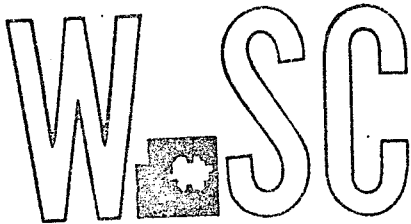


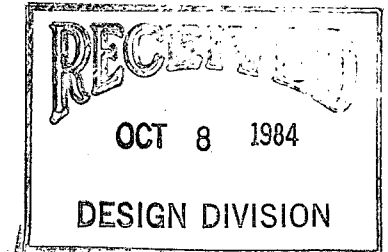
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

October 4, 1984



Baughman Company, P.A.  
330 Laura  
Wichita, KS 67211

Re.: S/D 83-120 - Ridge Plaza 9th Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 4, 1984, 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 August 31, 1984.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this 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 real estate taxes for 1982 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara Bonanni  
Planning Analyst

BB:mlh

cc: Bowen Brady and Dale Hecox, 6405 E. Kellogg, Wichita, KS 67207  
Colby Sandlian, 435 N. Broadway, Wichita, KS 67202

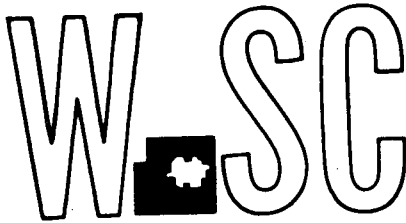
Baughman Company, P.A.  
S/D 83-120 - Ridge Plaza 9th Addition

October 4, 1984  
Page 2

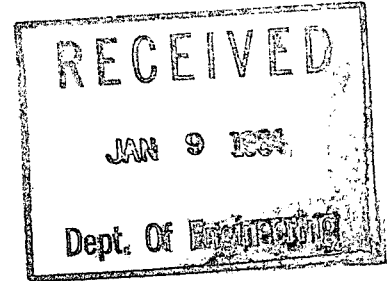
cc: Continued

John C. Kennedy, 500 S. Ridge Road, Wichita, KS 67209  
Jean and Donald Girrens, 454 S. Fairhaven, Wichita, KS 67209  
Nancy and Nicholas Mohr, 12501W. 29th St. North, Wichita, KS 67223  
Mary Ellen and Kenneth Reichenberg, 501 S. Summitlawn, Wichita, KS 67209  
Elizabeth and Justin Orth, 1515 Yucca Place, Wichita, KS 67209  
Janet and Wayne Sanchez, 846 N. Maize, Wichita, KS 67212  
Dan Taylor, 411 N. Webb Rd., Wichita, KS 67206  
Sam and Margaret Mobley, 420 S. Ridge Rd., Wichita, KS 67209  
Tommy and Yum K. Wong, 452 S. Ridge Rd., Wichita, KS 67209  
Charles and Mary Lou Conner, 526 S. Ridge Rd., Wichita, KS 67209  
Leroy and Kathryn Parker, 544 S. Ridge R., Wichita, KS 67209  
Norman and L. Sinclair, 560 S. Ridge Rd., Wichita, KS 67209  
Nancy Dugan, et al, c/o Jean H. Girrens, 6572 E. Central, Wichita, KS 67206  
Mary Ann Cravens, 7125 University, Wichita, KS 67209  
Hammit T. Pinaire, 352 S. Ridge R., Wichita, KS 67209  
Milton and Twila L. Larsen, 438 S. Ridge Rd., Wichita, KS 67209  
Barbara F. Nelson, 326 S. Ridge Rd., Wichita, KS 67209  
✓ Mike Lindebak, City Engineer

WICHITA—SEDGWICK COUNTY



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



January 6, 1984

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Re: S/D 83-120 - Final plat of Ridge Plaza 9th Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission January 5, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 41 B.B
- A. The final plat may be revised to indicate the vacation of the west 25 feet of Ridge Road. This shall be retained as a utility easement.
  - B. The applicant shall guarantee reconstruction of Ridge Road to commercial street standards.
  - C. The applicant shall guarantee the extension of City water and sanitary sewer to serve this lot.
  - D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - E. The applicant shall submit an avigational easement and associated restrictive noise covenant for this property.
  - F. The final plat tracing shall indicate the amount of half street right-of-way for Taft and Mid-Continent Road adjacent to this site.
  - G. Closure computations shall be submitted with the final plat tracing.
  - H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Baughman Company, P.A.

Page 2

1-6-84

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 January 12, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez  
Senior Planner

LO:bh

cc: Bowen Brady and Dale Hecox, 6405 E. Kellogg, 67207  
X Mike Lindebak, City Engineer

Final plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 83-120 Name Ridge Plaza 9th Addition  
Date Application Rec'd. 12-23-83 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 1-5-84

DESCRIPTION

General Location NW corner of Taft and Ridge

Owner Bowen Brady and Dale Hecox  
Surveyor/Engineer Baughman Company, P.A.  
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- |   |                                       |                               |                              |
|---|---------------------------------------|-------------------------------|------------------------------|
| 1. Gross Acreage of Plat                    | <u>0.6 acres</u>                      | 7. Lineal Feet of New Street  |                              |
| 2. Number of Lots :                         |                                       | a. _____ R/W _____ ft.        |                              |
| Residential                                 | _____                                 | b. _____ R/W _____ ft.        |                              |
| Commercial                                  | <u>1</u>                              | c. _____ R/W _____ ft.        |                              |
| Industrial                                  | _____                                 | d. _____ R/W _____ ft.        |                              |
| Other                                       | _____                                 | e. _____ R/W _____ ft.        |                              |
| 3. Total Number of Lots                     | <u>1</u>                              | TOTAL                         | _____ ft.                    |
| 4. Minimum Lot Frontage                     | <u>274 ft.</u>                        | 8. Sidewalk adjacent to all   |                              |
| 5. Minimum Lot Area                         | <u>27,775 sq. ft.</u>                 | streets _____ yes <u>X</u> no |                              |
| 6. Existing Zoning                          | <u>LC</u>                             |                               |                              |
| 6. Proposed Zoning                          | <u>LC</u>                             |                               |                              |
| 9. Is public water available                | <u>X</u> Yes _____ No,                |                               | Name <u>City of Wichita</u>  |
| 10. Is sanitary sewer available             | <u>X</u> Yes _____ No,                |                               | Name <u>City of Wichita</u>  |
| 11. Has Health Dept. approval been obtained | (where applicable) _____ Yes _____ No |                               |                              |
| 12. City of Wichita                         | <u>X</u> _____ 3-Mile Area _____      |                               | Outside of 3-Mile Area _____ |

STAFF COMMENTS:

Note: This property is subject to the provisions of the Ridge Plaza Community Unit Plan (DP-37).

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this property.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of City water and sanitary sewer to serve this lot.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall submit an avigational easement and associated restrictive noise covenant for this property.
- F. The final plat tracing shall indicate the amount of half street right-of-way for Taft and Mid-Continent Road adjacent to this site.
- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Note: This plat has been submitted in final form only.

Final plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No.: 83-120

Name: Ridge Plaza 9th Addition

Preliminary Approved: 1-5-84  
Scheduled S/D Meeting: 8-30-84

DESCRIPTION

General Location: Northwest corner of Taft and Ridge Road.

Owner: Bowen Brady and Dale Hecox  
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 0.6 acres
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial: 1
    - Industrial:
    - Total: 1
  3. Minimum Lot Area: 27,775 sq. ft.
  4. Existing Zoning: AA
  5. Proposed Zoning: LC (Z-1192)
- 

STAFF COMMENTS:

NOTE: This plat has been returned to the Subdivision and Utility Advisory Committees by the Board of City Commissioners in order to discuss requirements for extension of municipal water and Ridge Road reconstruction. Notices of this meeting have been sent to those persons within the identified benefiting districts. The following are the conditions of approval previously established for this plat.

- A. The final plat may be revised to indicate the vacation of the west 25 feet of Ridge Road. This shall be retained as a utility easement.
- B. The applicant shall guarantee reconstruction of Ridge Road to commercial street standards.
- C. The applicant shall guarantee the extension of City water to serve this lot.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall submit an avigational easement and associated restrictive noise covenant for this property.
- F. The final plat tracing shall indicate the amount of half-street right-of-way for Taft and Mid-Continent Road adjacent to this site.
- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.