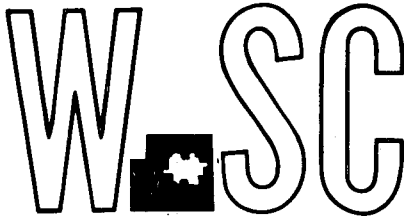
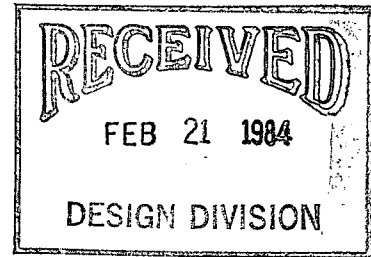


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



February 17, 1984

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

Re: S/D 84-7 - Final plat of Ridge Plaza 10th Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission February 16, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since this portion of Ridge Road now terminates in a cul-de-sac south of this plat, it is recommended that the street name be platted as Ridge Road Circle.
- B. The applicant shall guarantee reconstruction of Ridge Road Circle to commercial street standards from Taft south to, and including, the cul-de-sac.
- C. The applicant shall guarantee extension of City water to serve all lots.
- 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. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

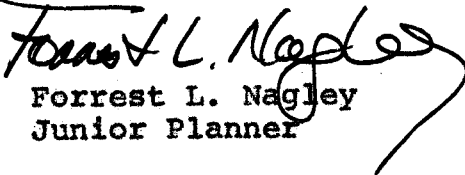
Baughman Company, P.A.
2-17-84 - Page 2

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 February 23, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

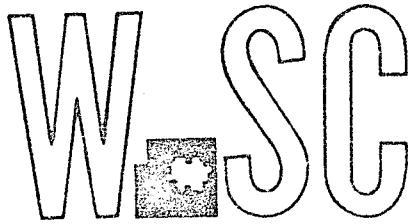
Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

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

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 84-7 - Ridge Plaza 10th 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 September 4, 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: Colby Sandlian Real Estate, 435 N. Broadway, Wichita, KS 67202
John C. Kennedy, 500 S. Ridge Rd., Wichita, KS 67209

WICHITA — SEDGWICK COUNTY

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

October 4, 1984
Page 2

cc: Continued

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 Yung 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 Rd., Wichita, KS 67209
Norman and L. Sinclair, 560 S. Ridge Rd., 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 Rd., Wichita, KS 67209
Barbara F. Nelson, 326 S. Ridge Rd., Wichita, KS 67209
Milton and Twila L. Larsen, 438 S. Ridge Road, Wichita, KS 67209
Bowen Brady and Dale Hecox, 6405 E. Kellogg, Wichita, KS 67207
✓ Mike Lindebak, City Engineer

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 84-7 Name Ridge Plaza 10th Addition
Date Application Rec'd. 2-2-84 Preliminary Approval _____
Scheduled S/D Meeting 2-16-84

DESCRIPTION

General Location Between Ridge Road and Mid-Continent Road in an area south of Taft
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 5.7 acres
2. Number of Lots :
Residential _____
Commercial 4
Industrial _____
Other _____
Total Number of Lots 4
3. Minimum Lot Frontage 150 ft.
4. Minimum Lot Area 49,900 sq. ft.
5. Existing Zoning AA w/DP-37
6. Proposed Zoning LC w/DP-37(Z-1192) associated zone case

7. Lineal Feet of New Street
a. _____ R/W _____ ft.
b. _____ R/W _____ ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL _____ ft.
8. Sidewalk adjacent to all streets yes no

9. Is public water available X Yes _____ No, Name City of Wichita
10. Is sanitary sewer available X Yes _____ No, Name City of Wichita
11. Has Health Dept. approval been obtained (where applicable) Yes No
12. City of Wichita X 3-Mile Area _____ Outside of 3-Mile Area

STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Ridge Plaza C.U.P. (DP-37). The lots coincide with Parcels 2 and 3 and have been approved for "LC" zoning subject to platting (Z-1192). The preliminary plat for this property was part of Ridge Plaza 5th Addition which was reviewed by the Subdivision Committee 8-23-79.

- A. Since this portion of Ridge Road now terminates in a cul-de-sac south of this plat, it is recommended that the street name be platted as Ridge Road Circle.
- B. The applicant shall guarantee reconstruction of Ridge Road Circle to commercial street standards from Taft south to, and including, the cul-de-sac.
- C. The applicant shall guarantee extension of City water to serve all lots.
- D. *OK* The City Engineer's representative shall be prepared to comment on the drainage plan for this property and state whether any drainage improvements need to be guaranteed with this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall submit an avigational easement and associated restrictive noise covenant for this property.
- 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.

S/D No.: 84-7

Name: Ridge Plaza 10th Addition

Preliminary Approved: 2-16-84

Scheduled S/D Meeting: 8-30-84

DESCRIPTION

General Location: Between Ridge Road and Mid-Continent Road in an area south of Taft.

Owner: Bowen Brady and Dale Hecox

Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 5.7 acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 4
 - Industrial:
 - Total: 4
 3. Minimum Lot Area: 49,900 sq. ft.
 4. Existing Zoning: AA w/DP-37
 5. Proposed Zoning: LC w/DP-37 (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. Since this portion of Ridge Road now terminates in a cul-de-sac south of this plat, it is recommended that the street name be platted as Ridge Road Circle.
 - B. The applicant shall guarantee reconstruction of Ridge Road Circle to commercial street standards from Taft south to, and including, the cul-de-sac.
 - C. The applicant shall guarantee extension of City water to serve all lots.
 - 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. Closure computations shall be submitted with the final plat tracing.
 - G. Recording of the plat within 30 days after approval by the Board of City Commissioners.