

S/D No. 82-27 Name Mid-America Addition
Date Application Rec'd. 5-14-82 Preliminary Approval _____
Scheduled S/D Meeting July 8, 1982

DESCRIPTION

General Location East side of Broadway in an area south of Custy Street

Owner Bank of Mid-America, c/o Bob Saferite
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Kansas Zip Code 67211 Phone 262-7271

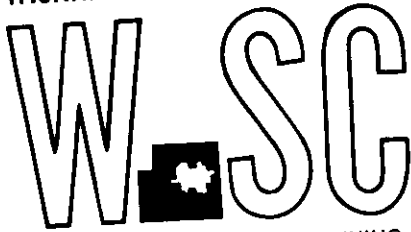
- | | |
|--|--|
| 1. Gross Acreage of Plat <u>0.92</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>50</u> R/W <u>200</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>1</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>200</u> 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>30,000 sq. ft.</u> | |
| 5. Existing Zoning <u>"AA"</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:

- A. Approval of this plat shall be subject to approval of associated zone case Z-2441, "AA" to "LC."
- B. The applicant shall guarantee extension of sanitary sewer to serve this lot.
- C. The representative from City Engineering should be prepared to state what utility easements are required to facilitate the sanitary sewer extension. Other easements, as may be requested by various utility companies, shall be shown on the final plat tracing.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The representative from City Engineering should be prepared to comment on the applicant's lot grading plan and state if any drainage improvements need to be guaranteed with this plat.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

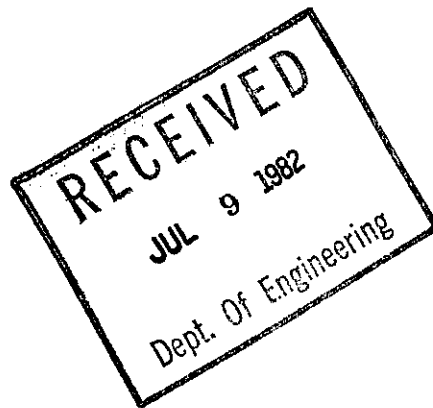
NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



July 9, 1982

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

Re: S/D 82-27 - Final plat of Mid-America Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 8, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Approval of this plat shall be subject to approval of associated zone case Z-2441, "AA" to "LC."
- B. The applicant shall guarantee extension of sanitary sewer to serve this lot and shall obtain any necessary off-site sewer easements.
- C. A 10-foot utility easement on the north and east lines of the plat and a 20-foot utility easement on the south line of the plat shall be granted.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. If any right-of-way has already been dedicated for Broadway, it shall be noted on the final plat tracing. Additional right-of-way to provide for a total of 50 feet half-street right-of-way shall be dedicated by this plat.
- F. 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.

Saughman Company - Page 2
July 9, 1982

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, July 15, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez
Senior Planner

LO:bh

cc: Bank of Mid-America, c/o Bob Saferite, 3193 S. Seneca, 67217
* Mike Lindebak, City Engineering

EASEMENT

THIS EASEMENT MADE THIS 13th DAY OF August, 1982,

BY AND BETWEEN Colonial Heights Assembly of God, Inc.
OF THE FIRST PART AND THE CITY OF WICHITA, OF THE SECOND PART.

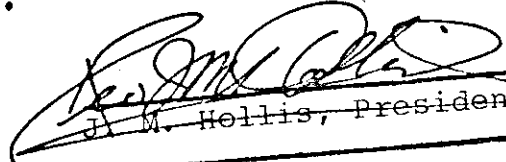
WITNESSETH: THAT THE SAID FIRST PART Y, IN CONSIDERATION OF THE SUM OF ONE DOLLAR (\$1.00) AND OTHER VALUABLE CONSIDERATION, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, DO HEREBY GRANT AND CONVEY UNTO THE SAID SECOND PARTY A PERPETUAL RIGHT-OF-WAY AND EASEMENT FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING SEWER AND ALL OTHER PUBLIC UTILITIES, OVER, ALONG AND UNDER THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SEDGWICK COUNTY, KANSAS, TOWIT:

Beginning 396 feet north and 250 feet east of the S.W. Corner of the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Sec. 21, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas; thence east parallel with the south line of the N $\frac{1}{2}$ of said SW $\frac{1}{4}$, 355 feet; thence north 20 feet; thence west 355 feet; thence south 20 feet to beginning.

AND SAID SECOND PARTY IS HEREBY GRANTED THE RIGHT TO ENTER UPON SAID PREMISES AT ANY TIME FOR THE PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING, AND REPAIRING SUCH SEWER AND ALL OTHER PUBLIC UTILITIES.

IN WITNESS WHEREOF: THE SAID FIRST PART Y HAS S SIGNED THESE PRESENTS THE DAY AND YEAR FIRST WRITTEN.

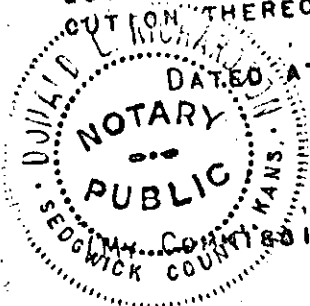
Colonial Heights Assembly of God, Inc.


J.M. Hollis, President

STATE OF KANSAS)
SEDGWICK COUNTY) SS

PERSONALLY APPEARED BEFORE ME A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID J.M. Hollis, President of Colonial Heights Assembly

God Church
TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOR
GOING INSTRUMENT OF WRITING AND SAID PERSON DULY ACKNOWLEDGED THE
CUTION THEREOF.



DATED AT WICHITA, KANSAS, THIS 13th DAY OF August, 1982.

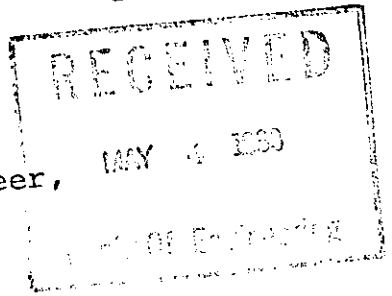

Donald L. Richardson
NOTARY PUBLIC

COMMISSION EXPIRES March 10, 1984

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

DATE
May 4, 1983



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 re-
quired 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.

✓ yash built

Please let me know if any of the above-referenced improve-
ments 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

FLN:bh

May 11, 1983

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

RECEIVED
MAY 12 1983
Dept. Of Engineering

TO Donald C. Gisick, City Clerk
FROM Forrest L. Nagley, Junior Planner

FROM
SUBJECT

Release of letter of credit associated with
Mid-America Addition (Credit Number 7).

When the above-referenced property was platted, a \$16,000.00 letter of credit was submitted as guarantee that sanitary sewer would be extended to serve Lot 1. City Engineering has advised that this sewer extension has been satisfactorily completed. The letter of credit should therefore be returned to the Bank of Mid-America.

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

FLN:bh

cc: Mike Lindebak, Project Development Engineer, City Engineering

Bank of Mid-America, Attention: Jerry D. Pierson,
3193 S. Seneca, 67217

COPY

YU