted during review of the preliminary plat, the platting of a landscape easement along the east line of Lot 1 is of questionable purpose in regard to a public involvement. That is, the City is not expected to install and/or maintain landscaping within this private

January 18, 1996

Page 2

Cover provided
property. Either a private-type landscape easement by separate instrument should be established or the restrictive covenant stemming from the zone change note the requirement to landscape and maintain this 15-foot strip of Lot 1. The private easement and/or covenant could more properly indicate what lot or lots will be responsible for this landscaping.

G. As indicated in the platting binder, substantial property taxes (\$7,686) were outstanding on this site. Before this plat is released for recording, proof shall be provided that all applicable property taxes have been paid.

signed
H. Also as indicated in the platting binder, First National Bank of Anthony is indicated as holding an interest in this site. This party should either be shown as a signatory on the plat or proof provided that no such interest presently exists (revised plat binder, release of mortgage, etc.).

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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

J. 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.

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.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also 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 25, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: B. & E Investments, Attn: Matt Eck, 5512 W. Central, Wichita, KS 67212
D. & D. Development Co., Attn: Ken Dillehay, 1821 N. Rock Road, Wichita, KS 67206
J. P. Weigand & Sons, Attn: Grant Tidemann, 150 N. Market, Wichita, KS 67202
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

January 25, 1996

STAFF REPORT

(Final Plat Approved 1/18/96, Preliminary Plat Approved 12/21/95)

CASE NUMBER: S/D 95-84 TIMBER RIDGE 3RD ADDITION

OWNER/APPLICANT: B. & E Investments, Attn: Matt Eck, 5512 W. Central, Wichita, KS 67212

AGENT: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

CONTRACT PURCHASER: D. & D. Development Co., Attn: Ken Dillehay, 1821 N. Rock Road, Wichita, KS 67206

AGENT: J. P. Weigand & Sons, Attn: Grant Tidemann, 150 N. Market, Wichita, KS 67202

LOCATION: South of 21st Street North and east of Maize Road

SITE SIZE: 5.6 Acres

NUMBER OF LOTS

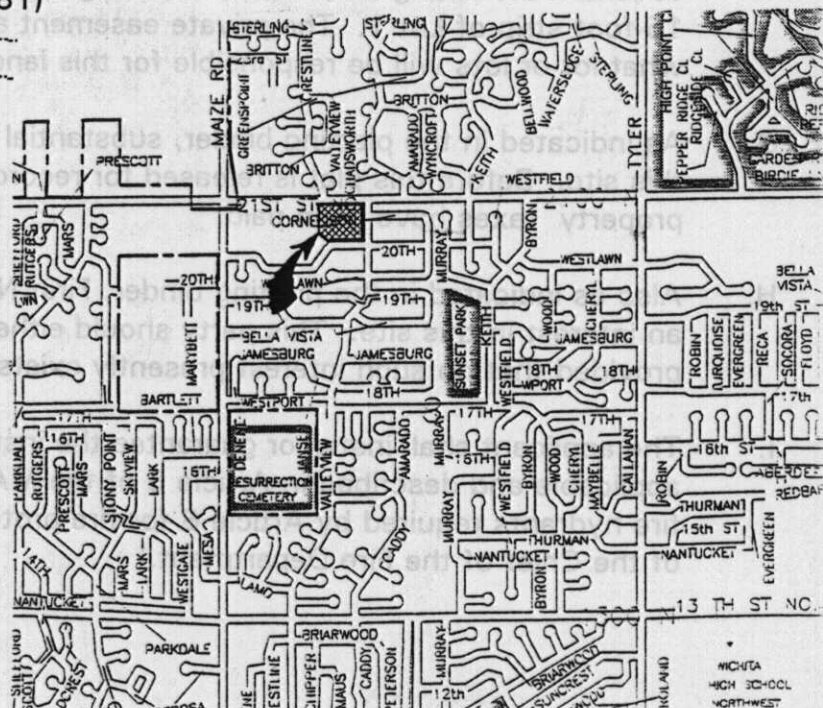
Residential:	7
Office:	4
Commercial:	
Industrial:	
Total:	<u>11</u>

MINIMUM LOT AREA: 8,400 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA" and "B" (Z-3181)

VICINITY MAP:



STAFF COMMENTS:

- A. Based upon this replatting, the applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. If this site has not participated in a planned water improvement along 21st Street North, the applicant is advised that a special fee may be imposed for connection to this water line.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. As offered during review of the zoning case (Z-3181), the applicant shall submit for recording with this plat a restrictive covenant concerning various aspects of the site's development. This covenant shall first be submitted to the Planning Department's zoning staff for review.
- E. The applicant shall record the document creating the joint access easement serving Lots 1 through 4 and show the recording information on the final plat tracing. A copy of the recorded document shall be submitted to Planning for the plat file. The applicant is advised that this document should address not only issues of access but also maintenance, preventions to encumbering the easement, right of the benefitting parties and so forth.
- F. As was noted during review of the preliminary plat, the platting of a landscape easement along the east line of Lot 1 is of questionable purpose in regard to a public involvement. That is, the City is not expected to install and/or maintain landscaping within this private property. Either a private type landscape easement by separate instrument should be established or the restrictive covenant stemming from the zone change note the requirement to landscape and maintain this 15-foot strip of Lot 1. The private easement and/or covenant could more properly indicate what lot or lots will be responsible for this landscaping.
- G. As indicated in the platting binder, substantial property taxes (\$7,686) were outstanding on this site. Before this plat is released for recording, proof shall be provided that all applicable property taxes have been paid.
- H. Also as indicated in the platting binder, First National Bank of Anthony is indicated as holding an interest in this site. This party should either be shown as a signatory on the plat or proof provided that no such interest presently exists (revised plat binder, release of mortgage, etc.).
- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

S/D 95-84- Final Plat of TIMBER RIDGE 3RD ADDITION

January 25, 1996 - Page 3

- J. 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.
- 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.