

TRIP NO. S/D 75-83 5851

NAME NORTH OLIVER INDUSTRIAL PARK

LOCATION: on the southeast corner of 37th St. north and Oliver.

ENGINEER Oblinger-Smith Corp. (Gary Wiley)

*/P.E.C.
(BILL KETNER)*

OWNER Richland Heights, Inc. et al

APPLICATION FILED 9-18-75

GRADING PLAN FILED 9-18-75

PRELIMINARY FILED 10-24-75

S/D ACTION 10-2-75 11-6-75 - approve

Revised Permit 10-21-76 - approve

FINAL FILED 12-20-76

S/D ACTION 12-30-76 *Approved*

MAJOR ACTION 1-6-77 *Approved*

FOO ACTION 5-10-77 *Approved*

RECORDED May 31, 1977

AGENCY (502-0245)

ACTION

DATE 6-75
~~10-75~~

12-30-26

1-6-77

S/D COMMITTEE (Prelim) Approved

(Final) Approved

S/D Approved

M.A.P.C.

5-11-77

B.C.C./B. Approved

10-21-76

S/D (Revised Prelim) approved

S/D 75-83 NORTH OLIVER INDUSTRIAL
PARK - generally located
- by Richland Heights
Inc., et al

POSTED
P. 24-75

Map No. 5851
Sec. No. 36
Twp. No. 26
Range 1E

Subdivision Report and Progress
S/D No.: 75-83

Name: NORTH OLIVER INDUSTRIAL PARK

General Location: on the east side of Oliver in an area south of 31st Street North

Owner: Richland Heights, Inc., Jesse Graham and Luis Casado
Address: 302 N. Main Phone: 262-5491
Subdivider: Luis Casado
Address: 302 N. Main Phone: 262-5491
Engineer/Surveyor: Oblinger-Smith Corp. (Gary Wiley)
Address: 625 First National Bank Building Phone: 262-0451

Application Received 9-18-75
Conf. with Applicant none
Sketch Plat Received 9-18-75
Present Zoning R-1
Proposed Zoning E
Letter of Intent 10-22-75

PREL. PLAT RECEIVED 10-24-75
S/D Comm. Action 10-27-75 11-6-75 approved
revised prelim. 10-21-76 approved
Dept. Report on Prel. 10-22-76

TRACING PROGRESS:

Received 4-28-77
Released _____
Received _____
Released _____

FINAL PLAT RECEIVED 12-20-76
S/D Comm. Action 12-30-76 approved
Dept. Report on Final 12-31-76
M.A.P.C. ACTION 1-6-77 approved
Dept. Report on Final 1-7-77
Letter on Irons Received 1/10
Title/Taxes Rec'd & Reviewed 4-28-77
Final Review 5-2-77
Referral to B.C.C. 5-2-77

B.C.C. ACTION 5-10-77 approved
Recorded May 31, 1977

Comments:

NORTH OLIVER INDUST. PARK

Raymond Davison, Trustee
Kechi Township
R. R. #2
Valley Center, Kansas 67147

1-17-77 sent correspondence also for Wilt Hinton
1900 Clinton
P.O. Box #049

5-17-77 called PEC to pick up tracing for recording

9075-83 n
3c2-0345 n

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

6-3-77

NORTH OLIVER INDUSTRIAL PARK ADDITION was

filed for record on May 31, 1977

Bette J. McArthur
Register of Deeds

T9-328

August 12, 1981

Curtis Whitney
c/o First National Bank
P.O. Box One
Wichita, Kansas 67201

Re: Returning of letters of credit guaranteeing landscaping
for North Oliver Industrial Park (C-704 and C-705)

Dear Mr. Whitney:

Phil Dietrich of County Public Works has asked me to return
the enclosed letters of credit to you.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:hh

Enclosures (2)

cc: Phil Dietrich, Senior Civil Engineer, Sedgwick County
Department of Public Works

THE CITY OF WICHITA

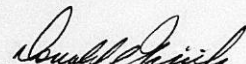


OFFICE OF THE CITY CLERK
CITY HALL — SECOND FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

August 12, 1981

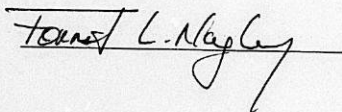
To Whom It May Concern:

The letters of credit guaranteeing landscaping for Lots 1 & 2, Block 1, North Oliver Industrial Park (Nos. C-784 and C-785) are hereby released to Mr. Forrest Nagley as requested in the August 10, 1981, letter from Mr. Claud S. Shelor, Sedgwick County Director of Public Works.


Donald C. Gisick
City Clerk

DCG/ddf

Received 8/12/81:





SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK

DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA
WICHITA, KANSAS 67213

PHONE 268-7901

Claud S. Shelor, P.E.
County Engineer/Director of Public Works

August 10, 1981

Office of the City Clerk
Donald C. Gisick, City Clerk
City Hall - Second Floor
455 North Main
Wichita, Kansas 67202

RE: Letters of credit guaranteeing landscaping for Lots 1 & 2, Block 1,
North Oliver Industrial Park (Credit Numbers C-784 and C-785)

Dear Mr. Gisick:

The above letters of credit from the First National Bank and Trust in the amounts of \$3,000.00 and \$1,800.00 were mistakenly filed in your office. The required landscaping has been satisfactorily completed and the letters of credit may be released.

Could you please release these letters of credit to Forrest Nagely of the Metropolitan Area Planning Department?

Very truly yours,

Claud S. Shelor, P. E.
Director of Public Works

CSS/PD/bd

cc: Forrest Nagely, M.A.P.D.

RECEIVED

AUG 10 1981

METROPOLITAN PLANNING

ROUTE

Nagely

**SEDGWICK COUNTY
DEPARTMENT OF
PUBLIC WORKS**

MEMO

TO: Forrest Nagely, M.A.P.D. FROM: Phil Dietrich *PD*
PROJECT: North Oliver Industrial Park
ITEM: Letters of Credit for Landscaping
DATE: August 10, 1981

Enclosed please find copy of letter to Mr. Donald Gisick asking him to release to you letters of credit for landscaping for above referenced addition.

When you have picked up letters, could you call below listed and he will pick up from you.

Curtis Whitney
1st National Bank
P. O. Box 1

If you have any questions, please call.

April 28, 1981

Lawrence W. Dean, Project Manager
Great Plains Industries, Inc.
1711 Longfellow Lane
Wichita, Kansas 67207

Re: SCZ-0345 and S/D 75-83
Revised Landscape Plan

Dear Mr. Dean:

Attached is a copy of the approved revised landscape plan for the area encompassed by the above referenced zone case. Two copies of the approved revised landscape plan have been forwarded to the Central Inspection Division for their information and files.

On Friday, April 24, 1981, John Fleck and I inspected the plantings. The area along Oliver is satisfactory, however, the Austrian Pines are 2-3 feet tall instead of 4-5 feet as indicated on the plan. One Austrian Pine is missing from the group of three, approximately 220 feet north of the entrance drive, and one spirea is missing from the group of four, approximately 370 feet north of the entrance drive. In addition, the area should be seeded as soon as possible so that the berms can be stabilized and runoff minimized.

In regard to the plant material on 37th Street, it appears that most of it was damaged by last summer's heat and will need to be replaced. This is especially true for the area on the west side of the floodway dedication. We feel that since there are some plant materials present and the possibility of replanting, that the letter of credits can be released. The plantings would be required prior to the issuance of a building permit on the northern quarter of the site.

Page Two
Lawrence W. Dean
April 28, 1981

With the understanding that the area along Oliver will be seeded, and the area along 37th Street will be planted prior to the issuance of additional building permits, we hereby approve the landscaping. We will notify the County Engineer, orally and by copy of this letter, that the plant materials have been satisfactorily planted and that your letters of credit (Numbers C784 and C785) with the First National Bank and Trust of Wichita may be released. If you have any questions, please call.

Sincerely,

Arthur D. Chambers
Arthur D. Chambers, AICP
Senior Planner

ADC:el

cc: Robert B. Feldner, Superintendent of Central Inspection
Claud Shelor, County Director - Department of Public Works
John W. Long, Vice President, 1st National Bank
105 North Main, Wichita 67202



1711 Longfellow Lane
Wichita, Kansas 67207
316-686-7361 Telex 417 357

GREAT PLAINS INDUSTRIES, INC.

RECEIVED

APR 22 1981

METROPOLITAN PLANNING

ROUTE 112

April 23, 1981

Mr. Arthur D. Chambers, Senior Planner
Metropolitan Area Planning Department
City Hall - Tenth Floor
455 North Main
Wichita, KS 67202

RE: SCZ-0345 - Revised Landscape Plan
Letters of Credit - Lots 1 & 2, Block 1, North Oliver Industrial
Park S/D 75-83 (Credit Numbers C 784 and C 785)

Dear Mr. Chambers:

We are hereby submitting five (5) copies, as requested, of our revised landscaping plan including the underground sprinkler system. Please have your department inspect.

Upon approval, we request that we be relieved of Letters of Credit as we have executed the landscaping plan as submitted.

Sincerely,

GREAT PLAINS INDUSTRIES, INC.

Carole Gilbert
Lawrence W. Dean By: Carole Gilbert, Executive Assistant
Project Manager

cc: Mr. Forrest L. Nagley, Junior Planner
Metropolitan Area Planning Dept.

Mr. John W. Long, Vice-President
First National Bank in Wichita

Mr. Phil Dietrich, Senior Civil Engineer
Sedgwick County Department of Public Works

Mr. Mike Lindebak, Program Development
City Engineering

April 1, 1981

Lawrence Dean, Project Manager
Great Plains Industries, Inc.
1711 Longfellow Lane
Wichita, Kansas 67207

Re: SCZ-0345 - Revised Landscape Plan

Dear Mr. Dean:

We have received and reviewed your letter regarding the landscaping requirements of the above referenced zone case. Although we have not yet received copies of the watering system from Cannon and Company, I am confident that they will be satisfactory. After the plan is reviewed and approved we retain two copies for our files, two are sent to Central Inspection and one is returned to the owner. If you do not want an approved copy, we only need four copies.

Central Inspection and MAPD use the plans for inspection and administration purposes and the plans need to be as accurate as possible. For that reason, the revised copies returned to us should show the substitution of the Red Maple for the Golden Raintree and the reduction of the junipers. Both of the changes are satisfactory. In addition, we need revised plans for the area along 37th Street. The revised plans along 37th Street should be included on the same plan for the area along Oliver.

Once the planting has been completed, please let me know so that we can inspect it. After the inspection we will notify Central Inspection and County Public Works that the landscaping has been planted. The County Engineer will then notify the County Clerk who will inform the First National Bank that the letters of credit may be released. If the planting has not been completed by April 30 we will need a new letter of credit in the amount of \$7,890.

If you have any questions regarding this matter, please call.

Sincerely,

Arthur D. Chambers
Senior Planner

ADC:el



1711 Longfellow Lane
Wichita, Kansas 67207
316-686-7361 Telex 417 357

GREAT PLAINS INDUSTRIES, INC.

RECEIVED

MAR 27 1981

METROPOLITAN PLANNING

ROUTE

March 26, 1981

Mr. Arthur D. Chambers, Senior Planner
Metropolitan Area Planning Department
455 North Main
Wichita, KS 67202

RE: SCZ-0345 - Revised Landscape Plan

Dear Mr. Chambers:

Thank you for approving our revised landscape plan for the Great Plains Business Park.

As an alternative to the expense of including our watering system on the landscape plan, I am requesting our supplier, Conner & Company, forward a copy of their plans to your attention. This will save us a large expense of having to redo our present plans on file in your office.

The only changes to the plant material you have on file is:

1. Substitute Red Maple for Golden Raintree (7 ea.)
2. Reduce 100 ea. Junipers to 70 ea.
3. Change the plant material along 37th Street to the following:

5 ea. Red Maple (4-6 feet)
5 ea. American Red Bud (4-6 feet)
5 ea. Purple Leaf Plum (2-3 feet)
5 ea. Pin Oak (3-5 feet)

I have enclosed Conner & Company Landscaping Division costing on the landscaping they plan to install. We plan to install privately the aforementioned substitute material, as well as the mulching on all plant material.

We do not have a final design approved, nor construction plans available for the park entrance sign at this time.

Page 2

Mr. Arthur D. Chambers, Senior Planner
Metropolitan Area Planning Department
March 26, 1981

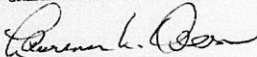
If it is absolutely necessary to forward five copies of the revised landscape plan, we will. However, I fail to recognize why as a firm totally responsible for the installation and expense, we have been able to function efficiently with only two copies, and your organization, which need only to approve our concept, needs five copies. It is this type of added cost which irritates developers.

Compared to the former plans filed by Mr. Casado and Mr. Graham, I believe you will find we have substantially upgraded plant material, irrigation, and beautification through the addition of grass seeding and berms. We lost all previously planted material (required to allow an occupancy permit of our building) due to the water department not installing their street washer outlet in a timely fashion. We would never have installed the former plants if not for your department's requirement. This was a very expensive venture into governmental regulation. The added cost of approximately \$200 per acre for dead trees is extremely hard to justify to prospective land purchasers. Our present plans should clearly indicate we in no way wish to evade your demands, but that we also agree that properly installed landscaping enhances property value.

I have been assured by Sandra Simon of Conner & Company that plant material will be installed during April, and your deadline of April 30th will be maintained. I need your instructions as to how we may have our present Letter of Credit voided when the landscaping is complete.

Very truly yours,

GREAT PLAINS INDUSTRIES, INC.



Lawrence W. Dean
Project Manager

cc: Conner & Company
P.O. Box 4284
Wichita, KS 67204

Site Planning Associates
9324 West Central
Wichita, KS 67212

Proposal

Page No. 1 of 1 Pages

GREENWAY ELECTRIC INC.
1424 North Dowley
Wichita, Kansas 67214
(316) 267-8185

Copy for MARD

PROPOSAL SUBMITTED TO Great Plains Ins. Attn. Larry Depp	PHONE 688-3417	DATE March 13, 1971
STREET 35th St. Oliver	JOB NAME Oliver street sign service	
CITY, STATE AND ZIP CODE Wichita, KS 67220	JOB LOCATION	JOB PHONE
ARCHITECT	DATE OF PLANS	

We hereby submit specifications and estimates for:

- We will furnish and install the following:
- (1) 2" PVC underground conduit from K&E power pole to the sign location. 2" conduit required by K&E.
 - (2) 150 amp 240/120 volt single phase panel at sign for power for the sign and sprinkler control.
 - (3) hook up sign and furnish photo electric control for automatic operation.
 - (4) supply one circuit of 110 volt power to sprinkler control panel for sprinkler controls.

Note: There is no K&E cost shown in this proposal price. At this time we don't expect any additional charges from K&E.

We Propose hereby to furnish material and labor -- complete in accordance with above specifications, for the sum of: Eight hundred, seventy seven and 97/100 dollars (\$ 877.97).

Payment to be made as follows:
Payment due in full upon completion.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature

[Signature]
Note: This proposal may be withdrawn by us if not accepted within thirty (30) days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Signature

Date of Acceptance: 3/16/71

FORM 118-B COPYRIGHT 1960 - Available from NCR/Inc. Garden, Mass. 01450

MICROFILMED
FROM THE BEST
AVAILABLE COPY

Copy for MAPD
Feb. 26, 1981

ATTACHMENT "A"

GREAT PLAINS BUSINESS PARK

Landscape Plantings

Common Name	Size	Condition	Qty.	Unit Price	Total Price
Thornless Honeylocust	2"-2½"	B & B	9	\$80.00	\$720.00
Hackberry	2"-2½"	B & B	6	80.00	480.00
Japanese Pagoda Tree	2"-2½"	B & B	4	120.00	480.00
London Plane Tree	2"52½"	B & B	3	120.00	360.00
Cottonless Cottonwood	1½"-2"	B & B	5	65.00	325.00
Austrian Pine	4'-5'	B & B	17	70.00	1190.00
Canaert Red Cedar	4'-5'	B & B	3 19	60.00	1140.00
White Angel Crab	1½"-13/4"	B & B	5 <i>lbs</i>	75.00	375.00 <i>lbs</i>
(Substitute for Snowdrift Crab)					
Russian Olive	5'	B & B	2	25.00	50.00
(Substitute for 1½"-2")					
Morrow Honeysuckle	24"-36"	Cont. or B & B	8	15.00	120.00
Bridalwreath Spirea	24"-36"	Cont. or B & B	7	15.00	105.00
Webber Juniper	5 Gal.	Cont.	79	25.00	1975.00
(Substitute for Waukegan Creeping Juniper)					
Oriental Arborvitae	4'-5'	B & B	16	40.00	640.00
Clavey Dwarf Honeysuckle*		BR	5	10.00	50.00
Snowmound Spirea*		BR	4	10.00	40.00
Flowering Almond*		BR	2	10.00	20.00
					<u>\$8,070.00</u>
					(409.75)
					<u>\$7,660.25</u>
					229.81
					<u>\$7,890.06</u>
					Deduct Mulch (Materials & Labor)
					Sales Tax

Saundra S. Simon
Landscape Division Mgr.
CONNOR & CO.

furnishing: [Signature]

*Price includes ~~planting labor only~~ *furnishing*. Plants to be supplied by Great Plains Industries Inc.

February 2, 1981

Robert Feldner, Superintendent of Central Inspection

Jack H. Galbraith, Chief Planner

Issuance of building permits for Lots 1 and 2, Block 1,
North Oliver Industrial Park - S/D 75-83

A condition of approval associated with the platting of North Oliver Industrial Park Addition involved the guaranteeing of landscaping adjacent to the plat's frontage to Oliver Street and 37th Street North. A recent field inspection of the site shows that the required landscaping remains incomplete.

On January 26, 1981, this office wrote Mr. C. D. Peer of Great Plains Industries, Inc., the present owner of this property, to remind him of their agreement to complete the required landscaping in accordance with the approved landscaping plan dated March 19, 1980. The landscaping is presently guaranteed by two letters of credit, each of which reference a default date of April 30, 1981.

Until the landscaping is either completed in accordance with the approved plan, or a satisfactory guarantee is resubmitted, we request that no building permits be issued for Lots 1 and 2, Block 1, North Oliver Industrial Park. Should you have any questions regarding this matter, please advise.

Jack H. Galbraith
Chief Planner

JHG:FLN:vn

cc: C.D. Peer, President, Great Plains Industries, Inc., 1711
Longfellow Lane, 67207
John W. Long, Vice President, First National Bank, 105 N.
Main, 67202 (letter of credit numbers C 784 and C-785)

January 26, 1981

C. D. Peer, President
Great Plains Industries, Inc.
1711 Longfellow Lane
Wichita, Kansas 67267

Re: Letters of credit guaranteeing landscaping for Lots 1 and
2, Block 1. North Oliver Industrial Park - S/D 75-83
(Credit Numbers C 784 and C 785)

Dear Mr. Peer:

Your letters of credit from First National Bank and Trust in the amounts of \$3,000.00 and \$1,800.00 guaranteeing the required landscaping for the above referenced addition are nearing default. Our files indicate that Great Plains Industries agreed to complete the landscaping on or before April 30, 1981. This agreement on your part was in response to a condition of approval associated with the platting of North Oliver Industrial Park. An inspection of the site shows that the required landscaping remains uncompleted.

This letter acts to remind you of your agreement to complete the required landscaping by April 30, 1981. If this improvement is not completed in accordance with your approved landscaping plan dated March 19, 1980 I will be required to turn your letters of credit over to the County Engineer's office for collection.

Should you have any questions about this matter, please do not hesitate to contact me at 268-4421. I have attached copies of your letters of credit for your reference and information.

Sincerely,

Forrest L. Magley
Junior Planner

FLM:hh

Attachments (2)

cc: John W. Long, Vice-President, First National Bank,
105 N. Main, 67202
Phil Dietrich, Senior Civil Engineer, Sedgwick County
Department of Public Works
Mike Lindebak, Program Development, City Engineering

RECEIVED

JAN 16 1981
METROPOLITAN PLANNING
ROUTE Nagley



MacArthur's Point

727 W. McArthur Road
Wichita, Kansas 67217
(316) 522-1041

January 15, 1981

Mr. Forrest L. Nagley, Junior Planner
Wichita-Sedgwick Co. Metropolitan Area
Planning Department
City Hall - 10th Floor
455 N. Main St.
Wichita, Kansas 67202

RE: Letter of Credit guaranteeing
deceleration lane for entrance to
Lot 1, North Oliver Industrial Park

Dear Mr. Nagley:

This is to inform you that the above mentioned deceleration lane
has been installed.

I talked to Mid-Kansas today, and they said the final dirt work
was completed as of January 9, 1981.

Sincerely,

MAC ARTHUR BEACH PROPERTIES

Wm. F. Binter

WFB:jd

cc/ C.D. Peer, President, Great Plains Industries, Inc.
1711 Longfellow Lane, 67207
R.M. Briley, Vice President, Fourth National Bank & Trust Co.
100 N. Broadway, 67202
Mike Lindebak, Program Development Engineer, City Engineering

January 7, 1981

Mac Arthur Beach Properties
1900 Amidon
Wichita, KS 67203

RE: Letter of Credit guaranteeing deceleration
lane for entrance to Lot 1, North Oliver
Industrial Park

The letter of credit from the Fourth National Bank and Trust Company in the amount of eight-thousand dollars (\$8,000) guaranteeing the construction of a deceleration lane at the Oliver Street driveway entrance to Lot 1 in North Oliver Industrial Park Addition is about to expire. To the best of our knowledge the required deceleration lane has not yet been constructed.

We can accept a one-year extension of time for this platting guarantee provided the dollar amount is increased to nine thousand, six hundred dollars (\$9,600) and a new letter of credit form is submitted benefiting the City of Wichita. These changes are necessary in order to provide for inflationary cost increases as well as the fact that the property has recently been annexed into the City of Wichita. I have enclosed the proper form for your use when renewing this guarantee. The new default date will be January 2, 1982 and the new negotiation or expiration date will be March 2, 1982.

Should you have any questions regarding this matter please call me at 268-4421.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:vu
Enclosure

cc: C.D. Peer, President, Great Plains Industries, Inc., 1711 Longfellow
Lane, 67207

R.M. Briley, Vice President, Fourth National Bank & Trust Company
10 N. , 67202

MIKE LINDBAK, PROGRAM DEVELOPMENT ENGINEER, CITY
ENGINEERING.

FOURTH NATIONAL BANK & TRUST CO
WICHITA, KANSAS 67202 / MEMBER FDIC

TheFourth

IV

RE: IRREVOCABLE LETTER OF CREDIT NO. 461

June 27

19 80

AMENDMENT NO. 3

TO: Board of County Commissioners
Sedgwick County, Kansas



IN ACCORDANCE WITH INSTRUCTIONS RECEIVED FROM
McArthur Beach Properties

WE HEREBY AMEND THE AFOREMENTIONED CREDIT, ISSUED IN YOUR FAVOR, AS FOLLOWS:

The expiration date has been extended to January 2, 1981.

ALL OTHER CONDITIONS REMAINING UNCHANGED.

AS THIS LETTER IS TO BE CONSIDERED A PART OF THE AFOREMENTIONED CREDIT INSTRUMENT, IT SHOULD BE ATTACHED THERETO.

THE FOURTH NATIONAL BANK and TRUST COMPANY, WICHITA

A handwritten signature in cursive script, appearing to read "R. M. Briley".

AUTHORIZED SIGNATURE

R. M. Briley, Vice President

THE CITY OF WICHITA



OFFICE OF THE CITY CLERK
CITY HALL - SECOND FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

June 26, 1980

Mr. L. E. Mullins
Director of Public Works
Sedgwick County
Wichita, KS 67213

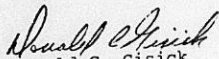
Dear Mr. Mullins:

The following items have been released to Mr. Forest Nagley,
as per your request of June 26, 1980:

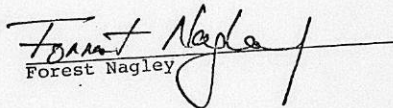
Letter of Credit No. 461
Amendment No. 1
Amendment No. 2

Mr. Nagley has signed below, certifying receipt of the items.

Sincerely,


Donald C. Gisick
City Clerk

DCG/ddf


Forest Nagley



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA
WICHITA, KANSAS 67213

PHONE 268-7901

LAWRENCE E. MULLINS
DIRECTOR OF PUBLIC WORKS

DATE: June 26, 1980
TO: Donald C. Bissilk, City Clerk
City of Wichita
FROM: L. E. Mullins *L.E. Mullins*
SUBJECT: Letter of Credit #461, North Oliver Industrial Park

On May 10, 1977, the above referenced Letter of Credit made out to the Sedgwick County Department of Public Works, was mistakenly filed in your office.

Could you please release the same to Forrest Nagely of the Metropolitan Area Planning Department?



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA
WICHITA, KANSAS 67213

PHONE 268-7901

LAWRENCE E. MULLINS
DIRECTOR OF PUBLIC WORKS

DATE: June 24, 1980
TO: G. Craig Robinson, Assistant County Counselor
FROM: Joe D. Freeman *JDF*
SUBJECT: Irrevocable Letter of Credit Deceleration Lane at Driveway
Lot 1, Block 1, North Oliver Industrial Addition

It has come to our attention that the above Letter of Credit is about to expire (2nd extension). Field investigation of the site reveals the deceleration lane has not been constructed.

Since two (2) extensions have already been granted, it is our opinion that no additional extensions should be granted and the provisions of the Letter of Credit should be invoked. If the property owner of Lot 1 should request through M.A.P.D. a vacation of the access along the west line of Lot 1, utilizing a public street being proposed by a replat of Lot 2, the deceleration requirement could be voided.

You can contact Forrest Nagely of M.A.P.D. for the original Letter of Credit, for it is our understanding that it was filed with the City Clerk.

If you should have any questions, please call.

enc:
cc: Forrest Nagely, M.A.P.D. ✓
Plat File

RECEIVED
JUN 26 1980
METROPOLITAN PLANNING
ROUTE *Nagely*

6/26/80

TALKED WITH PAUL DIETRICH OF
CO. PUBLIC WORKS ON 6/19/80.
RE: REQUIRED DECEL LANE ON
CURVE TO SERVE LOT 1. TOLD
DWM LETTER OF CREDIT GUARANTEEING
THIS IMPROVEMENT IS NEARING
EXPIRATION (7/1/80) & THAT IF THE
WORK WAS NOT COMPLETE THE CO.
SHOULD PROCEED TOWARD COLLECTION
AT THIS TIME. HE ADVISED THAT
LANE HAD BEEN CONSTRUCTED &
WAS SENDING US PHOTOGRAPHS OF
SITE.

Fernand Alcala

June 27, 1979

Donald C. Gisick, City Clerk

Louise Olivarez, Senior Planner

Amendment to Irrevocable Letter of Credit associated
with North Oliver Industrial Park

On May 10, 1977, the Board of City Commissioners approved the plat of North Oliver Industrial Park and received and filed four associated letters of credit guaranteeing decel lanes and landscaping for each of the two lots. One of the letters of credit has been released, two have been renewed, and now the fourth and final letter of credit has been renewed. Attached is the amendment to Letter of Credit No. 461 for the account of MacArthur Beach Properties in the amount of \$8,000.00 guaranteeing the construction of a decel lane at a driveway entrance to Lot 1, Block 1, North Oliver Industrial Park. Please file the attached letter of credit amendment with the original letter of credit.

If you have any questions regarding these letters of credit, please call me at 4421.

Sincerely yours,

Louise Olivarez
Senior Planner

LO:bh

Attach.

FOURTH NATIONAL BANK & TRUST CO
WICHITA, KANSAS 67202 / MEMBER FDIC

TheFourth

IV

June 14

19 79

RE: IRREVOCABLE LETTER OF CREDIT NO. 461

AMENDMENT NO. 2

TO: Board of County Commissioners
Sedgwick County, Kansas


IN ACCORDANCE WITH INSTRUCTIONS RECEIVED FROM
McArthur Beach Properties

WE HEREBY AMEND THE AFOREMENTIONED CREDIT, ISSUED IN YOUR FAVOR, AS FOLLOWS:
The expiration date has been extended to July 1, 1980.



ALL OTHER CONDITIONS REMAINING UNCHANGED.
AS THIS LETTER IS TO BE CONSIDERED A PART OF THE AFOREMENTIONED CREDIT INSTRUMENT, IT
SHOULD BE ATTACHED THERETO.

THE FOURTH NATIONAL BANK and TRUST COMPANY, WICHITA


AUTHORIZED SIGNATURE
R. M. Briley, Vice President

April 9, 1979

MacArthur Beach Properties
1900 Amidon
Wichita, Kansas 67203

Re: Letter of credit guaranteeing deceleration lane for entrance
to Lot 1, North Oliver Industrial Park

Gentlemen:

The letter of credit from Fourth National Bank and Trust Company in the amount of \$8,000.00 guaranteeing the construction of a deceleration lane at the Oliver Street driveway entrance to Lot 1 in North Oliver Industrial Park Addition is about to expire. The County Engineer's office advises that this deceleration lane has not yet been constructed. The new owner, Great Plains Industries, Inc., has renewed the landscaping guarantee but asked us to contact you about this decel lane guarantee.

If the decel lane is to be constructed in the future, we can accept a new letter of credit for a maximum two year time limit (to April 30, 1981). Due to inflation, the amount of a new guarantee should be increased 20% to \$9,600.00. If no entrance from Oliver to Lot 1 is now desired, the owner may grant abutter's access rights to Oliver and thereby eliminate the need for a decel lane guarantee. Please advise the Planning Department of which alternative you plan to choose. I have enclosed a letter of credit form for your use should you plan to renew the guarantee. We will be happy to prepare the "dedication of abutter's access rights" document if the owner requests it.

Please call me at 268-4421 if you have any questions about this decel lane guarantee.

Sincerely,

Louise Olivarez
Junior Planner

LO:bh

cc: C. D. Peer, President, Great Plains Industries, Inc.,
1711 Longfellow Lane, 67207

April 9, 1979

Donald C. Gisick, City Clerk

Louise Olivarez, Junior Planner

Release of 3 letters of credit and filing of 2
new letters of credit for North Oliver Industrial
Park.

On May 10, 1977, the Board of City Commissioners approved the
plat of North Oliver Industrial Park and received and filed 4
associated letters of credit guaranteeing decel lanes and land-
scaping for each of the 2 lots. The letter of credit from First
National Bank in the amount of \$16,000 (Credit No. C-527)
guaranteeing two deceleration lanes at driveway entrances to
Lot 2 may be released at the request of the bank or one of the
purchasers, Luis Casado or Jesse Graham. This work has been
satisfactorily completed.

The \$2,500.00 letter of credit from First National Bank (Credit
No. C-528) guaranteeing landscaping and screening for Lot 2 and
the \$1,500.00 letter of credit from Fourth National Bank and
Trust Company (Credit No. 462) guaranteeing landscaping and
screening for Lot 1 may be released at such time as the new
letters of credit are received and filed.

The \$8,000.00 letter of credit from Fourth National Bank guaranteeing
construction of a deceleration lane at a driveway entrance to Lot
1 may not be released at this time as this work has not yet been
done.

If you have any questions regarding these letters of credit,
please call.

Sincerely yours,

Louise Olivarez
Junior Planner

LO:bh

cc: Luis Casado, 302 N. Main, 67201
MacArthur Beach Properties, 1900 Amidon, 67203
First National Bank in Wichita, 105 N. Main, 67201
Attention: John W. Long, Vice President and Cashier
Fourth National Bank and Trust, 100 N. Broadway, 67201
Attention: Peter Redman
C.D. Peer, President, Great Plains Industries, Inc.
1711 Longfellow Lane, 67207

IRREVOCABLE LETTER OF CREDIT

FIRST NATIONAL BANK & TRUST IN WICHITA
(NAME OF BANK)

DATE: March 27, 1979

COUNTY OF SEDGWICK
STATE OF KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 1,800.00 for the account of GREAT PLAINS INDUSTRIES, INC.

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before

April 30, 1981 (6)
~~(INSERT DATE TWO YEARS FROM MAPS APPROVAL OF PLAN)~~

1. Landscaping and Screening for Lot 1, Block 1, along Oliver and along 37th Street North
- 2.
- 3.

in North Oliver Industrial Park Division a subdivision located in County of Sedgwick, State of Kansas.

Acting through the County Engineer/Director of Public Works, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The PURCHASER has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under First National Bank & Trust of Wichita, Credit NO. C785, dated March 28, 1979.
(Name of Bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before July 1, 1981

(insert a date at least 60 days after the date on line 6)

Very truly yours,

FIRST NATIONAL BANK & TRUST, WICHITA
(Name of Bank)

BY: John W. Long
(authorized signature)
John W. Long, V.P. & Cashier

(CORPORATE SEAL)



IRREVOCABLE LETTER OF CREDIT

FIRST NATIONAL BANK & TRUST IN WICHITA
(NAME OF BANK)

DATE: March 27, 1979

COUNTY OF SEDGWICK
STATE OF KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 3,000.00 for the account of GREAT PLAINS INDUSTRIES, INC.

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before

April 30, 1981 (6)
~~(INSERT DATE TWO YEARS FROM MAPC APPROVAL OF PLAT)~~

1. Landscaping and Screening for Lot 2, Block 1, along Oliver and along 37th Street North
- 2.
- 3.

in North Oliver Industrial Park Division a subdivision located in County of Sedgwick, State of Kansas.

Acting through the County Engineer/Director of Public Works, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The PURCHASER has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under First National Bank & Trust of Wichita, Credit NO. C784, dated March 28, 1979.
(Name of Bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before July 1, 1981

(insert a date at least 60 days after the date on line 6)

Very truly yours,

FIRST NATIONAL BANK & TRUST, WICHITA
(Name of Bank)

BY: John W. Long
(Authorized signature)
John W. Long, V.P. & Cashier

(CORPORATE SEAL)





1711 Longfellow Lane
Wichita, Kansas 67207
316-686-7361 Telex 417 357

GREAT PLAINS INDUSTRIES, INC.



March 29, 1979

Mr. Jack H. Galbraith, City Planner
Metropolitan Area Planning Commission
City Hall - Tenth Floor
455 North Main Street
Wichita, KS 67202

SUBJECT: Lots 1 and 2, Block, 1, North Oliver Industrial Park

Dear Mr. Galbraith:

Enclosed are two Letter of Credit forms concerning guarantees originally submitted by MacArthur Beach Properties and Luis Casado and Jesse Graham on the subject properties.

We have released MacArthur Beach Properties and Casado/Graham on their landscaping commitment and are herewith submitting two Irrevocable Letters of Credit in a total amount of \$4,800.00 for this requirement.

The \$8,000.00 Irrevocable Letter of Credit executed by MacArthur Beach Properties on the deceleration lane guarantee will need to be renewed by them. Please forward the proper forms to their attention.

If you have any additional questions concerning either Letter of Credit, please contact me.

Sincerely,

C. D. Peer
President

cc: MacArthur Beach Properties, 1900 Amidon, 67203
Luis A. Casado, 302 North Main Street, 67202
Jesse L. Graham, 1403 Harding, 67208
James Pattinson, Assistant County Counselor, 525 North Main, 67203
Board of County Commissioners, 525 North Main, 67203

Enclosure: (Noted)

March 15, 1979

Mr. C. D. Peer, President
Great Plains Industries, Inc.
1711 Longfellow Lane
Wichita, Kansas 67207

Re: Lot 1, Block 1, North Oliver Industrial Park - letters
of credit

Dear Mr. Peer:

I am enclosing two letters of credit forms for your use in renewing the guarantees which were originally submitted by MacArthur Beach properties for the above-referenced lot. The \$1,500.00 letter of credit for the landscaping will expire on April 28, 1979, as well as the \$8,000.00 letter of credit for a deceleration lane on Oliver at Lot 1, Block 1. Your letter mentions that you will be renewing the landscaping guarantee, but does not mention the decel lane guarantee. We are wondering what arrangements you may have made with the former owners for the construction of this decel lane.

A landscape plan prepared by Rogers Nursery was submitted two years ago and was approved. The County Public Works Department has a copy of this approved landscape plan on file and the issuance of building permits on this lot will be subject to the landscaping being completed in accordance with these approved plans. Due to inflation, the amount of guarantee needed to renew this letter of credit is now \$1,800.00. The amount needed to renew this decel lane guarantee should also be increased 20% to \$9,600.00. Both may be renewed for a maximum of two years. The decel lane will be required when development occurs on Lot 1, Block 1. The new letters of credit should be returned to our office for filing with the Clerk.

If you have any questions about these guarantees or any other requirements made during the platting or re-zoning of this property, we will be happy to discuss them with you.

Sincerely yours,

Jack H. Galbraith
Chief Planner
JHG:LO:bh

Mr. C. D. Peer
Page 2
3-15-79

cc: Tom Scott, County Commissioner
Everett Patrick, County Commissioner
Donald E. Gragg, County Commissioner
James Pattinson, Assistant County Counselor
MacArthur Beach Properties, 1900 Amidon, 67203



7 March 1979

Board of County Commissioners
Sedgwick County
525 No. Main
Wichita, KS. 67203

RE: Lot 1, Block 1, North Oliver Industrial Park Addition,
Sedgwick County, Kansas

Dear Sirs:

As of this date we are the new owners of the subject property.

We wish to relieve McArthur Beach Properties from their Letter of Credit arrangement for \$1,500.00 to provide their share of shrubbery landscaping along Oliver and 37th Streets. Please forward the necessary forms to have our bank, First National Bank and Trust Co., Wichita, issue a new Letter of Credit toward the finalization of this requirement.

Until we have properly provided for the watering and manpower capability for the landscaping, which should be in the Spring of 1980, we would like to continue the Letter of Credit arrangement, rather than plant unattended shrubs.

Very truly yours,

GREAT PLAINS INDUSTRIES, INC.

C.D. Peer
C.D. Peer
President

Encl. McArthur Beach Properties Letter of Indemnification.

cc: John H. Galbraith
Metropolitan Area Planning Department
Wichita City Hall
455 No. Main
Wichita, KS. 67202

CP:ms

from: *W* date: 3/2/79

admin. adv. plans cur. plans social

- | | | | |
|------------------------------------|------------------------------------|--|-----------------------------------|
| <input type="checkbox"/> iakin | <input type="checkbox"/> stockwell | <input type="checkbox"/> galbraith | <input type="checkbox"/> michell |
| <input type="checkbox"/> walter | <input type="checkbox"/> funk | <input type="checkbox"/> lytle | <input type="checkbox"/> lane |
| <input type="checkbox"/> eubanks | <input type="checkbox"/> shen | <input type="checkbox"/> young | <input type="checkbox"/> kohl |
| <input type="checkbox"/> hanson | <input type="checkbox"/> losaw | <input type="checkbox"/> meak | <input type="checkbox"/> hart |
| <input type="checkbox"/> nelson, v | <input type="checkbox"/> apodaca | <input type="checkbox"/> shirkey | <input type="checkbox"/> covert |
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| <input type="checkbox"/> brothers | <input type="checkbox"/> schaefer | <input checked="" type="checkbox"/> olivarez | <input type="checkbox"/> patrick |
| <input type="checkbox"/> peters | <input type="checkbox"/> brown | <input type="checkbox"/> | <input type="checkbox"/> beebe |
| <input type="checkbox"/> craig | <input type="checkbox"/> butler | | <input type="checkbox"/> syal |
| <input type="checkbox"/> barnes | <input type="checkbox"/> huggins | | <input type="checkbox"/> davis |
| <input type="checkbox"/> pierce | <input type="checkbox"/> nagley | | <input type="checkbox"/> luetters |
| <input type="checkbox"/> stafford | <input type="checkbox"/> rickteig | | <input type="checkbox"/> sharpe |
| <input type="checkbox"/> garland | <input type="checkbox"/> forinash | | <input type="checkbox"/> harvey |
| <input type="checkbox"/> pate | <input type="checkbox"/> chambers | | <input type="checkbox"/> smith |
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| <input type="checkbox"/> commer | | | |
| <input type="checkbox"/> vinson | | | |
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graphics

- | | |
|--|--------------------------------------|
| <input type="checkbox"/> note & return | <input type="checkbox"/> signature |
| <input type="checkbox"/> handle | <input type="checkbox"/> library |
| <input type="checkbox"/> all staff | <input type="checkbox"/> information |
| <input type="checkbox"/> comment | <input type="checkbox"/> files |

remarks: *Prepare response and copy in Bdy to Com. Send new letter of credit forms. Draft*

WICHITA-SEDGWICK COUNTY

DATE
October 17, 1977

METROPOLITAN AREA PLANNING DEPARTMENT

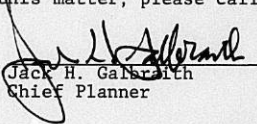
TO Donald C. Gisick, City Clerk
FROM Jack H. Galbraith, Chief Planner

SUBJECT S/D 75-83 - North Oliver Industrial Park -
Letter of Credit guarantee for decel lanes.

We have been advised by the County Department of Public Works that the deceleration lanes on Oliver required as a condition of plat approval have been constructed in accordance with the County Engineer's specifications.

The applicant submitted two irrevocable letters of credit from the Fourth National Bank, Credit No. C-527, for \$16,000 for two decel lanes at driveway entrances to Lot 2, Block 1 on Oliver; and Credit No. 461, for \$8,000 for one decel lane at a driveway entrance to Lot 1, Block 1 on Oliver. These letters of credit were accepted by the Board of City Commissioners on May 10, 1977. Your office is holding said letters of credit and they may now be released at request from the applicant, Luis Casado ~~or~~ the Fourth National Bank.

If you have any questions concerning this matter, please call.


Jack H. Galbraith
Chief Planner

Robert A. Lakin
Director of Planning

JHG:CLN:e1

cc: Luis Casado, 302 N. Main, 67202
Chris Brennenstuhl, County Public Works Dep't.
Fourth National Bank, Attention: Peter Redman, V.P.
100 North Broadway, 67202

11-2-77
Do not send
Chris says only 2
of the 3 openings
are done



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1018 STILLWELL
WICHITA KANSAS 67214

268-7901
PHONE 268-7901

G. C. MCLURE JR. P. E.
COUNTY ENGINEER/DIRECTOR OF PUBLIC WORKS

DATE: September 29, 1977
TO: Dorothy K. White, County Clerk
ATTENTION: Judy Smith
FROM: C.M. Brennenstuhl, E.I.T. *CMB*
SUBJECT: North Oliver Industrial Park



The construction of acceleration and deceleration lanes required in connection with North Oliver Industrial Park, an addition to Sedgwick County, Kansas, has been completed and meets the approval of this department. We hereby request that the irrevocable letter of credit secured for said construction be released.

cc: Curtis Newby, MAPD
CMB/cm

Newby

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 75-83 Name North Oliver Industrial Park
Application & Sketch Filed: 9-18-75
Preliminary Plat Filed: 10-21-75 Approved by S/D: 11-6-75
Final Plat Filed: 12-20-76 Approved by S/D: 12-30-76
Approved by Metropolitan Area Planning Commission: 1-6-77

DESCRIPTION

General Location: On the east side of Oliver in an area south
of 37th Street North.

Surveyor or Engineer: Professional Engineering Consultants
Owner: Richland Heights Inc., Jesse Graham and Luis Casado
Address: 302 N. Main

- | | | | |
|-------------------------------|----------|-----------------------|--------------------|
| 1. Gross Acreage of Plat | 88.5 | 6. Access Control | |
| 2. Number of Lots: | | St. Oliver | No. Openings 3 |
| Residential | | St. 37th St. No. | No. Openings 1 |
| Commercial | | St. | No. Openings |
| Industrial | 2 | 7. Req'd Improvements | |
| Other | | St. Paving De Cel | * Water Existing |
| Total Number of Lots: | 2 | Sidewalk NOT req'd | Drainage App. Plan |
| 3. Minimum Lot Area: | 43 Acres | * Sewer Existing | Other Landscape & |
| 4. Existing Zoning | R-1 | | Screening Guarante |
| 5. Special Problems Discussed | None | | |
- *Property is served by Bel Aire sewer and a City of Wichita water line is adjacent to the property.

Irrevocable letters of credit have been submitted for \$8,000 and \$16,000 for installation of de cel lanes on Oliver; for \$1,500 and \$2,500 for installation of landscaping and screening along Oliver and 37th Street. The drainage and lot grading plan has been approved by the County Engineer. Planning Commission Recommendation:

That this plat be approved subject to recording of the plat within 30 days after approval by the Board of City Commissioners.

Bayouth moved, Kamen seconded and it carried unanimously. Gragg was absent.

NOTE: The associated county zone case SCZ-0345 "R-1" to "E" has been approved by the Board of County Commissioners subject to platting.

ACTION: Receive and file the irrevocable letters of credit and approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.



The
FOURTH NATIONAL BANK
and TRUST COMPANY, Wichita
P.O. BOX 1086 WICHITA, KANSAS 67201

RE: IRREVOCABLE LETTER OF CREDIT NO. 461

April 1

19 77

AMENDMENT NO. 1

TO: Board of County Commissioners
Sedgwick County, Kansas

IN ACCORDANCE WITH INSTRUCTIONS RECEIVED FROM
McArthur Beach Properties

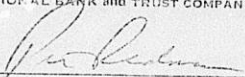
WE HEREBY AMEND THE AFOREMENTIONED CREDIT, ISSUED IN YOUR FAVOR, AS FOLLOWS:

Date in last paragraph should read July 1, 1979, not April 28, 1979.

ALL OTHER CONDITIONS REMAINING UNCHANGED.

AS THIS LETTER IS TO BE CONSIDERED A PART OF THE AFOREMENTIONED CREDIT INSTRUMENT, IT
SHOULD BE ATTACHED THERETO.

THE FOURTH NATIONAL BANK and TRUST COMPANY, WICHITA



AUTHORIZED SIGNATURE
Peter Redman, Vice President

IRREVOCABLE LETTER OF CREDIT

Letter of Credit No. 461

The Fourth National Bank & Tr. Co., Wichita
(Name of Bank)Date March 28, 1977BOARD OF COUNTY COMMISSIONERS
SEDGWICK COUNTY, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 8,000.00 for the account of MacArthur Beach Properties

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before

April 28, 1979

(Insert date two years from MAPC approval of plat)

One deceleration lane (roadway pavement) at a driveway entrance to Lot 1 Block 1 on Oliver.

in North Oliver Industrial Park Addition, a subdivision in Sedgwick County, Kansas.

Acting through the Sedgwick County Director of Public Works, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under Fourth National Bank & Trust Co., Wichita, Credit No. 461, dated March 28, 1977"
(Name of Bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before April 28, 1979 July 1, 1979 (see amendment)

Very truly yours,

Fourth National Bank & Tr. Co., Wichita
(Name of bank) Wichita, Kansas

By: Peter Redman
(Authorized signature) Peter Redman

(CORPORATE SEAL)

Amendment #2 extends date to July 1, 1980



THE FOURTH NATIONAL BANK
and TRUST COMPANY, Wichita
P.O. BOX 1026 WICHITA, KANSAS 67201

RE: IRREVOCABLE LETTER OF CREDIT NO. 462

April 1

19 77

AMENDMENT NO. 1

TO: Board of County Commissioners
Sedgwick County, Kansas

IN ACCORDANCE WITH INSTRUCTIONS RECEIVED FROM
McArthur Beach Properties

WE HEREBY AMEND THE AFOREMENTIONED CREDIT, ISSUED IN YOUR FAVOR, AS FOLLOWS:

Date in last paragraph should read July 1, 1979, not April 28, 1979.

ALL OTHER CONDITIONS REMAINING UNCHANGED.

AS THIS LETTER IS TO BE CONSIDERED A PART OF THE AFOREMENTIONED CREDIT INSTRUMENT, IT
SHOULD BE ATTACHED THERETO.

THE FOURTH NATIONAL BANK and TRUST COMPANY, WICHITA

AUTHORIZED SIGNATURE
Peter Redman, Vice President

IRREVOCABLE LETTER OF CREDIT Letter of Credit No. 462

The Fourth National Bank & Tr. Co., Wichita
(Name of Bank)

Date March 28, 1977

BOARD OF COUNTY COMMISSIONERS
SEDCWICK COUNTY, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 1,500.00 for the account of MacArthur Beach Properties

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before

April 28, 1979
(Insert date two years from MAPC approval of plat)

Landscaping and screening for Lot 1, Block 1, along Oliver, and along 37th Street North.

in North Oliver Industrial Park Addition, a subdivision in Sedgwick County, Kansas.

Acting through the Sedgwick County Director of Public Works, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under Fourth National Bank & Trust Co., Wichita, Credit No. 462, dated March 28, 1977
(Name of Bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before April 28, 1979 July 1, 1979 (see amendment #1)

Very truly yours,

Fourth National Bank & Tr. Co., Wichita
(Name of bank) Wichita, Kansas

By: [Signature]
(Authorized signature) Peter Tedman

(CORPORATE SEAL)

Renewed by Great Plains Industries \$ 1,800.00 to 4-30-81
(See new letter of credit)

IRREVOCABLE LETTER OF CREDIT
FIRST NATIONAL BANK IN WICHITA
Wichita, Kansas
(Name of Bank)

Date March 28, 1977

BOARD OF COUNTY COMMISSIONERS
SEDGWICK COUNTY, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 2,500.00 for the account of LUIS A. CAGADO and JESS L. GRAHAM, 302 N. Main, Wichita, Kansas 67202 (PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before March 28, 1979 (Insert date two years from WAPC approval of plat)

Landscaping and screening for Lot 2, Block 1, along Oliver.

In North Oliver Industrial Park Addition, a subdivision in Sedgwick County, Kansas.

Acting through the Sedgwick County Director of Public Works, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under First National Bank in Wichita, Credit No. C-526, dated March 28, 1977 (Name of Bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

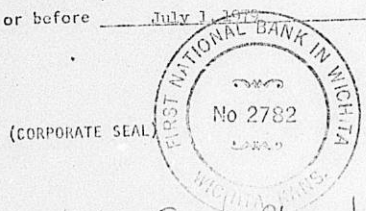
Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before July 1, 1979.

Very truly yours,

FIRST NATIONAL BANK IN WICHITA
(Name of bank)

By: John W. Long
(Authorized signature) John W. Long,
V.P. & Cashier



Renewed by Great Plains Industries \$ 2000.00 to 4-30-81

IRREVOCABLE LETTER OF CREDIT
FIRST NATIONAL BANK IN WICHITA
Wichita, Kansas
(Name of Bank)

Date March 28, 1977

BOARD OF COUNTY COMMISSIONERS
SEDGWICK COUNTY, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 16,000.00 for the account of

LUIS A. CASADO and JESS L. GRAHAM, 302 N. Main, Wichita, Kansas 67202

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before

March 28, 1979

(Insert date two years from MAPC approval of plat)

Two deceleration lanes (roadway pavement) at driveway entrances to Lot 2, Block 1, on Oliver.

In North Oliver Industrial Park Addition, a subdivision in Sedgwick County, Kansas.

Acting through the Sedgwick County Director of Public Works, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under First National

Bank in Wichita, Credit No. C-527, dated March 28, 1977.
(Name of Bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before July 1, 1979.

Very truly yours,

FIRST NATIONAL BANK IN WICHITA
(Name of bank)

By: John W. Long
(Authorized signature)
John W. Long, V. P. & Cashier

(CORPORATE SEAL)



Work completed



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1025 STILLWELL
WICHITA, KANSAS 67213

268-7901
PHONE ~~XXXXXXX~~

G. C. MCLURE, JR., P. E.
COUNTY ENGINEER/DIRECTOR OF PUBLIC WORKS

April 18, 1977



Curtis Newby, Junior Planner
MAPD
City Hall - Tenth Floor
455 North Main
Wichita, Kansas 67202

Re: North Oliver Industrial Park

Dear Curtis:

The drainage plan submitted by PEC, engineers for the above plat, is acceptable to this office. Plans for the construction of accel-decel lanes have not yet been received.

GH 4-20-77

Very truly yours,
G. C. McLure, Jr., P. E.
County Engineer/Director
of Public Works

By *C. M. Brennenstuhl*
C. M. Brennenstuhl, E.I.T.
Civil Engineer II

GCM/CMB/bd

cc: William H. Keltner, PEC

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4501

Jesse L. Graham
1403 Harding
Wichita, Kansas 67208

April 14, 1977

Re: SCZ-0345 - Approval of
Landscape Plan

Dear Mr. Graham:

We have reviewed the submitted landscape plans and list of plant materials and specifications associated with the above captioned zone case as required by the resolution adopted by the Board of County Commission on July 16, 1975, which reads as follows:

"SECTION II. The above change in zoning shall be conditioned upon the owner(s) of land providing for a minimum 25-foot landscape area along the west and north property lines as they abut Oliver and 37th Street North. The purpose of such landscape area shall be to provide a physical buffer and screening of the industrial activities from the adjacent properties. Said landscape area shall be established on the plat submitted for said area. The applicant shall further cause to be prepared and submitted to the Director of Planning of the Wichita-Sedgwick County Metropolitan Area Planning Department, a landscape plan prepared by a landscape architect to accomplish such screening, indicating the location, type, and specifications (size), of the plant material. The Director of Planning shall require a fiscal surety in an appropriate amount of guarantee the carrying out in a satisfactory manner said landscape plan. This Resolution shall not be published until the plan and fiscal surety required in this section have been provided."

After having reviewed your plans and specifications, we find that they are satisfactory and comply with the conditions of approval as outlined in Section II. We also find that the two submitted Irrevocable Letters of Credit, for a total amount of \$4,000 satisfy the required fiscal surety. I have marked the plans approved this date, and at such time as the final plat is forwarded to the Board of City Commission, we will also forward the

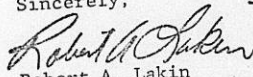
WICHITA--SEDCWICK COUNTY

Page Two
Jesse L. Graham
April 14, 1977

letter of credit to be received and filed and the City Clerk instructed to hold such letters until the landscaping is satisfactorily completed. Please be advised that any issuance of building permits on subject property will be subject to the plantings being completed in accordance with these approved plans. We are forwarding a copy of the approved plans and specification to Syd Werbin, the County Zoning Administrator for his files.

If you have any questions, please advise.

Sincerely,


Robert A. Lakin
Director of Planning

RAL:JHG:el

cc: Luis A. Casado, 302 N. Main, 67202
Dave Ritchie, 1900 Amidon, 67203
Bill Keltner, P.E.C., 1440 E. English, 67211
Syd Werbin, County Zoning Administrator
1015 Stillwell, 67213

Dated 2-1-77

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas.

All the owners within 1000 feet of:



The Northwest Quarter of Section 36, Township 26 South, Range 1 East of the 6th P.M., except a tract lying North of the Southerly right of way of the Missouri Pacific Railroad Company, and except a tract beginning at the SW corner of said NW $\frac{1}{4}$ Section; thence North along the West section line 555 feet more or less; thence Easterly to a point being 900 feet East and 500 feet North of the point of beginning; thence Southeasterly to a point being 800 feet West and 370 feet North of the SE corner of said NW $\frac{1}{4}$ Section; thence Easterly to a point on the East line and 340 feet North of the SE corner of said NW $\frac{1}{4}$ section; thence South 340 feet more or less along the East line to the SE corner of said NW $\frac{1}{4}$ section; thence West along the South line of said NW $\frac{1}{4}$ section to the point of beginning and except the East 330 feet of the remaining tract, all in the NW $\frac{1}{4}$, Section 36, Township 26 South, Range 1 East, and containing 88.5 acres more or less.

And from such examination find that the owner thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified).

<u>TRACT DESCRIPTION</u>	<u>OWNER & ADDRESS</u>
Caption property	Luis A. Casado 302 North Main Wichita, Kansas 67202 and Jesse L. Graham 1403 North Harding Wichita, Kansas 67208 and ✓ McArthur Beach Properties P.O. Box 4048 Wichita, Kansas 67204
South Half of the Northwest Quarter except Caption property	Luis A. Casado 302 North Main Wichita, Kansas 67202 and Jesse L. Graham 1403 North Harding Wichita, Kansas 67208



TWO

PLEASE DO NOT FOLD OR MUTILATE

IMPORTANT - IF THIS STATEMENT IS \$10.00 OR LESS, IT MUST BE PAID IN FULL. PLEASE RETURN ALL COPIES OF THIS STATEMENT. DUE NOV. 1, FIRST HALF DELINQUENT DEC. 21, SECOND HALF DELINQUENT JUNE 21, WITH INTEREST AT 10% PER ANNUM	RE-14-0124-13-4 KE - -00456-00J1 12-02 RICHLAND HEIGHTS - INC. MACARTHUR BEACH PROPERTIES P.O. BOX 4048 WICHITA KS 67204	LEGAL DESCRIPTION N1/2 NW1/4 EXC ROW + EXC E 330 FT IN 660 FT + EXC RICHLAND HEIGHTS ADDITION SEC 36-26-1E	
	MAKE CHECKS PAYABLE TO SEDGWICK COUNTY TREASURER WICHITA, KANSAS 67203 PH. (316) 268-7651		
PLEASE INDICATE ANY CHANGE OF ADDRESS			
DATE	INTEREST	PAID	RECEIPT NO.
DEC 6 76	702.55	702.55	114,032

VALUATION	MILL LEVY	GENERAL TAX	SPECIAL TAX	TOTAL TAX	FIRST HALF	SECOND HALF	1976 REAL ESTATE TAX
21,250	074.264	315.62	386.93	702.55	351.27	351.28	

INTEREST	TOTAL PAID	RECEIPT NO.

TWO

PLEASE DO NOT FOLD OR MUTILATE

IMPORTANT - IF THIS STATEMENT IS \$10.00 OR LESS, IT MUST BE PAID IN FULL. PLEASE RETURN ALL COPIES OF THIS STATEMENT. DUE NOV. 1, FIRST HALF DELINQUENT DEC. 21, SECOND HALF DELINQUENT JUNE 21, WITH INTEREST AT 10% PER ANNUM	RE-14-0124-09-5 KE - -00454 12-02 RICHLAND HEIGHTS - INC. MACARTHUR BEACH PROPERTIES P.O. BOX 4048 WICHITA KS 67204	LEGAL DESCRIPTION 184 = RH-192 NW1/4 NE1/4 SEC 36-26-1E	
	MAKE CHECKS PAYABLE TO SEDGWICK COUNTY TREASURER WICHITA, KANSAS 67203 PH. (316) 268-7651		
PLEASE INDICATE ANY CHANGE OF ADDRESS			
DATE	INTEREST	PAID	RECEIPT NO.
DEC 6 76	181.20	181.20	114,033

VALUATION	MILL LEVY	GENERAL TAX	SPECIAL TAX	TOTAL TAX	FIRST HALF	SECOND HALF	1976 REAL ESTATE TAX
21,440	074.264	181.20		181.20	90.60	90.60	

INTEREST	TOTAL PAID	RECEIPT NO.

Note: The tax paid receipt covers only south half of subject property.

(see next page for Wk receipt)

TWO PLEASE DO NOT FOLD OR MUTILATE

IMPORTANT - IF THIS STATEMENT IS \$10.00 OR LESS, IT MUST BE PAID IN FULL. PLEASE RETURN COPIES OF THIS STATEMENT, DUE NOV. 1, FIRST HALF DELINQUENT DEC. 21, SECOND HALF DELINQUENT JUNE 21, WITH INTEREST AT 10% PER ANNUM	PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION	LEGAL DESCRIPTION Ld- RH-192 S1/2 NW1/4 EXC R-D-W SEC 36-26-1E <i>No. 411</i>					
	KE-14-0124-12-2 KE - -00456 JESSE L GRAHAM ETAL 1426 N OLIVER	DATE <u>27</u> 796.32 INTEREST PAID RECEIPT NO. 210,083	MAKE CHECKS PAYABLE TO SEDGWICK COUNTY TREASURER WICHITA, KANSAS 67203 PH. (316) 268-7651				
PLEASE INDICATE ANY CHANGE OF ADDRESS							
VALUATION 4,300	MILL LEVY 0.17764	GENERAL TAX 764.47	SPECIAL TAX 439.85	TOTAL TAX 1,644.19	FIRST HALF 854.16	SECOND HALF 789.16	1976 REAL ESTATE TAX
		INTEREST	TOTAL PAID	RECEIPT NO.			

SEWER CONTRACT

THIS SEWER CONTRACT, Made and entered into this 13
day of March, 1971,

BY AND BETWEEN

BEL AIRE IMPROVEMENT DISTRICT
OF SEDGWICK COUNTY, KANSAS,
hereinafter referred to as
FIRST PARTY;

JESSIE L. GRAHAM and LUIS A.
CASADO, jointly hereinafter
referred to as SECOND PARTY;

AND

RICHLAND HEIGHTS, INC., a
Kansas Corporation, hereinafter
referred to as THIRD PARTY.

WHEREAS, the First Party is constructing an outfall sewer
which runs along the east side of Oliver Street from 29th
Street North to 37th Street North being originally planned to
be constructed of ten (10) and eight (8) inch diameter sewer
pipe; and

WHEREAS, the said sewer will be constructed in such a
location that it could be utilized to furnish sewer service
to the following described real estate:

South Half of the Northwest Quarter,
Section 36, Township 26 South, Range 1 East
Sedgwick County, Kansas,

such tract being owned by the Second Party; and

WHEREAS, such sewer is planned to be constructed in such
a location that it can be utilized to furnish sewer service
to the following described real property:

North Half of the Northwest Quarter,
Section 36, Township 26 South, Range 1 East,
Sedgwick County, Kansas,

such tract being owned by the Third Party; and

WHEREAS, the parties desire to enter into a contract
allowing the Second Party and the Third Party to utilize
such sewer to serve the above described tracts with sewer
service and to increase the size and style of the proposed
sewer so that it can be so used.

WITNESSETH IT THEN, that the First Party does hereby
contract and agree that it will cause to be constructed along
the east side of Oliver Street from 29th Street North to
37th Street North in Sedgwick County, Kansas, a sanitary
sewer outfall sewer; that the size of such sanitary sewer out-
fall will be increased so that it will be constructed of ten
(10) inch and twelve (12) inch diameter sewer pipe and will

be designed in such a manner that it will handle anticipated sewage from the two tracts above described at the rate of three and one-half (3 1/2) residences per acre or the equivalent thereto in addition to the sanitary sewer flow from Aurora Park Addition in Sedgwick County, Kansas.

It is further contracted and agreed that sewer connections from the above described tracts of land shall be limited to lateral sewer connections to the outfall sewer manholes which will be constructed along such sewer.

It is further contracted and agreed between the parties that such outfall sewer and all lateral sewer lines connecting thereto shall be constructed in accordance with the City of Wichita specifications and approved by the proper authorities of the City of Wichita.

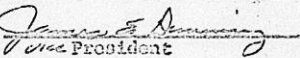
It is further contracted and agreed between the parties hereto that the Second Party not only must meet the requirements of the City of Wichita but must secure permits from the City of Wichita for each connection they make to the said sewer system.

A federal grant in aid on construction of the said outfall sewer to serve Aurora Park has been obtained. The First Party contracts and agrees it will request from the federal government an increase in such grant in aid of construction, such increase to be based upon the increased cost of construction of the larger sewer line in order to serve the tracts above described.

First Party further contracts and agrees that it will expeditiously cause such outfall sewer to be constructed as above set out. In consideration for the same the Second Party and Third Party agree to pay jointly in cash to the First Party the sum of \$30,000 if an increase in the federal grant is obtained, or the sum of \$35,000 if no increase in the federal grant is obtained, such sum to be paid at the time that the First Party enters into a contract for the construction of such outfall sewer line.

IN TESTIMONY WHEREOF the parties hereto have signed this contract the day and year first above written.

BEL AIRE IMPROVEMENT DISTRICT
OF SEDGWICK COUNTY, KANSAS

By 
Vice President

ATTEST:


Secretary

FIRST PARTY

Joseph L. Graham
Joseph L. Graham

Chris A. Casado
Chris A. Casado

SECOND PARTY

RICHLAND HEIGHTS, INC., a
Kansas Corporation

By C. W. Reilly
President

THIRD PARTY



To the File
4-20-77

On this date, Don Sellers, assistant City Engineer called to state that the extension of sanitary sewer and the guarantor therefore is now not required since it has been determined that the sanitary sewer line in Oliver is directly adjacent to the applicants property line and that a direct connection can be made to said line. It was previously assumed by Public Works that an extension from the line in Oliver over to the property line and installation of a manhole would be necessary.

Based on the foregoing, the sewer extension guarantor requirement has been deleted.

Curt Hawley
Dr. Plener



March 29, 1977



Mr. Jack H. Galbraith
Chief Planner
Metropolitan Area Planning Dept.
City of Wichita
455 N. Main
Wichita, Kansas 67202

Re:SCZ-0345

Dear Mr. Galbraith:

Enclosed are the letters of credit for our plat at 37th and Oliver.

I understand that Jesse Graham will give you the letters of credit for the balance of the plat.

Sincerely,

Dave Ritchie
Dave Ritchie

DR:jd
Encl.

February 7, 1977

Mr. William H. Keltner
Professional Engineering Consultants
1440 E. English
Wichita, Kansas 67211

Re: SCE-0345 - "R-1" to "E"
Generally located on the
south side of 37th Street
North and east side of
Oliver

Dear Mr. Keltner:

At its regular meeting of February 3, 1977, the Metropolitan Area Planning Commission reconsidered the above-captioned case and the condition previously established of requiring a 25 foot landscape area along the west and north property lines. After considerable discussion, the action of the Planning Commission was to recommend to the Board of County Commissioners that they uphold their original requirement of landscaping as required on July 16, 1975.

The reconsideration of this requirement will be forwarded for consideration by the Board of County Commissioners at the regular meeting on Wednesday, March 2, 1977, at 9:00 a.m., the meeting to be held in Room 320, Sedgwick County Courthouse, 525 North Main, Wichita, Kansas.

If you have any questions concerning this matter, please call our office.

Sincerely yours,


Jack H. Galbraith
Chief Planner

JHG:bh

cc: Luis A. Casado, 302 N. Main 67202
Jesse L. Graham, 1403 Harding, 67208
*Dave Ritchie, 1900 Amidon, 67203
Ms. Viola M. Underwood, 3655 N. Oliver, 67220
Ms. Carolyn Smith, 5317 E. 39th North, 67220
Dr. Donald Jackson, 3316 N. Oliver, 67220
Syd Werbin, Division Head, Co. Bldg., & Plan. & Insp.,
1015 Stillwell, 67213

March 30, 1977

William H. Keltner, Engineer
Professional Engineering
Consultants
1440 East English
Wichita, Kansas 67211

Re: Irrevocable Letters of
credit for decel lanes and
landscape guarantees asso-
ciated with North Oliver
Industrial Park.

Dear Bill:

I am returning to you the above referred to letters of credit you submitted. Would you please have the bank change the "on or before date" indicated at the bottom of the last paragraph to reflect a date 60 to 90 days later than the March 28, 1979 now indicated. The March 28 date is the same date as the deadline for completing the required improvements being guaranteed which means we would have to collect on the letters of credit before the deadline on the improvements.

Please return the letters of credit to our office when the correction has been made. If you have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Encl.

January 7, 1977

Professional Engineering Consultants
1440 East English
Wichita, Kansas 67211

Re: S/D 75-83 - Final Plat of
NORTH OLIVER INDUSTRIAL PARK

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 6, 1977, the above-captioned plat was considered. The action of the 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 3, 1977.

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. Compliance with the requirements of the Metropolitan Area Planning Commission.

4-28-27 2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

4-21 3. 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.

4-21 4. Certification that all taxes due and payable for 1976 and prior years have been paid.

Please call if you have any questions.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Richland Heights, Inc., c/o Jesse Graham, Luis Casado,
302 North Main 67202
Dean Sellers, Assistant City Engineer
Chris Brennenstuhl, County Bldg., Plng. & Inspection

January 3, 1977

Professional Engineering
Consultants
1440 East English
Wichita, Kansas 67211

Re: S/D 75-83 - Final plat of
NORTH OLIVER INDUSTRIAL PARK.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, December 30, 1976, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

AD
The applicant shall furnish to the Planning Department a copy of the signed contract with the Bel Aire Improvement District for sanitary sewer service to subject property.

no longer required see note dated 4-20-77
The applicant shall also contact the County Public Works Department concerning if it is permissible for a private sewer service line to extend out into the Oliver Street right-of-way to connect to the existing public sewer line. If not, the applicant shall make satisfactory arrangements and guarantee for the extension of the public sewer line to the west line of the plat.

AD
Ten feet of additional right-of-way for an accel-decel lane along the east side of Oliver shall be indicated on the plat. The applicant's engineer shall contact the City Traffic Engineer relative to the design of said lane and shall contact the County Public Works Department relative to design of and guarantee for a temporary accel-decel lane improvement to be constructed when building permits are issued on subject property.

AD
A lot grading and drainage plan shall be submitted to the County Engineer for review and a letter from the County Engineer approving said plan shall be submitted to the Planning Department. At such time as subject property is developed, final lot grading elevations and slope data shall be furnished to the County Engineer.

* 4-20-77 Chris Brommuth, Co Eng called to say ok had been given for temp, accel-decel lane designs.

- ~~E.~~ The applicant shall contact the County Fire Department prior to obtaining any building permits in order to work out a fire protection plan for said development.
- ~~F.~~ The plat title shall be amended to delete reference to the plat being an Addition to "Wichita" as this is a County plat.
- ~~G.~~ The Subdivision Committee recommends that the landscaping requirements of the County zone change resolution not be required and requests that the applicant request in writing that the zone change resolution be reconsidered by the County Commission. 3-2-77 B.C.C. *deleted request for removing landscaping requirements*
- ~~H.~~ The last paragraph of the surveyor's certificate refers to Section 26. This should be corrected to read "Section 36".
- ~~I.~~ The language in the plat's text relating to the floodway shall be changed to read: "The floodway shall be the responsibility of the owners of the property in the subdivision until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provided further that no building shall be constructed on or within said Floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Wichita-Valley Center Flood Control Office or their successors of office."
- ~~J.~~ The name of the deputy in the Register of Deeds' Office shall be changed to "Pat Kettler".
- ~~K.~~ Reference in the legend to "Iron Found" shall be deleted unless the plat actually shows an iron or irons found in the field.
- ~~L.~~ 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, January 6, 1977, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Encl.

S/D 75-83
January 3, 1977
Page 3

cc: Richland Heights, Inc.
c/o Jesse Graham
Luis Casado
302 North Main
Wichita, Ks. 67202

Dean Sellers, Assistant City Engineer
Chris Brennenstuhl, County Building, Planning & Inspection

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 75-83 Name NORTH OLIVER INDUSTRIAL PARK
Date Application Rec'd. 9-18-75 Preliminary Approval 11-6-75
Revised Prel. Approval 10-21-76
Scheduled S/D Meeting 12-30-76

DESCRIPTION

General Location At the southeast corner of 37th Street North and Oliver

Owner Richland Heights, Inc., Jesse Graham and Luis Casado
Surveyor/Engineer Professional Engineering Consultants
Address 1440 East English Phone 262-2691

1. Gross Acreage of Plat 88.5±
2. Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial 2
 - Other _____
3. Minimum Lot Frontage 190 ft.
4. Minimum Lot Area 43 acres
5. Existing Zoning R-1
6. Proposed Zoning E
7. Lineal Feet of New Streets:
 - 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. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) N/A (Yes-No)
12. City of Wichita _____ : Three-Mile Area X

STAFF COMMENTS:

- A. The applicant shall guarantee the installation of sanitary sewer to serve subject property.
- B. Ten feet of right-of-way for an accel-decel lane shall be provided along the east line of Oliver adjacent to the driveway entrances. Bill McKinley, Traffic Engineering, shall be contacted regarding the design of the lane. The applicant shall guarantee the paving of this accel-decel lane.
- C. A lot grading and drainage plan shall be submitted to the County Engineer for review and a letter from the County Engineer approving said plan shall be submitted to the Planning Department. At such time as subject property is developed, final lot grading elevations and slope data shall be furnished to the County Engineer.
- D. The applicant shall contact the County Fire Department prior to obtaining any building permits in order to work out a fire protection plan for said development.
- E. The applicant shall submit a revised landscape plan prepared by a landscape architect, providing for a minimum 25-foot landscape area along the west and north property lines as they abut Oliver and 37th Street North. The purpose of such landscape area shall be to provide a physical buffer and screening of the industrial activities from the adjacent properties. Said landscape area shall be established on the plat. The applicant shall guarantee the installation of the landscaping by submitting an amount of money sufficient to cover the cost of the plants and their installation. Such money shall be deposited with the City in an escrow account.

This requirement for landscaping was included in the resolution granting the zone change to "E" Light Industrial District (SCZ-0345) which was adopted by the Board of County Commissioners July 16, 1975. Since that time, the property on the west side of Oliver has been approved for "E" zoning, subject to platting (SCZ-0360). Deletion of the landscaping requirement would necessitate an amendment of the resolution.

Newby

MEMO



TO: M.A.P.D. City Hall 455 North Main Wichita, Kansas 67202	PROJECT NO. 30-75277-306
ATTN: Curtis Newby	PROJECT: North Oliver Ind. Park Addition
	DATE: October 26, 1976

COPIES TO:

File _____

FROM: Dwaine Dunn _____
 REFERENCE: Scale of Final Plat _____

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

This is to confirm our telephone conversation on this date in regards to the scale for the above referenced addition. Per our agreement, we are preparing the final Plat for submission at a scale of 1" = 200'.



Newby

SOCU-Cons-5 (11/75)

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

Property Name North Oliver Industrial Park

MAILED TO:

Location SE Corner of 37th St. N. and

Name

Oliver

Baughman Company
Firm

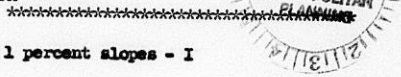
Date 10-22-76

262-7271

Phone

Prepared by Larry L. Henry, District Conservationist
USDA-Soil Conservation Service,
4100 Maple, Wichita, Kansas 67209
Phone: 943 9471

Requested by: Wichita-Sedgwick County Metropolitan
Area Planning Commission



A. SOIL TYPE: 100% Parman loam, 0 to 1 percent slopes - I

B. SITUATION: This plat has water erosion problems that must be handled in a systematic way during development.

Conservation Starts When Construction Starts. A Ground Plan Outdoors Is As Important As A Floor Plan Inside.

C. EROSION CONTROL RECOMMENDATIONS: (The recommendations which apply to the above named property will be indicated by a checkmark.)

- 1. Disturb only the area needed for construction.
- 2. Remove only those trees, shrubs, and grasses that must be removed for construction; protect the rest to preserve their esthetic and erosion-control values.
- 3. Stockpile topsoil and protect it with anchored straw mulch or jute mat material.
- 4. Disturbing as small an area as possible, install streets, curbs, water mains, electric and telephone cables, storm drains, and sewers in advance of home or other building construction.
- 5. Install erosion and sediment control practices according to the Sedgwick County Conservation District standards and specifications.

* CONTINUED *

- ✓ 6. Temporarily stabilize each segment of graded or otherwise disturbed land, including the sediment-control devices not otherwise stabilized, by seeding and mulching or by mulching alone. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to the Sedgwick County Conservation District standards and specifications.

The following are adapted perennial grasses and should be seeded at the following rates:

STANDARD RATES:

Native bluestem mix, 3 pounds per 1,000 square feet
Tall fescue, 3 pounds per 1,000 square feet
Bromegrass, 3 pounds per 1,000 square feet

SPECIAL RATES: _____

Apply nitrogen fertilizer at the rates listed below or have the soil tested and apply fertilizer accordingly.

STANDARD RATES:

Tall fescue, 2 pounds per 1,000 square feet
Bromegrass, 2 pounds per 1,000 square feet

SPECIAL RATES: _____

Adapted perennial grasses for sodding are fescue, zoysia, and bluegrass.

- ✓ 7. Loose-pile material that is excavated for building construction purposes. Keep it loose-piled until it is used for foundation backfill or until the lot is ready for final grading and permanent vegetation.
- ✓ 8. Stabilize each lot within 60 days after work starts on home or other building construction.
- ✓ 9. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
- ___ 10. Discharge water from outlet structures at non-erosive velocities.
- ✓ 11. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: 316-943-9471.
- ___ 12. Divert foreign runoff water around area during construction.
- ✓ 13. Remove all debris such as tree stumps, scrap lumber, mortar or concrete, and rocks. Do not bury them; wood will eventually rot and cause settling; rocks, mortar and concrete can cause real difficulties in lawn maintenance and later construction.
- ___ 14. OTHER _____

DISTRIBUTION: Original to Developer and/or Owner
Copy to Metropolitan Area Planning Dept. Staff
File Copy: Sedgwick County Conservation District

October 26, 1976

Professional Engineering
Consultants
1440 East English
Wichita, Kansas 67211

Re: S/D 75-83 - Revised preliminary
plat of NORTH OLIVER INDUSTRIAL
PARK.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 21, 1976, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. Access to Lot 1 from Oliver shall be across the south 30 feet of Lot 1 and access to 37th Street from Lot 1 shall be across the east 30 feet of Lot 1, with complete access control being indicated for the balance of the frontages on those two streets.
- B. 10 feet of right-of-way for an accel-decel lane shall be provided along the east line of Oliver adjacent to the driveway entrances and that the applicant guarantee the paving of said lane.
- C. The applicant shall guarantee the installation of sanitary sewer to serve subject property.
- D. The applicant shall contact KG&E and Southwest Bell Telephone relative to easements to be indicated on the plat for their respective facilities on the subject property.
- E. A 100 foot wide floodway centered on the existing drainage channel crossing subject property, shall be indicated on the plat.

S/D 75-83
October 26, 1976
Page 2

- F. A lot grading and drainage plan shall be submitted to the County Engineer for review and approval and at such time as subject property is developed, final lot grading elevations and slope data shall be furnished to the County Engineer.
- G. The applicant shall contact the County Fire Department prior to issuance of any building permits, to work out a fire protection plan for said development.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the M.A.P.C. Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Encl.

cc: Richland Heights, Inc.
Jesse Graham
Luis Casado
302 North Main #7202

Dean Sellers, Assistant City Engineer
Timothy Hamilton, County Building, Planning & Inspection

REVISED PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 75-83 Name NORTH OLIVER INDUSTRIAL PARK
Date Application Rec'd. 9-18-75 Preliminary Approval _____
Scheduled S/D Meeting 10-21-76

DESCRIPTION

General Location At the southeast corner of 37th Street North and Oliver

Owner Richland Heights, Inc., Jesse Graham and Luis Casado
Surveyor/Engineer Professional Engineering Consultants
Address 1440 East English Phone 262-2691

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>88.5±</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u> </u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> 2 | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u> </u> 2 | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage <u> </u> 190 ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u> </u> 43 acres | streets? <u> </u> yes <u> </u> x no |
| 5. Existing Zoning <u> </u> R-1 | |
| 6. Proposed Zoning <u> </u> E | |
| 9. Public Water Supply <u> </u> Yes (Yes-No), Name <u> </u> City of Wichita | |
| 10. Public Sanitary Sewers <u> </u> Yes (Yes-No), Name <u> </u> City of Wichita | |
| 11. Health Department Approval (where applicable) <u> </u> N/A (Yes-No) | |
| 12. City of Wichita <u> </u> : Three-Mile Area <u> </u> X | |

STAFF COMMENTS:

- A. This is a revised preliminary plat. The original preliminary plat consisted of 18 industrial lots and an interior street system.
- B. Access to Oliver and 37th Street from Lot 1 is a problem because of the railroad crossing those two streets. The usual recommended safety clearance based on line of site and visual field of reference, is that no driveways be located within 200 feet of a railroad street crossing. It is therefore recommended that access to Lot 1 from Oliver be across the south 30 feet of Lot 1 and access to 37th Street from Lot 1 be across the east 30 feet of Lot 1, with complete access control being indicated for the balance of the frontages on those two streets.
- C. It is recommended that 10 feet of right-of-way for an accel-decel lane be provided along the east line of Oliver and that the applicant guarantee the paving of said lane.
- D. The applicant shall guarantee the installation of the landscaping as indicated on the approved landscape plan. The guarantee shall consist of an amount sufficient to cover the cost of the installation of the plantings.
- E. The applicant shall guarantee the installation of sanitary sewer to serve subject property.
- F. *water service at site no guarantee required.*
The applicant shall guarantee installation of city water to serve subject property.
- G. The applicant shall contact KG&E and Southwest Bell Telephone relative to easements to be indicated on the plat for their respective facilities on the subject property.
- H. 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. The applicant should be prepared to discuss

with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.

- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the M.A.P.C. Subdivision Regulations).



COUNTY OF SEDGWICK
COMMISSIONERS OFFICE

JOHN HALE, CHAIRMAN
TOM SCOTT
EARL E. RUSH

1st. DISTRICT
2nd. DISTRICT
3rd. DISTRICT

COUNTY COURTHOUSE, WICHITA, KANSAS. 67203 • ROOM 320 • TELEPHONE 268-7411

July 15, 1976

Luis Casado
Casado, Inc.
302 N. Main St.
Wichita, Kansas 67202

Dear Mr. Casado:

The following item will be heard by the Board of
County Commissioners of Sedgwick County, Kansas at
9:00 a.m. on July 21, 1976 in the Sedgwick County
Courthouse, 525 North Main - Room 320.

REQUEST FOR ONE YEAR EXTENSION OF FINAL APPROVAL
OF THE PLAT OF THE N. OLVER INDUSTRIAL PARK

Please be present if you wish to be heard or have
an interest in the above mentioned item.

NANCY A. LINEHAN, Secretary

nal

cc: Bob Lakin, MAPD

Bd of Co Com granted extension
to July 21, 1977 JAO.



L. A. CASADO, President

A. F. "TONY" CASADO, Vice-President

JOHN W. MCKAY, JR., Secy.-Treas.

Casado INC.
Realtors - Builders - Loans

302 N. MAIN ST. • (316) 262-5491
WICHITA, KANSAS 67202



July 13, 1976

Mr. John Hale, Chairman
Sedgwick County Commission
525 N. Main
Wichita, Kansas 67203

Ref: North Oliver Industrial Park

Dear Mr. Hale:

We would like to have a one year extension of the final approval of the plat of the North Oliver Industrial Park, located in the vicinity of 37th Street and Oliver.

There is a possibility we would like to change the plat and we are not quite ready to decide for sure how we want to do it.

Sincerely yours,

RICHLAND HEIGHTS, INC.
JESSE GRAHAM & LUIS CASADO

Luis Casado

LAC/pb

cc: Jack H. Galbraith, Chief Planner
Wichita-Sedgwick County Metropolitan Area Planning Dept.



December 23, 1975

Mr. John D. Gist
Design Division
Oblinger-Smith Corporation
625 First National Bank Building
Wichita, Kansas 67202

Re: North Oliver Industrial Park -
Required Landscape Plan
(S/D 75-83 and SCZ-0345)

Dear Mr. Gist:

This is to advise that the Planning Department has received and reviewed the landscape plan required as a condition of approval of the above identified county zoning and subdivision cases. On the basis of our review and comments received from Mr. John Firsching, City Superintendent of Landscape and Forestry, the proposed landscape plan is hereby approved, subject, however, to the completion of the platting process and to provision of an acceptable guarantee in sufficient amount to cover the costs of installation of the materials specified on the approved plan. Please provide us with your estimated costs for installing the materials so specified.

If you have any questions concerning this matter, please contact our office.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:rme

cc: Luis A. Casado, 302 North Main, 67202
Jesse L. Graham, 1403 Harding, 67208
Dave Ritchie, 1900 Amidon, 67203



oblinger-smith corporation

December 15, 1975

Mr. Jack H. Galbraith,
Chief Planner
WSCMA Planning Department
455 North Main
Wichita, Kansas 67202

RE: North Oliver Industrial Park - Required
Landscape Plan (Your File S/D 75-83)

Dear Jack:

A condition of approval for the preliminary plat of North Oliver Industrial Park, is as follows:

"G. The applicant shall have prepared and shall submit a landscape plan to the Planning Department for the 25 foot landscape screening areas indicated on the plat. Once the plan has been approved, the applicant shall submit a guarantee in an amount sufficient to cover the cost of the installation of the approved plantings within said 25 foot areas."

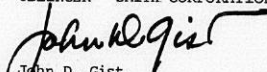
Enclosed herewith are six (6) copies of the proposed landscape plan for your review and approval.

We have been advised by Professional Engineering Consultants that they intend to file the final plat on the next closing date of December 22, 1975.

Should you have any questions, please give us a call.

Sincerely,

OBLINGER - SMITH CORPORATION


John D. Gist
Design Division

JDG:lm
Enclosures: (6)
cc: Luis A. Casado
Jesse Graham
Dave Ritchie
Professional Engineering Consultants



Consultants in Planning, Design & Development /
Wichita • Denver • Kansas City • Dallas
625 First National Bank Building.

Wichita, Kansas 67202

/ AC 316 262-0451

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

Property Name North Oliver Industrial Park

MAILED TO:

Location SE corner of 37th St. # North & Oliver

Name - _____

Date 11-11-75

Oblinger-Smith Corp.
Firm

Prepared by Larry L. Henry, District Conservationist,
USDA-Soil Conservation Service,
4100 Maple, Wichita, Kansas 67209
Phone: 943 9471

Requested by: Wichita-Sedgwick County Metropolitan
Area Planning Commission

A. SOIL TYPE: Silty clay loam soils - very tight

B. SITUATION: Due to slope and size of plan a erosion problem exists in this plat

Conservation Starts When Construction Starts. A Ground Plan Outdoors Is As
Important As A Floor Plan Inside.

C. EROSION CONTROL RECOMMENDATIONS: (The recommendations which apply to the above named property will be indicated by a checkmark.)

- 1. Disturb only the area needed for construction.
- 2. Remove only those trees, shrubs, and grasses that must be removed for construction; protect the rest to preserve their esthetic and erosion-control values.
- 3. Stockpile topsoil and protect it with anchored straw mulch or jute mat material.
- 4. Disturbing as small an area as possible, install streets, curbs, water mains, electric and telephone cables, storm drains, and sewers in advance of home or other building construction.
- 5. Install erosion and sediment control practices according to the Sedgwick County Conservation District standards and specifications.
- 6. Temporarily stabilize each segment of graded or otherwise disturbed land, including the sediment-control devices not otherwise stabilized, by seeding and mulching or by mulching alone. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to the Sedgwick County Conservation District standards and specifications.

* CONTINUED *

The following are adapted perennial grasses and should be seeded at the following rates:

STANDARD RATES:

Native bluestem mix, 3 pounds per 1,000 square feet
Tall fescue, 3 pounds per 1,000 square feet
Brome grass, 3 pounds per 1,000 square feet

SPECIAL RATES: _____

Apply nitrogen fertilizer at the rates listed below or have the soil tested and apply fertilizer accordingly.

STANDARD RATES:

Tall fescue, 2 pounds per 1,000 square feet
Brome grass, 2 pounds per 1,000 square feet

SPECIAL RATES: _____

Adapted perennial grasses for sodding are fescue, zoysia, and bluegrass.

7. Loose-pile material that is excavated for building construction purposes. Keep it loose-piled until it is used for foundation backfill or until the lot is ready for final grading and permanent vegetation.
- ✓ 8. Stabilize each lot within 60 days after work starts on home or other building construction.
- ✓ 9. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
- ✓ 10. Discharge water from outlet structures at nonerosive velocities.
- ✓ 11. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: 316 943 9471.
- ✓ 12. Divert foreign runoff water around area during construction.
- ✓ 13. Remove all debris such as tree stumps, scrap lumber, mortar or concrete, and rocks. Do not bury them; wood will eventually rot and cause settling; rocks, mortar and concrete can cause real difficulties in lawn maintenance and later construction.
14. _____

Distribution: Original to Developer and/or Owner
Copy to Metropolitan Area Planning Department Staff
File Copy: Sedgwick County Conservation District

KANSAS DEPARTMENT OF TRANSPORTATION

STATE OFFICE BUILDING—TOPEKA, KANSAS 66612



O. D. TURNER, Secretary of Transportation

ROBERT F. BENNETT, Governor

November 5, 1975

(BC)96-87 U-044-1(16)
Sedgwick County
Northeast Circumferential

Mr. Robert A. Lakin
Director of Planning
Metropolitan Area Planning Department
104 South Main Street
Wichita, Kansas 67202

Re: S/D 75-83

Attention: Mr. Curtis L. Newby

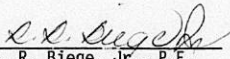
Dear Mr. Lakin:

We have reviewed the preliminary plat of the North Oliver Industrial Park as sent to us in your letter dated November 3, 1975 and find it acceptable to us.

We want to thank you for the opportunity of reviewing and commenting on the preliminary plat and the continuing cooperation enjoyed by our two agencies.

Very truly yours,

JOHN D. McNEAL, P.E.
ACTING STATE TRANSPORTATION ENGINEER

By 
R. R. Biege, Jr., P.E.
Engineer of Location
and Design Concepts

JDM/RRB/RRS/csb

November 7, 1975

Oblinger-Smith Corp.
c/o Gary Wiley
625 First National Bank Building
Wichita, Kansas 67202

Re: S/D 75-83 - Preliminary plat
of NORTH OLIVER INDUSTRIAL
PARK.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 6, 1975, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. A 30 foot common point of access shall be indicated to serve Lots 1 & 4, Block 1 from Oliver. "Complete access control" shall be labeled adjacent to the balance of Oliver.
- B. The applicant shall contact Kansas Gas & Electric and Southwestern Bell Telephone companies relative to indicating utility easements on the final plat.
- C. The applicant shall contact Larry L. Henry of the Soil Conservation Service relative to taking proper precautions to prevent soil erosion from wind and water during the development of subject property.
- D. The street indicated as "Parkwood" on this preliminary plat shall be indicated as Ridgewood on the final.
- E. The applicant shall guarantee by petition, bond, letter of credit, or cash, the installation of sanitary sewer to serve subject property.
- F. The applicant shall guarantee the installation of City of Wichita water to serve subject property. The Water Department shall be contacted regarding this matter.

- plan ok still need guarantee 1-6-75*
- G. The applicant shall have prepared and shall submit a landscape plan to the Planning Department for the 25 foot landscape screening areas indicated on the plat. Once the plan has been approved, the applicant shall submit a guarantee in an amount sufficient to cover the cost of the installation of the approved plantings within said 25 foot areas.
 - H. The applicant shall guarantee the paving of 34th Street North, 35th Street North, Harding, Parkwood, and 35th Street Court including the cul-de-sac.
 - I. Subject property is zoned for industrial use and is located within the designated "Urban Growth Area" of Wichita and the applicant shall therefore guarantee the installation of sanitary sewer and municipal water to serve subject property.
 - J. The applicant shall guarantee the drainage improvements associated with subject property including improvements within the drainage dedication shown on the plat.
 - K. 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
 - G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

It is requested that the applicant's engineer contact the Planning staff regarding possible redesign of the southeast corner of the plat prior to submission of a final plat.

It shall also be noted that the Subdivision Committee stressed that the final plat should not be submitted until the various details concerning drainage, utility relocations, etc., have been resolved.

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

S/D 75-83
November 7, 1975
Page 3

If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN.rme
Enclosure

cc: Richland Heights, Inc.
c/o Jesse Graham
Luis Casado
302 N. Main
Wichita, Kansas 67202

Dean Sellers, City Engineering

November 3, 1975

Mr. John McNeal
State Highway Engineer
State Office Building
Topeka, Kansas 66612

Re: S/D 75-83 - Preliminary plat
of NORTH OLIVER INDUSTRIAL
FARM.

Dear Mr. McNeal:

Attached herewith for your information and comments is a copy of the preliminary plat of an industrial subdivision located adjacent to the Northeast Circumferential corridor. This plat is being considered by the Subdivision Committee of the Metropolitan Area Planning Commission on November 6, 1975. You should also be advised that a copy of this plat has been forwarded to Professional Engineering Consultants of Wichita for their comments.

If you have any questions, please call.

Sincerely,

Robert A. Lakin
Director of Planning

RAL:CLN:rme
Attachment

cc: Carl Knop, Professional Engineering Consultants
1440 E. English, 67211

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 75-83 Name NORTH OLIVER INDUSTRIAL PARK
Date Application Rec'd. 9-18-75 Preliminary Approval _____
Scheduled S/D Meeting 11-6-75

DESCRIPTION

General Location At the southeast corner of 37th Street North and Oliver.

Owner Richland Heights, Inc., Jesse Graham and Luis Casado
Surveyor/Engineer Oblinger-Smith Corp.
Address 625 First National Bank Bldg. Phone 262-0451

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>88.5±</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>70</u> R/W <u>4560</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial <u>18</u> <u>2</u> | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>18</u> <u>2</u> | TOTAL <u>4560</u> ft. |
| 3. Minimum Lot Frontage <u>120/70</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>47 acres</u> <u>120,000 sq. ft.</u> | |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>E</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No) | |
| 12. City of Wichita _____: Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

- A. The associated zone case SCZ-0345, "R-1" to "E", has been approved by the Board of County Commissioners subject to platting.
- B. It is recommended that the plat be revised to eliminate Lot 4, Block 1, so as not to have a lot with direct access to a major street.
- C. The applicant shall guarantee the paving of 34th Street North, 35th Street North, Harding, Parkwood, and 35th Street Court including the cul-de-sac.
- D. Subject property is zoned for industrial use and is located within the designated "Urban Growth Area" of Wichita and the applicant shall therefore guarantee the installation of sanitary sewer and municipal water to serve subject property.
- E. The applicant shall guarantee the drainage improvements associated with subject property including improvements within the drainage dedication shown on the plat.
- F. 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Professional Engineering
Consultants
1440 East English
Wichita, Kansas 67211

October 31, 1975

Re: S/D 75-83 - Preliminary plat
of NORTH OLIVER INDUSTRIAL
PARK.

Gentlemen:

For your information enclosed is a copy of the preliminary plat involving land adjacent to the Northeast Circumferential. This plat will be considered by the Subdivision Committee on Thursday, November 6, 1975, at 1:00 p.m., in Room 401, City Building Annex, 104 South Main, Wichita, Kansas.

We would appreciate any comments you have concerning this plat prior to the meeting.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Encl.

Form 1-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Pibg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
-------------	--------

Name _____

Address _____

Type _____

Due Date _____

Comments: _____

Date _____

By _____

October 22, 1975

Oblinger-Smith Corporation
625 First National Bank Building
Wichita, Kansas 67202

Re: Sketch plat of S/D 75-83 -
North Oliver Industrial
Park, generally located
at the SE corner of 37th
Street North and Oliver.

Gentlemen:

We have completed our review of the above captioned sketch plat. This is to advise you that the sketch plat is approved and a preliminary plat may now be submitted subject to the following conditions:

- A. It is recommended that the plat be revised to give Lot 4, Block 1 access to an interior industrial street rather than to Oliver as is proposed on this sketch.
- B. The applicant shall guarantee the paving of 34th Street North, 35th Street North, Harding, Parkwood, and 35th Street Court including the cul-de-sac.
- C. Subject property is located within the designated "Urban Growth Area" of Wichita and shall therefore guarantee the extension of sanitary sewer and City water to serve subject property.
- D. The applicant's engineer shall work with M. S. Mitchell of the Maintenance-Flood Control Office relative to appropriately handling the drainage on subject property.
- E. Requirements for a preliminary plat (See Article 5, Part 3 of the M.A.P.C. Subdivision Regulations).

Oblinger-Smith Corporation
October 22, 1975
Page 2

Please contact our office if you have any questions regarding
this matter.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:JR:rme

cc: Richland Heights, Inc., Jesse Graham and Luis Casado
302 North Main, 67202

September 29, 1975

M. S. Mitchell, Maintenance-Flood Control
John Richter, Planning Analyst

Sketch plats of S/D 75-81 S. J. Properties Co.
Addition, S/D 75-82 Mourer Addition, S/D 75-83
North Oliver Industrial Park.

The above captioned sketch plats have all been recently submitted to our office. S. J. Properties Co. Addition is a two lot plat with an associated zone change (SCZ-0347) from "IC" to "C". Mourer Addition is a three lot plat zoned "AA". North Oliver Addition is an 18 lot plat with an associated zone change (SCZ-0345) from "R-1" to "E". I would appreciate your review of these three sketches with any comments you may have returned to me no later than Thursday, October 2.

John Richter, Planning Analyst

JR:xme
Attachments

Memos and plats also sent to: Bill McKinley, Traffic Engineering
Dean Sellers, Assistant City Engineer

Map No.: 5851
Section No.: 36
Twp. No.: 26S 26
Range: 2E 1E

S/D No. 75-83

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: North Oliver Industrial Park

General Location: Southeast corner of 37th Street North and Oliver

Name of Property Owner: Richland Heights, Inc., Jesse Graham and Luis Casado
Address: 302 N. Main Phone: 262-5491

Name of Subdivider: Luis Casado
Address: 302 N. Main 02 Phone: 262-5491

Name of Agent/Surveyor: Oblinger - Smith Corp. (Gary Wiley)

Address: 625 First National Bank Building Phone: 262-0451

Date of Application: September 18, 1975

SUBDIVISION INFORMATION:

- Gross Acreage of Plat 88.5±
- Number of Lots:
 - Residential 0
 - Commercial 0
 - Industrial 18
 - Other 0Total Number of Lots 1818
- Minimum Lot Frontage 120 ft.
- Minimum Lot Area 120,000 sq. ft.
- Existing Zoning "R-1"
- Proposed Zoning "E"
- Lineal Feet of New Streets:
 - a. 70 R/W 4560 ft.
 - b. R/W ft.
 - c. R/W ft.
 - d. R/W ft.
 - e. R/W ft.TOTAL 4560 4560 ft.
- Sidewalk adjacent to all streets? yes no
- Public Water Supply Yes (Yes-No), Name City of Wichita
- Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
- Health Department Approval (where applicable) N/A (Yes-No)
- City of Wichita Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Luis P. Casado

Wichita-Sedgwick County Metropolitan Area
Planning Commission, Room 402, City Building
Annex, 104 South Main Street, Wichita, Kansas

Received by Wickter
Date 9/18/75
Fee Submitted none

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 75-83 Name NORTH OLIVER INDUSTRIAL PARK
Date Application Rec'd. 9-18-75 Preliminary Approval
Scheduled S/D Meeting 11-6-75

DESCRIPTION

General Location At the southeast corner of 37th Street North and Oliver.
Owner Richland Heights, Inc., Jesse Graham and Luis Casado
Surveyor/Engineer Oblinger-Smith Corp.
Address 625 First National Bank Bldg. Phone 262-0451

- | | | | |
|---|---|--------------------------------------|---|
| 1. Gross Acreage of Plat | <u>88.5±</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>70</u> R/W <u>4560</u> ft. | |
| Residential | | b. _____ R/W _____ ft. | |
| Commercial | | c. _____ R/W _____ ft. | |
| Industrial | <u>18</u> | d. _____ R/W _____ ft. | |
| Other | | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>18</u> | TOTAL | <u>4560</u> ft. |
| 3. Minimum Lot Frontage | <u>120</u> ft. | 8. Sidewalk adjacent to all streets? | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> |
| 4. Minimum Lot Area | <u>120,000</u> sq. ft. | | |
| 5. Existing Zoning | <u>R-1</u> | | |
| 6. Proposed Zoning | <u>E</u> | | |
| 9. Public Water Supply | Yes (Yes-No), Name <u>City of Wichita</u> | | |
| 10. Public Sanitary Sewers | Yes (Yes-No), Name <u>City of Wichita</u> | | |
| 11. Health Department Approval (where applicable) | <u>N/A</u> (Yes-No) | | |
| 12. City of Wichita | : Three-Mile Area <u>X</u> | | |

STAFF COMMENTS:

- A. The associated zone case SCZ-0345, "R-1" to "E", has been approved by the Board of County Commissioners subject to platting.
- B. It is recommended that the plat be revised to eliminate Lot 4, Block 1, so as not to have a lot with direct access to a major street.
- C. The applicant shall guarantee the paving of 34th Street North, 35th Street North, Harding, Parkwood, and 35th Street Court including the cul-de-sac.
- D. Subject property is zoned for industrial use and is located within the designated "Urban Growth Area" of Wichita and the applicant shall therefore guarantee the installation of sanitary sewer and municipal water to serve subject property.
- E. The applicant shall guarantee the drainage improvements associated with subject property including improvements within the drainage dedication shown on the plat.
- F. 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).