

WICHITA-SEDGWICK COUNTY

October 11, 1983

METROPOLITAN AREA PLANNING DEPARTMENT

Donald C. Gisick, City Clerk

TO

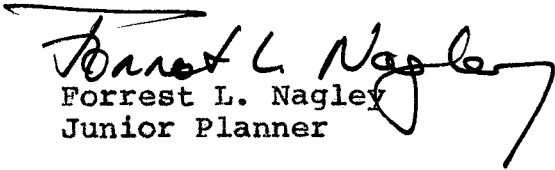
Forrest L. Nagley, Junior Planner

FROM

SUBJECT Release of letter of credit guaranteeing sanitary sewer relocations required by the platting of Plaza Twenty One 2nd Addition (S/D 8252) (Credit Number 101).

City Engineering has advised that the above-referenced work has been completed. The letter of credit may be released.

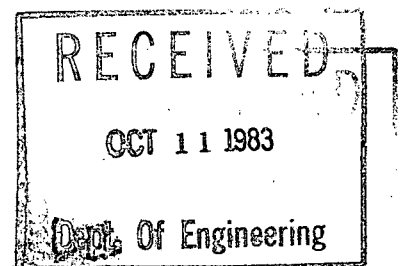
The original guarantee should be returned to the bank with their copy of this memorandum.


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Falleys, Inc., Attention: Mark Brewer, 3120 Kansas Avenue,
Topeka, Kansas 66611
Southwest Bank and Trust, Attention: Leland E. White, 1701
Gage Boulevard, Topeka, Kansas 66604
Mike Lindebak, City Engineer

COPY



Jae

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

May 11, 1983

Burke Financial Corporation
1125 North Main
Hutchinson, Kansas 67501

Re: Letter of credit guaranteeing the construction of a
major entrance to Woodlawn from Plaza Twenty One 2nd
Addition. (Credit Number 10).

Gentlemen:

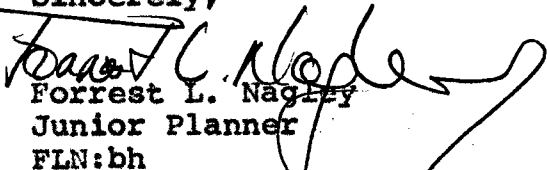
Burke Financial Corporation's letter of credit in the amount of \$3,000.00 guaranteeing the above-referenced improvement is nearing default. The terms of the letter of credit reference a project completion date of October 1, 1983. A recent field check of the property has verified that no development has occurred and, consequently, the major entrance has not been constructed.

The purpose of this letter is to bring this situation to your early attention so arrangements may be made for extending the time frame of the guarantee. Since no new development has taken place, we can authorize a 2-year extension of time provided the bank submits an amendment to your letter of credit which references the following:

- A. A new default or project completion date of October 1, 1985;
- B. A new negotiation or expiration date of December 1, 1985.

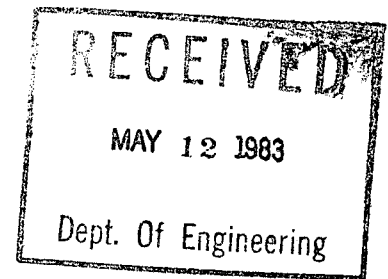
The needed amendment to your letter of credit needs to be submitted to this office no later than October 1, 1983. Should you have any questions, please call me at (316) 268-4421.

Sincerely,


Forrest L. Nagley
Junior Planner
FLN:bh

cc: University Bank, Attention: R. L. McManness, 1741 North
Hillside, 67214

*Mike Lindebak, Project Development Engineer, City Engineering

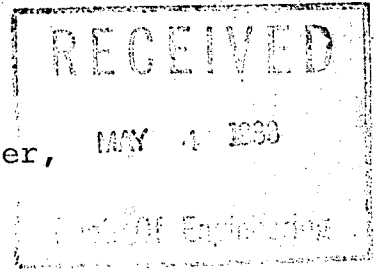


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WICHITA-SEDGWICK COUNTY

DATE
May 4, 1983

METROPOLITAN AREA PLANNING DEPARTMENT



TO Mike Lindebak, Project Development Engineer,
City Engineering

FROM Forrest L. Nagley, Junior Planner

SUBJECT

Status of improvements required in conjunction with the platting of Camelot Addition, Plaza Twenty One 2nd Addition, and Mid-America Addition.

When the above-referenced additions were platted, letters of credit were submitted as guarantee that certain required improvements would be constructed. The respective improvements, letter of credit, dollar amounts and default dates are as follows:

CAMELOT ADDITION

1. Installation of 24 L/Ft. of 18" corrugated metal pipe with flap gate for surface water drainage from the on-site pond to the east drainage ditch of Hydraulic Avenue. Also 892 L/Ft. of ditch grading along the east side of Hydraulic. Dollar amount of \$5,250,00. Default date of June 1, 1983.

✓ Chris

PLAZA TWENTY ONE 2ND ADDITION

1. Sanitary sewer relocation. Dollar amount of \$30,000.00. Default date of October 1, 1983.
2. Major entrance to Woodlawn Boulevard. Dollar amount of \$3,000.00. Default date of October 1, 1983.

No

No

MID-AMERICA ADDITION

1. Sanitary sewer extension to Lot 1. Dollar amount of \$16,000.00. Default date of August 1, 1983.

✓ gash built

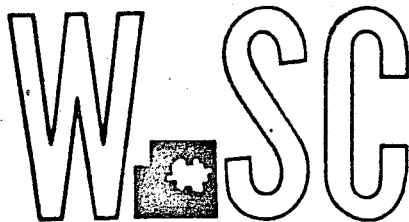
Please let me know if any of the above-referenced improvements have been completed so I may release the letter of credit. If the improvements have not been completed, please advise me as to any increase in the required dollar amount of the guarantee. I intend on granting a two-year extension of time to complete the work unless you request otherwise.

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

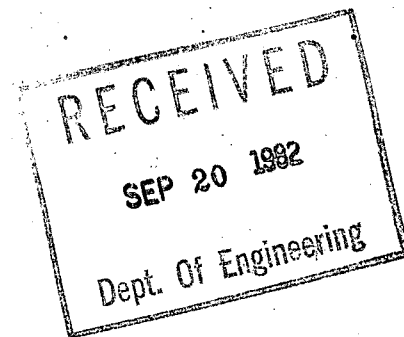
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mf

WICHITA - SEDGWICK COUNTY



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



September 17, 1982

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

Re: S/D 82-52 - Final plat of Plaza Twenty One 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on September 16, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. ~~The applicant shall guarantee construction of accel-decel lanes along 21st and Woodlawn adjacent to this property.~~
- B. The applicant shall make satisfactory arrangements with City Engineering for abandoning some existing sanitary sewer lines on this property. He shall also grant appropriate substitute easements and submit a guarantee for constructing a substitute sewer line.
- C. As requested by Southwestern Bell, a 10-foot utility easement along the east line of Lot 1 and a 10-foot easement between Lots 2 and 3 shall be shown on the plat. As requested by K.G. and E., a 10-foot utility easement along the west line of Lot 1 shall be shown on the plat.
- D. The applicant shall work out appropriate access control notations to be shown on the final plat tracing with Engineering and Planning. The number of allowed openings is already specified on the C.U.P.
- E. The applicant shall provide proof, by letter from Continental Pipeline Company or by copy of the easement agreement, that the 40-foot easement is adequate in width and location and that no building setback from the easement is required. ~~Any relocation or reconstruction of this pipeline required by the development of this property will be without cost to the City of Wichita.~~

Baughman Company, P.A.
September 17, 1982
Page 2

- F. In accordance with the sidewalk ordinance, the applicant shall submit a notarized sidewalk certificate which states that a sidewalk will be installed on 22nd Street adjacent to Lots 1 and 2 at the time these lots are developed.
- 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.

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, September 23, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call:

Sincerely,



Louise Olivarez
Senior Planner

LO:bh

cc: Grant Tidemann, 150 N. Market, 67202
Burke Energy, 1125 N. Main, Hutchinson, Ks. 67501
Falley's Inc., Attention: Mark Brewer, 3120 Kansas Avenue,
Topeka, Ks. 66611
X Mike Lindebak, City Engineering

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 82-52 Name Plaza Twenty One 2nd Addition
Date Application Rec'd. 9-3-82 Preliminary Approval _____
Scheduled S/D Meeting 9-16-82

DESCRIPTION

General Location N. W. Corner 21st St. North and Woodlawn

Owner Arthur O. Schreck c/o Grant Tidemann
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Kansas Zip Code 67211 Phone 262-7271

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>6.6 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>3</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>3</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>200 ft.</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>46,000 sq. ft.</u> | |
| 5. Existing Zoning <u>BB and LC</u> | |
| 6. Proposed Zoning <u>BB and LC w/C.U.P. (DP-56)</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) <u>Yes</u> <u>No</u> | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

Note: This property is subject to the conditions of associated commercial C.U.P. #DP-56 amended. Uses allowed for this property (which is Parcel 2 of the C.U.P.) are shopping center and/or offices, professional, personal services, comparison and convenience shopping, and restaurants except those where carry-out food service is the principal business.

- A. In accordance with provision #11 of the C.U.P., accel-decel lanes along 21st and Woodlawn shall be guaranteed at the time of platting.
- B. Twenty-foot sanitary sewer easements shall be granted to cover the existing sanitary sewer lines which cross this property unless satisfactory arrangements are made with the Department of Engineering to abandon these lines and provide an alternate means of sewer service for the present service area. Property immediately to the west of Lot 1 is currently platted into several residential lots whose only existing sewer access is the diagonal line running southwest out of Lot 1.
- C. All utilities shall be installed underground. The utility company representatives shall be prepared to request easements, if needed.
- D. The access control to Woodlawn shall be revised to read "access control except for one opening per lot."
- E. The C.U.P. limits the number of buildings on this property to five, with no more than three being within 300 feet of the south and east property lines.
- F. The applicant shall provide proof, by letter from Continental Pipeline Company or by copy of the easement agreement, that the 40-foot easement is adequate in width and location and that no building setback from the easement is required. Any relocation or reconstruction of this pipeline required by the development of this property will be without cost to the City of Wichita.
- G. The City Engineer's representative shall be prepared to comment on the applicant's proposed drainage plan and state whether any drainage improvements are required at the time of platting.

- H. Closure computations shall be submitted with the final plat tracing.
- I. 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.