

PLAT NO. S/D 77-118 MAP NO. 5344

NAME SOUTHWEST PLAZA ADDITION

LOCATION: Northeast corner 31st St. South & Meridian Ave.

ENGINEER Baughman Company

OWNER Southwest Plaza, Inc. % M.K. Gentry Co.

APPLICATION FILED 9-12-77

SKETCH PLAT FILED none submitted

PRELIMINARY FILED 9-12-77

S/D ACTION 9-22-77 approve

FINAL FILED 10-10-77

S/D ACTION 10-20-77 approve

MAPC ACTION 10-27-77 approve

BCC ACTION 11-8-77 approve

RECORDED December 29, 1977

REMARKS Assoc. Z-2933 & DP-83

S/D 77-118 - SOUTHWEST PLAZA ADD.-  
Northeast corner 31st St. South &  
Meridian Ave., Baughman Company

*POSTED*  
*9-13-77*  
*[Signature]*

ACTION

	DATE
S/D COMMITTEE <i>(John)</i>	<i>approve 9-22-77</i>
S/D <i>(Fred)</i>	<i>approve 10-20-77</i>
M.A.P.C.	<i>approve 10-27-77</i>
B.C.C./B- <del>CCC</del>	<i>approve 11-8-77</i>

Map No. 5344  
Sec. No. 6  
Twp. No. 28  
Range 1E

Subdivision Report and Progress

S/D No.: 77-118

Name: SOUTHWEST PLAZA ADDITION

General Location: Northeast corner 31st St. South & Meridian Ave.

Owner: Southwest Plaza, Inc. & M. K. Gentry Co.

Address: P.O. Box 850, 67201 Phone: 264-2847

Subdivider: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Engineer/Surveyor: Baughman Company Phone: 262-7271

Address: 330 Laura, 67211

Application Received 9-12-77  
Conf. with Applicant none  
Sketch Plat Received none submitted  
Present Zoning "LC" & "B"  
Proposed Zoning "LC" (Z-1933)  
Letter of Intent none

FINAL PLAT RECEIVED 9-22-77 10-10-77  
S/D Comm. Action 10-20-77 approve

Dept. Report on Final 10-24-77  
M.A.P.C. ACTION 10-27-77 approve  
Dept. Report on Final 10-24-77  
Letter on Irons Received N/A  
Title/Taxes Rec'd & Reviewed 10-27-77  
Final Review 10-31-77  
Referral to B.C.C. 10-31-77

PREL. PLAT RECEIVED 9-12-77  
S/D Comm. Action 9-22-77 approve

Dept. Report on Prel. 9-29-77

B.C.C. ACTION 11-8-77 *Cygan*

Recorded 12-29-77

TRACING PROGRESS:  
Received \_\_\_\_\_  
Released \_\_\_\_\_  
Received \_\_\_\_\_  
Released \_\_\_\_\_

Comments:

Associated Z-1933 and DP-83

REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS

S/D 77-118 +  
Z-1933 +  
DP-83

SOUTHWEST PLAZA ADDITION was

filed for record on December 29, 1977

*Robert J. McAuliffe*  
Register of Deeds

Return to: Wichita-Sedgwick County  
Metropolitan Area Planning Department  
(Inter-Office Mail)

T9-328

T9-302 (..)

October 18, 1979

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

Release of letters of credit associated with Southwest Plaza Addition, located at the northeast corner of 31st Street South and Meridian Avenue (Credit Numbers: 508, 509 and 510)

I have been advised by the Engineering Department that the required sanitary sewer extension and construction of deceleration lanes on 31st Street South and Meridian Avenue have been completed. Guarantees for these improvements were required as a condition of plat approval.

On November 8, 1977, the Board of City Commissioners "received and filed" letters of credit in the amounts of \$1,500, \$11,000 and \$11,000 from Fourth National Bank and Trust Company for the account of Southwest Plaza, Inc., as guarantee that this work would be performed. The letters of credit may now be released at the request of either the bank or Southwest Plaza, Inc.

---

Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Southwest Plaza, Inc., c/o M. K. Gentry Company, P.O.  
Box 850, 67201  
Fourth National Bank and Trust Company, 100 North Broadway, 67202

WICHITA-SEDGWICK COUNTY

October 31, 1978

DATE

**METROPOLITAN AREA PLANNING DEPARTMENT**

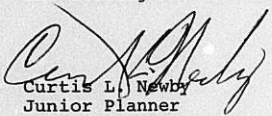
TO The Files  
FROM Curtis L. Newby, Junior Planner  
SUBJECT Major entrance requirement on 31st Street South

On October 31, 1978, a meeting was held in the Planning Department Conference room to discuss a requirement of the plat and CUP for the construction of a major entrance on 31st Street South. In attendance at the meeting were the following people: Harry J. Frazier, Jr., of Frazier Construction Company; M. K. Gentry; William L. Korber, surveyor; Bill McKinley, Traffic Engineering; Bob Lakin, Jack Galbraith and Curtis Newby of the Planning Department. *also Sam Madley and Bob Feltner S.D.*

The discussion centered around a requirement for the applicant to construct a major entrance to his shopping center on 31st Street South. The applicant was desirous of modifying the standard design for major entrances. In the review of both the CUP and plat case files, it was determined that originally the major entrance was required on 31st Street and that later this requirement was dropped. However, the applicant submitted two letters of credit guaranteeing deceleration lanes on 31st Street and on Meridian for the shopping center, and as well, the construction of a major entrance on Meridian Avenue and on 31st Street.

After further discussion it was determined that the letters of credit submitted actually guaranteed more than was required in that they included the major entrance on 31st Street South. Therefore, in view of this fact and the fact that a major entrance was not required on 31st Street South, the applicants were advised that they could modify the entrance on 31st Street South in whatever fashion would be agreeable to the City Engineer and the City Traffic Engineer.

The meeting was then adjourned.

  
Curtis L. Newby  
Junior Planner

CLN:bh

MIKE LINDBAK ADVISED ON  
10/17/79 THAT THE LETTERS  
OF CREDIT CAN BE  
RELEASED.

FLN

10/17/79

January 10, 1978

Donald C. Gisick, City Clerk

Jack H. Galbraith, Chief Planner

Z-1933 - Zone Change "B" to "LC";  
DP-83 - Southwest Plaza Commercial C.U.P.; and  
✓S/D 77-118 - Southwest Plaza Addition

At the regular meeting of the Board of City Commissioners on August 2, 1977, the captioned request for zone change was considered and approved, and the City Clerk was instructed to withhold publication of the ordinance effectuating the zone change until such time as the plat had been recorded. The associated plat was approved by the Board of City Commissioners on November 8, 1977.

This is to advise you that the final plat of Southwest Plaza Addition was recorded with the Register of Deeds on December 29, 1977 and, therefore, the ordinance effectuating the zone change may now be published.

Jack H. Galbraith  
Chief Planner

JHG:el

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERSSUBDIVISION APPROVAL

S/D Number 77-118                      Name Southwest Plaza Addition  
 Application & Sketch Filed: 9-12-77  
 Preliminary Plat Filed: 9-12-77                      Approved by S/D: 9-22-77  
 Final Plat Filed: 10-10-77                      Approved by S/D: 10-20-77  
 Approved by Metropolitan Area Planning Commission: 10-27-77

DESCRIPTION

General Location: Northeast corner of 31st street South and Meridian Avenue.

Surveyor or Engineer: Baughman Company  
 Owner: Southwest Plaza, Inc.  
 Address: Box 850, Wichita, Kansas 67201

1. Gross Acreage of Plat <u>8.64</u>	6. Access Control	
2. Number of Lots:	St. <u>Meridian</u>	No. Openings <u>3</u>
Residential _____	St. <u>31st St. So.</u>	No. Openings <u>2</u>
Commercial <u>1</u>	St. <u>30th &amp; St. Clair</u>	No. Openings <u>0</u>
Industrial _____	7. Req'd Improvements	
Other _____	St. Paving <u>not reqd</u>	Water <u>not reqd</u>
Total Number of Lots: <u>1</u>	Sidewalk <u>not reqd</u>	Drainage reqd
3. Minimum Lot Area: <u>8.2</u> Acres	Sewer <u>reqd</u>	Other <u>decel lanes</u>
4. Existing Zoning <u>B &amp; LC</u>		<u>&amp; main entrance</u>
5. Special Problems Discussed <u>None</u>		

Irrevocable letters of credit have been submitted guaranteeing construction of a sewer manhole - \$1,500; construction of a decel lane and major entrance on Meridian - \$11,000; and construction of a decel lane and major entrance on 31st Street South ~~\$110,000~~ <sup>\$11,000</sup>. An acceptable lot grading plan has been submitted to The Flood Control Planning Commission Recommendation: office

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

BAYOUTH moved, SAVINA seconded, UNANIMOUSLY approved.

NOTE: The associated cases DP-83, Commercial Community Unit Plan and Z-1933, "B" to "LC" have been approved 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.

IRREVOCABLE LETTER OF CREDIT  
Fourth National Bank & Tr. Co., Wichita  
P. O. Box 1090, Wichita, Kansas 67201  
(Name and address of bank)

Date: October 21, 1977

THE CITY OF WICHITA  
WICHITA, 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 \$ 11,000.00 for the account of Southwest Plaza, 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 October 21, 1979 (6)  
(Insert date two years from MAPC approval of plat)

1. Deceleration and major entrance on Meridian
- 2.
- 3.

in Southwest Plaza Addition, Wichita, Kansas., a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, 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 & Tr. Co., Wichita, Credit No. 510, dated Oct. 21, 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 December 21, 1979  
(insert a date at least 60 days after the date on line 6)

Very truly yours,

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

By: [Signature]  
(Authorized signature)

(CORPORATE SEAL)

IRREVOCABLE LETTER OF CREDIT  
Fourth National Bank & Tr. Co., Wichita  
P. O. Box 1090, Wichita, Kansas 67201  
(Name and address of bank)

Date: October 21, 1977

THE CITY OF WICHITA  
WICHITA, 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 \$ 11,000.00 for the account of Southwest Plaza, 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 October 21, 1979 (6)  
(Insert date two years from MAPC approval of plat)

1. Deceleration and major entrance on 31st St. So.

2.

3.

in Southwest Plaza Addition, Wichita, Kansas, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, 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 & Tr. Co., Wichita, Credit No. 509, dated Oct. 21, 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 presentation 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 December 21, 1979  
(insert a date at least 60 days after the date on line 6)

Very truly yours,

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

By: [Signature]  
(Authorized signature)

(CORPORATE SEAL)

T:

IRREVOCABLE LETTER OF CREDIT  
Fourth National Bank & Trust Co., Wichita  
P. O. Box 1090, Wichita, Kansas  
(Name and address of bank)

Date: October 21, 1977

THE CITY OF WICHITA  
WICHITA, 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 \$ 1500.00 for the account of Southwest Plaza, 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 October 21, 1979 (6)  
(Insert date two years from MAPC approval of plat)

1. Sanitary Sewer
- 2.
- 3.

in Southwest Plaza Addition, Wichita, Kansas, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, 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 & Tr. Co., Wichita, Credit No. 508, dated Oct. 21, 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 December 21, 1979  
(insert a date at least 60 days after the date on line 6)

Very truly yours,

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

By: [Signature]  
(Authorized signature)

(CORPORATE SEAL)

77

# Lawyers Title Insurance Corporation

A STOCK COMPANY  
Home Office—Richmond, Virginia

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE A

1. Effective date  
September 6, 1977 @ 7:55 AM

Case No. W 23995-1

2. Policy or policies to be issued:

(a) ALTA Owner's Policy—Form B-1970 (Rev. 10-17-70)  
Proposed insured:

Amount \$ \_\_\_\_\_

WICHITA-SEDGWICK COUNTY-METROPOLITAN AREA-PLANNING DEPARTMENT

(b) ALTA Loan Policy, 1970 (Rev. 10-17-70)  
Proposed insured:

Amount \$ \_\_\_\_\_

(c)  
Proposed insured:

Amount \$ \_\_\_\_\_



3. Title to the fee simple estate or interest in the land  
described or referred to in this Commitment is at the effective date hereof vested in:

SOUTHWEST PLAZA, INC.

4. The land referred to in this Commitment is described as follows:

Lots One (1), through Nineteen (19), odd and even, inclusive,  
together with the vacated alley, all in Block Seven (7),  
SECOND ADDITION TO SOUTHWEST VILLAGE, Wichita, Sedgwick County,  
Kansas. (to be Plated as SOUTHWEST PLAZA ADDITION).

Countersigned at Wichita, Kansas 9/6/77 ps.

Manuel R. Hawkins

Authorized Officer or Agent

Schedule A—Page 1—No.

Form No. 91-88 (SCH.A)  
035-1-088-0099

(over)  
ORIGINAL

**Lawyers Title Insurance Corporation**  
A Stock Company  
Home Office ~ Richmond, Virginia

**COMMITMENT FOR TITLE INSURANCE**

LAWYERS TITLE INSURANCE CORPORATION, a Virginia corporation, herein called the Company, for valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor, all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six (6) months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company. This Commitment shall not be valid or binding until countersigned by an authorized officer or agent.

IN WITNESS WHEREOF, the Company has caused this Commitment to be signed and sealed, to become valid when countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws. This Commitment is effective as of the date shown in Schedule A as "Effective Date."



**Lawyers Title Insurance Corporation**

*Robert C. Dawson*  
President

Attest:  
*Ray McMichael*  
Secretary.

# Lawyers Title Insurance Corporation

A STOCK COMPANY  
Home Office—Richmond, Virginia

## SCHEDULE B—Section 1

### Requirements

The following are the requirements to be complied with:

- Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
- Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

Note: Taxes for the year 1976 and prior years paid. (Key No. D-13310).



Schedule B—Section 1—Page 1

Form No. 91 88 (B-1)  
035-1-889-0003

ORIGINAL

#### CONDITIONS AND STIPULATIONS

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and the Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

**Lawyers Title Insurance Corporation**  
A Stock Company  
Home Office - Richmond, Virginia

# Lawyers Title Insurance Corporation

A STOCK COMPANY  
Home Office—Richmond, Virginia

## SCHEDULE B—Section 2

### Exceptions

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. General taxes for the year 1977 and subsequent years together with special assessments due and payable therewith.
3. Restrictive covenants appearing of record in Miscellaneous Book 329, page 323, and Miscellaneous Book 330, page 531.
4. Alley easements for public utilities as shown on the recorded Plat.
5. Mortgage dated August 31, 1977 in favor of Fourth National Bank & Trust Company of Wichita, Kansas, recorded September 1, 1977 in Mortgage Book 264, page 92, in the amount of \$160,000.00.

NOTE: If policy is to be issued in support of a mortgage loan, attention is directed to the fact that the Company can assume no liability under its policy, the closing instructions, or Insured Closing Service for compliance with the requirements of any consumer credit protection or truth in lending law in connection with said mortgage loan.

Schedule B—Section 2—Page 1

AMERICAN LAND  
TITLE ASSOCIATION  
STANDARD FORM  
COMMITMENT



**Lawyers Title**  
Insurance Corporation  
A Stock Company  
Home Office  
Richmond, Virginia

October 28, 1977

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Re: S/D No. 77-118  
SOUTHWEST PLAZA ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 27, 1977, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of October 24, 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 Department.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
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 platator.
4. Certification that all taxes due and payable for 1976 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Jack H. Galbraith  
Chief Planner

JHG:bh

cc: Southwest Plaza, Inc., M.K. Gentry Co. P.O. Box 850, 67201  
Dean Sellers, Assistant City Engineer

October 24, 1977

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Re: S/D No. 77-118  
Southwest Plaza Addition  
FINAL PLAT

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 20, 1977, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

*2 letters  
of credit*

- A. - As approved on the associated C.U.P., the applicant shall guarantee the construction of a major entrance on Meridian and deceleration lanes on Meridian and 31st Street South.
- B. - The applicant shall guarantee the construction of a sanitary sewer manhole. The Engineering Division shall be contacted regarding the amount of guarantee needed.
- C. - 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, October 27, 1977, at 1:30 p.m. If  
you should have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez  
Junior Planner

LO:et  
Enclosure  
cc:

Southwest Plaza, Inc.  
M. K. Gentry Co.  
P. O. Box 850  
Wichita, Kansas 67201

Dean Sellers

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 77-118 Name SOUTHWEST PLAZA ADDITION  
Date Application Rec'd. 9-12-77 Preliminary Approval 9-22-77  
Scheduled S/D Meeting 10-20-77

DESCRIPTION

General Location Northeast corner 31st Street South and Meridian

Owner Southwest Plaza Inc. c/o M. K. Gentry Company  
Surveyor/Engineer Baughman Company Phone 262-7271  
Address 330 Laura

1. Gross Acreage of Plat 8.64
2. Number of Lots:  
Residential \_\_\_\_\_  
Commercial 1  
Industrial \_\_\_\_\_  
Other \_\_\_\_\_  
Total Number of Lots 1
3. Minimum Lot Frontage 570 ft.
4. Minimum Lot Area 361,124 sq ft.
5. Existing Zoning LC-13
6. Proposed Zoning LC (Z-1933)
7. Lineal Feet of New Streets:  
a. 25 R/W 575 ft.  
b. 10 R/W 270 ft.  
c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
TOTAL 845 ft.
8. Sidewalk adjacent to all streets? yes  no
9. Public Water Supply  (Yes/No), Name \_\_\_\_\_
10. Public Sanitary Sewers  (Yes/No), Name \_\_\_\_\_
11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)
12. City of Wichita  : Three-Mile Area \_\_\_\_\_

STAFF COMMENTS:

- A. As approved on the associated C.U.P., the applicant shall guarantee the construction of a major entrance on Meridian and deceleration lanes on Meridian and 31st Street South.
- B. The applicant's surveyor shall submit a lot grading plan to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- C. Recording of the plat within 30 days after approval by the Board of City Commissioners.

THE CITY OF WICHITA

OFFICE OF Ass't. Supt. of Public Works      DATE Oct. 18, 1977  
Maint.



TO Jack Galbraith, Chief Planner, MAPD

FROM M. S. Mitchell

SUBJECT Southwest Plaza Addn.  
S/D 77-118

Reference is made to my request before the Subdivision Committee for a Lot Grading Plan for subject Addition. Please be advised a Sketch Plat showing the Grading Plan has been furnished to this office which states: "Lot Grading Plan: The lot shall be graded to drain to the streets via approved driveways - flumes - inlets, when developed." This plan is satisfactory and approved.

I trust this information is sufficient to permit final processing of the plat; however, if further information or discussion is desired, please advise.

*M. S. Mitchell*

M. S. Mitchell,  
Ass't. Superintendent of Public  
Works Maintenance

by: *Max Greene*

Max Greene,  
Sr. Engineer, Flood Control Maintenance

MSM/MS/glm

cc: G. E. Wilton  
Southwest Plaza Addn.  
Central Insp./John Riddel w/exh.

SCCD-Cons-5

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

Property Name Southwest Plaza Addition

MAILED TO:

Location Generally located at the NE  
Corner of 31st St. So. & Meridian.

\_\_\_\_\_ Name

\_\_\_\_\_ BAUGHMAN COMPANY  
Firm

Date 9-29-77

\_\_\_\_\_ Phone

Prepared by Larry L. Henry, District Conservationist  
USDA-Soil Conservation Service  
4100 Maple, Wichita, Kansas 67209  
Phone: 942-8422

Requested by Wichita-Sedgwick County Metropolitan  
Area Planning Commission

\*\*\*\*\*

A. SOIL TYPE: 100% Tabler silty clay loam Class II  
PRIME FARMLAND

B. SITUATION: The area has a high potential for wind erosion. Due to  
the location and size of the plat, adequate cover is  
needed at all times.

-----  
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  
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 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: 316-942-8422.
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 \_\_\_\_\_
- \_\_\_\_\_


September 28, 1977

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Re: S/D 77-118 - Preliminary plat  
of SOUTHWEST PLAZA ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 22, 1977, 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. The access control labeling adjacent to Meridian shall be changed to indicate three openings as approved on the associated C.U.P.
- B. As approved on the associated C.U.P., the applicant shall guarantee the construction of a major entrance on Meridian.
- C. As approved on the associated C.U.P., the applicant shall guarantee the construction of deceleration lanes on the east side of Meridian and the north side of 31st Street.
-  D. The applicant's engineer shall submit a lot grading plan to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- E. 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.
- F. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

S/D 77-118  
September 28, 1977  
Page 2

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

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme  
Encl.

cc: Southwest Plaza, Inc., and M. K. Gentry Company  
P. O. Box 850, 67201

Dean Sellers, Assistant City Engineer

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 77-118 Name SOUTHWEST PLAZA ADDITION  
Date Application Rec'd. 9-12-77 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 9-22-77

DESCRIPTION

General Location Northeast corner of 31st Street South and Meridian Avenue.  
Owner Southwest Plaza, Inc., and M. K. Gentry Company  
Surveyor/Engineer Baughman Company  
Address 330 Laura Phone 262-7271

- |  |   |
|--|---|
| 1. Gross Acreage of Plat <u>8.64</u>                             | 7. Lineal Feet of New Streets:                              |
| 2. Number of Lots:   | a. <u>25</u> R/W <u>575</u> ft.                             |
| Residential _____  | b. <u>10</u> R/W <u>270</u> ft.                             |
| Commercial <u>1</u>  | c. _____ R/W _____ ft.                                      |
| Industrial _____   | d. _____ R/W _____ ft.                                      |
| Other _____  | e. _____ R/W _____ ft.                                      |
| Total Number of Lots <u>1</u>                                    | TOTAL <u>845</u> ft.  |
| 3. Minimum Lot Frontage <u>570</u> ft.                           | 8. Sidewalk adjacent to all streets? <u>X</u> yes <u>no</u> |
| 4. Minimum Lot Area <u>361,124</u> sqft.                         |   |
| 5. Existing Zoning <u>LC &amp; B</u>                             |   |
| 6. Proposed Zoning <u>LC</u>                                     |   |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name _____           |   |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name _____       |   |
| 11. Health Department Approval (where applicable) _____ (Yes-No) |   |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____             |   |

STAFF COMMENTS:

- A. The associated cases Z-1933, "B" to "LC" and DP-83 - Commercial Community Unit Plan, have been approved by the Board of City Commissioners subject to platting.
- B. The access control labeling adjacent to Meridian shall be changed to indicate three openings as approved on the associated C.U.P.
- C. As approved on the associated C.U.P., the applicant shall guarantee the construction of a major entrance on Meridian.
- D. As approved on the associated C.U.P., the applicant shall guarantee the construction of deceleration lanes on the east side of Meridian and the north side of 31st Street.
- E. The applicant shall be advised that the construction of a sidewalk on Meridian will be required as a part of the issuance of any building permits on the subject property.
- 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.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Map No.: 5344  
Section No.: 6  
Twp. No.: 28  
Range: 1E

S/D No. 77-118

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: SOUTHWEST PLAZA ADDITION

General Location: NE. CORNER 31ST ST. SO & MERIDIAN AVE

Name of Property Owner: SOUTHWEST PLAZA, INC. % M. K. GENTRY CO.  
Address: P.O. Box 250 67201 Phone: 264-2847

Name of Subdivider: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Name of Agent/Surveyor: BAUGHMAN CO  
Address: 330 LAURA Phone: 262-7271

Date of Application: SEPTEMBER 12, 1977

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 8.644
2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial 1
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_Total Number of Lots 1
3. Minimum Lot Frontage 570 ft.
4. Minimum Lot Area 364,124.996 ft.
5. Existing Zoning CHHA LC & B
6. Proposed Zoning LC (Z-1933)  
Assoc. call DP-83
7. Lineal Feet of New Streets:
  - a. 25 R/W 575 ft.
  - b. 10 R/W 270 ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.TOTAL 845 ft.
8. Sidewalk adjacent to all streets?  yes  no  
31ST ST SO — ONLY STREET WITH WALKS
9. Public Water Supply YES (Yes-No), Name \_\_\_\_\_
10. Public Sanitary Sewers YES (Yes-No), Name \_\_\_\_\_
11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)
12. 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: [Signature]

Wichita-Sedgwick County Metropolitan Area  
Planning Commission, 10th Floor, City Hall,  
455 North Main, Wichita, Kansas 67202.

Received by L.O.  
Date 9-12-77  
Fee Submitted 50.00

Form 225-021

**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
------	----

1-12-77	
---------	--