

PLAT NO. S/D 73-30

MAP NO. 5850

NAME WOODLAWN PLACE

LOCATION On the ~~East~~ <sup>West</sup> side of Woodlawn one quarter mile  
North of 21st Street North

ENGINEER Reiss & Goodness

OWNER Fidelity Development, Inc.

APPLICATION FILED 3-21-73

SKETCH PLAT FILED 3-21-73

PRELIMINARY FILED 2-6-74

S/D ACTION 2-21-74 approve

FINAL FILED \_\_\_\_\_

S/D ACTION 3-7-74 approved

MAPC ACTION 3-14-74 approved

BCC ACTION 4-2-74 approve

RECORDED April 23, 1974

REMARKS \_\_\_\_\_

S/D 73-30 WOODLAWN PLACE - On the ~~West~~  
East side of Woodlawn 1/4 mile N  
of 21st St. North. Fidelity Dev.  
by Reiss & Goodness

*Posters*  
*3-26-73*  
*[Signature]*

ACTION

DATE

S/D COMMITTEE	( <i>Publin</i> )	<i>approve</i>	<i>2-21-74</i>
	( <i>FINAC</i> )	<i>approve</i>	<i>3-7-74</i>
M.A.P.C.		<i>approve</i>	<i>3-14-74</i>
B.C.C./ <del>B.C.C.S</del>		<i>approve</i>	<i>4-2-74</i>

Map No. 5050  
Sec. No. 6  
Twp. No. 27S  
Range 2E

Subdivision Report and Progress

S/D No.: 73-30

Name: WOODLAWN PLACE

General Location: On the ~~west~~ <sup>W-61</sup> side of Woodlawn one quarter mile North of 21st Street North

Owner: Fidelity Development, Inc.

Address: 229 S. Market St. 67202

Phone: 267-2881

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

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

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

Engineer/Surveyor: Reiss & Goodness Engineers

Address: 2160 E. Douglas 67214

Phone: 264-1391

Application Received 3-21-73

Conf. with Applicant \_\_\_\_\_

Sketch Plat Received 3-21-73

Present Zoning \_\_\_\_\_

Proposed Zoning \_\_\_\_\_

Letter of Intent \_\_\_\_\_

PREL. PLAT RECEIVED 2-6-74

S/D Comm. Action 2-21-74 app.

Dept. Report on Prel. 2-25-74

TRACING PROGRESS:

Received 3-18-74

Released \_\_\_\_\_

Received \_\_\_\_\_

Released \_\_\_\_\_

FINAL PLAT RECEIVED 2-24-74

S/D Comm. Action 3-7-74 app.

Dept. Report on Final 3-8-74

M.A.P.C. ACTION 3-14-74 approved

Dept. Report on Final 3-15-74

Letter on Irons Received N/A

Title/Taxes Rec'd & Reviewed 3-16-74

Final Review 4-1-74

Referral to B.C.C. 4-1-74

B.C.C. ACTION 4-2-74 - approved

Recorded April 23, 1974

Comments:

Also send correspondence to:  
E. J. Allison, Continental Const. Co. Inc.  
Laurance Ransoh  
4/2/74 called R+G to pick up plat tracing  
for recording.

REGISTER OF DEEDS

SEDGWICK COUNTY, KANSAS

WOODLAWN PLACE ADDITION was

filed for record on APRIL 23, 1974

T9-302 (2)

JOHN HALE  
Register Of Deeds

T9-328

December 4, 1980

Mike Lindebak, Program Development Engineer

Louise Olivarez, Senior Planner

Request for release of letters of Credit for Woodlawn  
Place and Woodlawn Place 4th

Attached is a copy of a letter from Ivan Salyer requesting the release of several letters of credit. Three of the five letters were submitted as development guarantees after the platting process was complete. The other two letters of credit (\$20,700 for water and \$94,000 for drainage in Woodlawn Place) were authorized for release by our department last April.

Would you please check on the status of the other three letters of credit and notify Mr. Salyer if they can be released.

Louise Olivarez  
Senior Planner

Attachment

cc: Ivan P. Salyer, President, Fidelity Investment Company,  
229 S. Market, 67202

FIDELITY INVESTMENT COMPANY  
AN AFFILIATE OF FIDELITY SAVINGS



229 SOUTH MARKET ■ WICHITA, KANSAS 67202 ■ (316) 265-2261  
Branch Office — 3100 Gage, Topeka, Kansas 66614, (913) 273-2687

December 2, 1980

RECEIVED

DEC 3 1980

METROPOLITAN PLANNING

ROUTE  House  
 \_\_\_\_\_

Ms. Louise Olivarez,  
Senior Planner  
Wichita-Sedgwick County  
Metropolitan Area Planning Dept.  
455 No. Main St.  
Wichita, Kansas 67202

Re: Woodlawn Place 4th Addition and Woodlawn Place Addition

Dear Ms. Olivarez:

According to our records, all of the lots in the Woodlawn Place 4th Addition have been developed. We request that you authorize the cancellation and return of the following Letters of Credit:

1. Letter of Credit #112 dated 3-21-78 in the amount of \$63,000 for construction of street paving.
2. Letter of Credit #113 dated 3-21-78 in the amount of \$38,500 for construction of sanitary sewer, Lateral #11, Main 6, Sanitary Sewer #23, project #4687624580515-00000001.

We would also appreciate your checking to see if the following Letters of Credit may now be released in the Woodlawn Place Addition:

1. Letter of Credit #102 dated 3-14-74 in the amount of \$20,700 to provide water line from Woodlawn West on Mainsgate Road.
2. Letter of Credit #103 dated 3-14-74 in the amount of \$94,000 for construction of Flood Control ditch in connection with Woodlawn Place final plat.
3. Letter of Credit #105 dated March, 1974, in the amount of \$30,000 for construction of sanitary sewer, Lateral 3, Main 6, SS #23, Lot 1, Block 1, Woodlawn Place Addition except the west 525 ft. thereof. The first phase of the Ponderosa Apartments on this tract of ground have been completed which occupy 50% of this land in the subdivision.

H. MARVIN BASTIAN  
Chairman of the Board  
IVAN P. SALYER  
President  
FRED MUENCHRATH  
Senior Vice President  
FRANK L. SCOTT  
Vice President  
DONALD L. DAY  
Comptroller and Treasurer  
HUGH M. McCLURE  
Secretary

Yours very truly,

Ivan P. Salyer  
President

IPS:sm



FHA, GI, CONVENTIONAL, COMMERCIAL, FARM LOANS AND PROPERTY MANAGEMENT

## WICHITA-SEDGWICK COUNTY

DATE

April 16, 1980

## METROPOLITAN AREA PLANNING DEPARTMENT

TO Donald C. Gisick, City Clerk  
 FROM Louise Olivarez, Senior Planner  
 SUBJECT Release of expired letters of credit associated with plats.

Listed below are sixteen letters of credit which may be released at the request of the purchasers or the banks. The improvements guaranteed by these letters of credit have all been completed.

<u>Plat</u>	<u>Purchaser</u>	<u>Bank</u>	<u>Amount</u>	<u>Improvement</u>
S/D 73-30 Woodlawn Place	Fidelity Dev., Inc.	Fidelity Inv. Co.	\$ 94,000	drainage ditch
S/D 73-30 Woodlawn Place	Fidelity Dev., Inc.	Fidelity Inv. Co.	20,700	water line
S/D 75-53 The Park	The Park	Union National	100,000	lift station & force main
S/D 75-99 Pheasant Run Addition	Carson & Sproul	Central State	4,500	sidewalks
S/D 76-14 Stevens-Ryan Addition	James H. Stevens & Thomas J. Ryan	Boulevard	1,300	construct side walk & close driveway
S/D 76-81 Walenta 2nd Addition	Donald J. Walenta	Central State	7,000	sidewalks - sanitary sewer
S/D 76-92 Caro 4th Addition	Alfred A. Caro	First National	2,000	sidewalk
S/D 76-92 Caro 4th Addition	Alfred A. Caro	First National	12,500	sewer
S/D 76-125 The Moorings	MIBAC, Inc.	United American	115,000	pumping static and force main
S/D 77-21 Jack Russell Addition	Jack U. Russell	Southwest National	1,000	sidewalk
S/D 77-34 Fields & Pate Addition	Pate Construction	Fourth National	2,200	sidewalks
S/D 77-53 Roann Add	Roe Messner	Fourth National	17,250	pave Mt. Carmel
S/D 77-83 Woodchuck Villas	P.E.C., P.A.	First National	24,910	sanitary sewer
S/D 77-92 Cross Town East	M.K. Gentry & Vernon J. Jacobs	Fourth National	8,000	sanitary sewer
S/D 77-103 Maple Gardens	E.E. Kardatzke	National Bk. of Wichita	21,000	water
S/D 77-103 Maple Gardens	E.E. Kardatzke	National Bk. of Wichita	42,000	sanitary sewer

December 16, 1974

Fidelity Development, Inc.  
229 South Market Street  
Wichita, Kansas 67202

Re: S/D 73-30 - Woodlawn Place  
(irrevocable letter of credit)

Gentlemen:

The above captioned plat was approved by the Metropolitan Area Planning Commission on March 14, 1974, and by the Board of City Commissioners on April 2, 1974. As previously indicated to you in a letter dated March 11, 1974, one of the conditions of approval was that the applicant guarantee the extension of City water to serve subject property. The Wichita Water Department has informed us the work has not yet been done.

Our files indicate that you submitted a letter of credit in the amount of \$20,700 naming Fidelity Investment Company as surety, guaranteeing that the water main would be extended on or before June 14, 1974, in accordance with City specifications. Since the completion date of the letter of credit has passed, we would appreciate your informing our office as to your intent to fulfill this requirement of plat approval.

We are anxious to assist you in any way we can to expedite the fulfillment of this requirement and the closing of this file. If you have any questions concerning this matter, please call.

Sincerely,

John Richter  
Planning Analyst

JR:rme

cc: Fidelity Investment Company, 229 South Market, 67202

December 16, 1974

Fidelity Development, Inc.  
229 South Market Street  
Wichita, Kansas 67202

Re: S/D 73-30 - Woodlawn Place  
(Irrevocable letter of credit)

Gentlemen:

The above captioned plat was approved by the Metropolitan Area Planning Commission on March 14, 1974, and by the Board of City Commissioners on April 2, 1974. As previously indicated to you in a letter dated March 11, 1974, one of the conditions of approval was that the applicant guarantee the extension of City water to serve subject property. The Wichita Water Department has informed us the work has not yet been done.

Our files indicate that you submitted a letter of credit in the amount of \$20,700 naming Fidelity Investment Company as surety, guaranteeing that the water main would be extended on or before June 14, 1974, in accordance with City specifications. Since the completion date of the letter of credit has passed, we would appreciate your informing our office as to your intent to fulfill this requirement of plat approval.

We are anxious to assist you in any way we can to expedite the fulfillment of this requirement and the closing of this file. If you have any questions concerning this matter, please call.

Sincerely,

John Richter  
Planning Analyst

JR:rme

cc: Fidelity Investment Company, 229 South Market, 67202

May 20, 1974

Ralph Wulz, City Manager

Jack H. Galbraith, Chief Planner

S/D 73-30 - Woodlawn Place Addition -  
street paving guarantee.

The above referred to plat was approved by the Board of City Commissioners on April 2, 1974. One of the conditions of the plat approval was that the applicant guarantee the paving of 23rd Street North between Charlotte and Farmstead. The applicant submitted an irrevocable letter of credit in the amount of \$12,000 guaranteeing the paving of the street.

The applicant has now submitted an 81.5% paving petition for the paving of 23rd Street. This is to advise you that the City Engineer has sent the appropriate notices to the affected property owners and, that the herewith attached paving petition should be placed on the agenda for consideration by the Board of City Commissioners at their regular meeting of May 28, 1974.

In the event that the petition is approved by the governing body, the irrevocable letter of credit from Fidelity Investment Company, in the amount of \$12,000 for the account of Fidelity Development, Inc., which is being held by the City Clerk's office, may be released upon request from the applicant. If you have any questions concerning this matter, please call.

JHG:CLW:rme

cc: Ralph C. Eberly, City Clerk  
Fidelity Development, Inc., 229 South Market, 67202  
Fidelity Investment Company, 229 South Market, 67202

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 73-70 Name WOODLAWN PLACE  
Application & Sketch Filed: 3-21-73  
Preliminary Plat Filed: 2-6-74 Approved by S/D: 2-21-74  
Final Plat Filed: 2-24-74 Approved by S/D: 3-7-74  
Approved by Metropolitan Area Planning Commission: 3-14-74

DESCRIPTION

General Location: West side of Woodlawn 1/4 mile  
north of 21st Street North

Surveyor or Engineer: Reiss and Goodness  
Owner: Fidelity Development, Inc.  
Address: 229 South Market 67202

1. Gross Acreage of Plat	34.5	6. Access Control		
2. Number of Lots:		St. 23rd St. N.	No. Openings	0
Residential	2	St.	No. Openings	
Commercial		St.	No. Openings	
Industrial		7. Req'd Improvements		
Other		St. Paving	X	Water X
Total Number of Lots:	2	Sidewalk	X	Drainage X
3. Minimum Lot Area:	12.3 Acres	Sewer		Other
4. Existing Zoning	"AA"			
5. Special Problems Discussed	None			

Valid petitions have been submitted guaranteeing the paving of Mainsgate Road, Edgemoor Drive, and guaranteeing the installation of sidewalks adjacent to both sides of Mainsgate Road and the east side of Edgemoor Drive. A letter of credit in the amount of \$94,000 has been submitted to construct a drainage channel, another in the amount of \$20,700 has been submitted guaranteeing the extension of City water, and one in the amount of \$12,000 guaranteeing the paving of 23rd Street north. A certificate has also been submitted certifying the petitions.

Planning Commission Recommendation:

That this plat be approved subject to:

- A. The applicants shall by separate instrument dedicate the balance of the right-of-way for the west half of Woodlawn from their property which was excluded from the associated CUP DP-52.
- B. The applicant shall have prepared and shall submit a covenant which contains provisions for the improvement and continued maintenance of all common open space areas, private drives, parking areas, etc. as required in the associated CUP approval.
- C. A 10-foot utility easement shall be granted by separate instrument from the northeast corner of the plat east to Woodlawn Avenue.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: The associated zone Case Z-1511 from "AA" to "R-6" and Community Unit Plan DP-52 have been approved by the Board of City Commissioners subject to platting.

ACTION: Receive and file the irrevocable letters of credit, accept the dedication, covenant and easement, approve the petitions, instruct the Director of Law to prepare the necessary resolutions, instruct the City Clerk to file the certificate, dedication, covenant and easement with the Register of Deeds, the publication and filing costs of which shall be billed to the applicant; and approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

**CERTIFICATE**

City of Wichita)  
Sedgwick County) ss  
State of Kansas)

I, Fidelity Development, Inc., owner and plat-  
tor of Woodlawn Place Addition, do hereby  
certify that petitions for the following improvements have been  
submitted to the Board of Commissioners of the City of Wichita,  
Kansas:

1. Construction of sidewalks on each side of Mainsgate Road from Edgemoor Drive to Woodlawn.
2. Construction of sidewalks on the east side of Edgemoor Drive from Mainsgate to the north line of Woodlawn Place Addition.
3. Paving of Mainsgate Road from the west line of Edgemoor Drive to the west line of Woodlawn.
4. Paving of Edgemoor Drive from the north line of Mainsgate Road to the north line of Lot 1, Block 1, Woodlawn Place Addition.
5. Paving of 23rd Street north from the west line of Charlotte to the east line of Farmstead.
- 6.
- 7.

*Petitions submitted after plat was approved. Original letter of public accounts was attached.*

As a result of the above-mentioned petitions for im-  
provements, lots within Woodlawn Place Addition  
may be subject to special assessments assessed thereto for the  
cost of constructing the above-described improvements.

Signed this 27th day of March, 1974.



FIDELITY DEVELOPMENT, INC.

*Ivan P. Salyer*  
Ivan P. Salyer, Executive Vice President

City of Wichita)  
Sedgwick County) ss  
State of Kansas)

Be it remembered that on this 27th day of March,  
1974, before me, a notary public in and for said County and State,  
came Ivan P. Salyer, to me personally  
known to be the same person who executed the fore-going instrument  
of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and  
affixed my notarial seal the day and year above written.

*Shirley Rivard*  
Notary Public) Shirley Rivard



IRREVOCABLE LETTER OF CREDIT

FIDELITY INVESTMENT COMPANY  
(Name of bank)

Date: March 28, 1974

THE CITY OF WICHITA  
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your ~~drafts at sight~~ <sup>demand</sup> on us for a sum not exceeding \$ 12,000.00 for the account of Fidelity Development, 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 March 28, 1976  
(Insert date two years from MAPC approval of plat)

1. Pave 23rd Street north from West line of Charlotte to the East line of Farmstead.

2.

3.

in Woodlawn Place, 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~~ <sup>demands</sup> drawn hereunder must be marked: "~~Drawn~~ <sup>Demand</sup> under Fidelity

Investment Company, Credit No. 104, dated March 28, 1974  
(Name of bank)

The amount of any ~~draft~~ <sup>demand</sup> drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such ~~draft~~ <sup>demand</sup> 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~~ <sup>demand</sup> 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 March 28, 1976.

Very truly yours,

FIDELITY INVESTMENT COMPANY  
(Name of bank)

By: H. Marvin Bastian  
(Authorized signature)  
H. Marvin Bastian, President



IN WITNESS

... 12th ... March 1974  
by and between **Fidelity Development, Inc.**  
of the first part and the City of Wichita, of the second part.

... that the said first party ... in consideration of the sum of ...  
... \$10,000 and other valuable consideration, the receipt whereof is ...  
... hereby granted and conveyed unto the said second party ...  
... and consent for the purpose of constructing, maintain-  
... ing and operating covers and all other public utilities, over, along and under ...  
... the property described and so situated in Sedgwick County, Kansas, to wit:

The North 10 feet of the East 1,051.19 feet of the Southeast  
Quarter of Section 1, Township 27S, Range 1E, of the 6th P.M.,  
Sedgwick County, Kansas.



... and said second party to hereby granted the right to enter upon said  
premises at any time for the purpose of constructing, operating, maintaining,  
and repairing such covers and all other public utilities.

... WHEREAS: The said first party ... has ... signed these presents  
the day and year first written.

FIDELITY DEVELOPMENT, INC.



H. Marvin Bastian, Assistant Secretary

*H. Marvin Bastian*  
H. Marvin Bastian, President

H. Marvin Bastian



... personally known to ... the undersigned the foregoing in-  
... and ... the execution thereof.

12th ... March 1974

*Shirley Rivard*  
Shirley Rivard

October 17, 1977

RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

That Fidelity Development, Inc., is the owner of all of the following described property, to-wit:

Woodlawn Place, an Addition to Wichita, Sedgwick County, Kansas,

and does hereby impose the following protective covenants and charges upon the above-described real property for the benefit of said property, the City of Wichita, Kansas, and each person having any interest therein as owner, lessee or sublessee, and the same shall inure to and be binding upon each and every successor in interest of each such person, and that the same is hereby imposed upon the property as a servitude, to-wit:

1. The owner of the above-described property shall maintain, at its own cost, all of the common area of the property, including but not limited to the private streets, private sidewalks, common parking lots, paved fire lanes and recreational facilities. This obligation shall be binding upon the successors and assigns of Fidelity Development, Inc., and in the event such successors or assigns are more than one party, all costs shall be prorated on the basis of square footage owned by each party.

2. In the event that the owner, its successors or assigns shall fail at any time to maintain the common properties as above set out or fail in any manner to fulfill its obligations relating to the common properties, the City of Wichita may serve written notice upon the owner setting forth the manner in which the owner has failed to fulfill its obligation. Such notice shall include a statement describing the obligation that has not been fulfilled and shall grant ten (10) days time within which the owner may fulfill

the obligation. If said obligation is not fulfilled within the time specified, the City of Wichita, in order to preserve the taxable values of the properties within the Community Unit Plan and to prevent the common properties from becoming a nuisance, may enter upon said common properties and perform the obligations listed in the notice of deficiency. All costs incurred by the City of Wichita in carrying out the obligations of the owner may be assessed against the common properties in the same manner as provided by law for such assessment and said assessments may be established as liens upon said common properties. Should the owner, its successors or assigns, upon receipt of said notice, feel that the obligations listed on said notice are not proper for any reason, it may within the ten (10) day period provided in notice, apply for a hearing before the Board of City Commissioners to appeal said notice and any further proceedings under the notice shall be delayed pending the outcome of any proceedings on appeal of said notice.

3. The City of Wichita is hereby granted the right to use the private streets, fire lanes and common parking areas for emergency vehicles, and this right is further extended to public utility companies while carrying out their business connected with the above-described property.

4. These covenants and charges shall run with the land and be binding of all parties using, occupying or owning such real property and their respective heirs, successors and assigns and may not be amended, modified or repealed without the consent in writing by the City of Wichita and the owners of seventy-five per cent (75%) of the above-described property.

IN WITNESS WHEREOF, Fidelity Development, Inc., has caused this instrument to be executed this 12th day of March, 1974.



FIDELITY DEVELOPMENT, INC.

By H. Marvin Bastian  
President, H. Marvin Bastian

ATTEST:

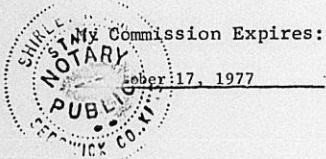
H. M. McClure  
H. M. McClure, Assistant Secretary

STATE OF KANSAS )  
                          ) ss:  
SEDCWICK COUNTY)

BE IT REMEMBERED that on this 12th day of March, 1974, before me, the undersigned a Notary Public in and for the county and state aforesaid, came H. Marvin Bastian, President of Fidelity Development, Inc., a corporation of the State of Kansas, personally known to me to be such officer, and to be the same person who executed as such officer the foregoing instrument of writing in behalf of said corporation, and he duly acknowledged the execution of the same for himself and for said corporation for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the day and year last above written.

Shirley Rivard  
Shirley Rivard                      Notary Public



D E D I C A T I O N

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Fidelity Development, Inc.

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

East 50 feet of the Northeast Quarter of the Southeast Quarter of Section 1, Township 27S, Range 1E of the 6th P.M., Sedgwick County, Kansas.

do hereby dedicate the above described real estate to the public for street purposes.

Executed this 6th day of March, 19 74.

ATTEST:



Billie McClure  
Assistant Secretary

FIDELITY DEVELOPMENT, INC.

H. Marvin Bastian  
H. Marvin Bastian, President

STATE OF KANSAS)  
SEDGWICK COUNTY) SS

BE IT REMEMBERED, that on this 6th day of March, 19 74, before me a Notary Public in and for the said County and State came

H. Marvin Bastian

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.



Shirley Rivard  
Shirley Rivard, Notary Public

IRREVOCABLE LETTER OF CREDIT

Fidelity Investment Company  
(Name of bank)

Date: March 14, 1974

THE CITY OF WICHITA  
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your ~~drafts or sight~~ <sup>demand</sup> on us for a sum not exceeding \$ 94,000.00 for the account of Fidelity Development, 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 March 14, 1976  
(Insert date two years from MAPC approval of plat)

1. Construction of Flood Control ditch in connection with Woodlawn Place final plat.
- 2.
- 3.

in Woodlawn Place, 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~~ <sup>demands</sup> drawn hereunder must be marked: Demand ~~XXXXX~~ under Fidelity Investment Company, Credit No. 103, dated March 14, 1974  
(Name of bank)

The amount of any ~~draft~~ <sup>demand</sup> drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentation of any such ~~draft~~ <sup>demand</sup> 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~~ <sup>demand</sup> 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 March 14, 1976.

Very truly yours,

FIDELITY INVESTMENT COMPANY  
(Name of bank)

By: H. Marvin Bastian  
(Authorized signature)  
H. Marvin Bastian, President



IRREVOCABLE LETTER OF CREDIT

Fidelity Investment Company  
(Name of bank)

Date: March 14, 1974

THE CITY OF WICHITA  
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your demand ~~drafts or sight~~ on us for a sum not exceeding \$ 20,700.00 for the account of Fidelity Development, 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 June 14, 1974  
(Insert date two years from MAPC approval of plat)

1. Provide water line from Woodlawn West on Mainsgate Road.
- 2.
- 3.

in Woodlawn Place, 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~~ demands drawn hereunder must be marked: Demand ~~Drawn~~ under Fidelity Investment Company, Credit No. 102, dated March 14, 1974  
(Name of bank)

The amount of any ~~draft~~ demand drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such ~~draft~~ demand 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~~ demands 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 14, 1974.

Very truly yours,

FIDELITY INVESTMENT COMPANY  
(Name of bank)

By: H. Marvin Bastian  
(Authorized signature)  
H. Marvin Bastian, President



FIDELITY INVESTMENT COMPANY



229 SOUTH MARKET ■ WICHITA, KANSAS 67202 (316) 267-2581  
Branch Office — 500 Kansas Avenue, Topeka, Kansas 66603, (913) 534-0947

March 13, 1974

Mr. Curtis L. Newby,  
Junior Planner  
Metropolitan Area Planning  
Commission  
104 South Main  
Wichita, Kansas 67202

Re: S/D 73-30 - Final Plat of Woodlawn  
Place

Dear Mr. Newby:

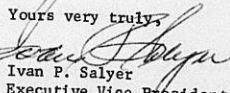
Attached you will find the following items in connection with captioned plat:

1. Floodway easement dedication to be delivered to Mr. Mitchell.
2. Dedication of the East 50 feet of our land for Woodlawn Avenue.
3. Easement for utilities along the north 10 feet of the land lying east of the area being platted.
4. Restrictive Covenants which has been executed by Fidelity Development, Inc.
5. Letter of credit covering the installation of the water line.
6. Letter of credit covering the floodway construction.
7. Sepia drawing of the final plat which has been executed by Fidelity Development, Inc.

We appreciate the cooperation we have received from you and other members of the department in guiding us through the final steps for the final plat.

H. MARVIN BASTIAN  
President and Chairman of the Board  
IVAN P. SALYER  
Executive Vice President  
MAURICE A. ROBERTS  
Vice President, Topeka Division  
DONALD L. DAY  
Comptroller and Treasurer  
HUGH M. McCLURE  
Secretary  
E. SANDY STEWARD  
Asst. Vice President  
DAVID B. OSBORN  
Asst. Vice President  
DAVID E. GUNTER  
Asst. Vice President  
RICHARD B. STRIBLING  
Asst. Secretary

IPS:sr  
Enclosures

Yours very truly,  
  
Ivan P. Salyer  
Executive Vice President



FHA, GI, CONVENTIONAL, COMMERCIAL, FARM LOANS AND PROPERTY MANAGEMENT

March 15, 1974

Reiss & Goodness, Engineers  
2160 East Douglas  
Wichita, Kansas 67214

Re: S/D 73-30 - Final Plat of  
WOODLAWN PLACE

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 14, 1974, 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 March 11, 1974.

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.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Certification by an attorney that fee title is vested in the platlor.
4. Certification that all taxes due and payable for 1973 and prior years have been paid.

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

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:ber

cc: Fidelity Development, Inc., 229 South Market 67202  
E. J. Allison, Continental Construction, P. O. Box 68,  
Lawrence, Kansas 66044  
Dean Sellers, Assistant City Engineer

March 11, 1974

Reiss & Goodness Engineers  
2160 East Douglas  
Wichita, Kansas 67214

Re: S/D 73-30 - Final Plat of  
WOODLAWN PLACE

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 7, 1974, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- 66* The applicants shall by separate instrument dedicate the balance of the right-of-way for the west half of Woodlawn from their property which was excluded from the associated CUP DP-52.
- 67* The east line of Mainsgate Road shall be indicated as a solid, dark line as it is a boundary line of the plat.
- 68* The applicant shall have prepared and shall submit a covenant which contains provisions for the improvement and continued maintenance of all common open space areas, private drives, parking areas, etc. as required in the associated CUP approval.
- 69* *As petitioned*  
The applicant shall install or guarantee the installation of sidewalks adjacent to both sides of Mainsgate Road and the east side of Edgemoor Drive, the total estimated construction cost to be in the amount of \$9,520.
- 70* *As letter of credit*  
The applicant shall guarantee the extension of City water to serve subject property.
- 71* *As letter of credit*  
The applicant shall guarantee the construction of the drainage channel from Woodlawn Avenue to the north line of the plat.
- G. The applicant shall guarantee the paving of Mainsgate Road, Edgemoor Drive and 23rd Street North.

Final Plat of WOODLAWN PLACE

March 11, 1974

Page 2

- JA* A 10-foot utility easement shall be granted by separate instrument from the northeast corner of the plat east to Woodlawn Avenue.
- JA* The 20-foot wide drainage easement indicated on Lot 1, Block 1, shall be realigned so as to intersect with the 65-foot drainage without crossing the 10-foot utility easement on the north line of the plat.
- JA* A 20-foot drainage easement shall be indicated from the west line of 23rd Street North to the 41-foot drainage easement indicated on Lot 1, Block 2.
- JA* The dedication for an east-west street west of Edgemoor Drive adjacent to the north line of subject property will be required on future plats of said area.
- JA* Several distances indicated in the legal description do not correspond with those shown on the face of the plat. The appropriate corrections shall be made.
- JA* H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 14, 1974, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme  
Enclosure

cc: Fidelity Development, Inc., 229 South Market, 67202  
Mr. E. J. Allison, Continental Construction, P.O. Box 68,  
Lawrence, Kansas 66044  
Dean Sellers, Assistant City Engineer

# INVENTORY & EVALUATION

\* { INDIVIDUAL GROUP  
UNIT OF GOVERNMENT

4100 Maple Street  
Wichita, Kansas 67209

REQUESTED BY W-SC Metropolitan Planning Commission LOCATION 21st & Woodlawn

ASSISTED BY Guy Moorefield, District Conservationist DATE 2/26/74

SITUATION:

Soils are heavy clay that present severe limitations for septic tank sewage disposal systems. The soils are subject to water and wind erosion.

SOLUTIONS: 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. 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 Sedgwick County Conservation District standards and specifications. Adapted perennial grasses

\* Circle appropriate category.

## REFERENCE SLIP

DATE 3/4/74

TO Jack Galbraith  
FROM Guy Moorefield  
District Conservationist

- ACTION
- APPROVAL
- AS REQUESTED
- FOR COMMENT
- FOR INFORMATION
- INITIALS
- NOTE AND FILE
- NOTE AND RETURN
- PER PHONE CALL
- RECOMMENDATION
- REPLY FOR SIGNATURE OF
- RETURNED
- SEE ME
- YOUR SIGNATURE

REMARKS

*John - note file*

FROM Guy Moorefield

## INVENTORY & EVALUATION

\* { INDIVIDUAL  
GROUP  
UNIT OF GOVERNMENT

REQUESTED BY \_\_\_\_\_ LOCATION \_\_\_\_\_

ASSISTED BY \_\_\_\_\_ DATE \_\_\_\_\_

~~RECOMMENDATION:~~ for seeding are native bluestem, tall fescue and  
bromegrass. Seed at the following rate: Seed bluestem grasses  
at the rate of 1 pound per 1,000 square feet and fescue and  
brome at the rate of 3 pounds per 1,000 square feet. Fertilize  
fescue and brome at the rate of 2 pounds of nitrogen per  
1,000 square feet or have soil tested for plant nutrient needs  
and apply fertilizer accordingly. Adapted perennial grasses  
for sodding are Bermuda, zoysia and bluesgrass species.

6. 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.

7. Stabilize each lot within 3 months after work starts on

~~SUGGESTED SOLUTIONS:~~

home or other building construction.

8. Backfill, compact, seed, and mulch trenches within 30 days  
after they are opened.

9. After areas draining into them are stabilized, level  
diversion dikes, sediment basins, and silt traps. Establish  
permanent vegetation on these areas. Sediment basins that are  
to be retained for storm-water detention may be seeded to  
permanent vegetation soon after they are built.

\* Circle appropriate category.

# INVENTORY & EVALUATION

\* {  
INDIVIDUAL  
GROUP  
UNIT OF GOVERNMENT

REQUESTED BY \_\_\_\_\_ LOCATION \_\_\_\_\_

ASSISTED BY \_\_\_\_\_ DATE \_\_\_\_\_

SITUATION:

10. Discharge water from outlet structures at nonerosive velocities.
11. Design and retain all debris basins as detention reservoirs so that peak runoff from the development area is no greater than that before the development was established.
12. Contact the Soil Conservation Service, 943-9471 if on-site assistance is needed. A complete soil and water conservation plan with detailed soil descriptions, grass and woody plantings, is available by application to the Sedgwick County Conservation District, 4100 Maple.

SUGGESTED SOLUTION(S):

\* Circle appropriate category.

CONFIDENTIAL

101 Windsor Place, Meadowbrook  
Post Office Box 68, Lawrence, Kansas 66044  
Tel: Lawrence 913-842-1111 / Kansas City 816-421-7976

March 4, 1974

Mr. McClintock  
Wichita Fire Department  
400 N. Water  
Wichita, Kansas 67201

RE: Woodlawn Place


Dear Mr. McClintock:

I am writing this letter to confirm our telephone conversation of this morning with reference to requirements "D" and "E" of the letter of February 25, 1974, from the Wichita-Sedgwick County Metropolitan Area Planning Commission relating to the preliminary Plat of Woodlawn Place. Requirement "D" which requires an easement for the proposed fire lane north of 23rd street to be shown on the Final Plat will be handled in the covenant as required in requirement "K" in such a way that the easement will not need to be shown on the Plat. The covenant will contain wording that will give emergency vehicles the right to use all private streets and lanes contained within the development.

Requirement "E" will be handled as a part of our construction plans at the time we apply for a building permit.

If this letter is sufficient to satisfy the fire department as to these requirements, will you please so advise the Planning Department.

Very truly yours,

  
E. J. Allison

EJA/ps

cc: Curtis L. Newby, Planning Department

Handwritten notes:  
X1111 D.  
Received  
3-6-74  
[Signature]

FIDELITY INVESTMENT COMPANY

229 SOUTH MARKET WICHITA, KANSAS 67202

Branch Office — 500 Kansas Avenue, Topeka, Kansas 66603. (913) 234-2687



Incorporated 1906

(316) 267-2881

March 6, 1974

Mr. Curtis L. Newby,  
Junior Planner  
Metropolitan Area Planning Commission  
104 S. Main Street  
Wichita, Kansas 67202

Re: S/D 73-30 - Preliminary Plat of  
Woodlawn Place

Dear Mr. Newby:

Attached you will find the following items in connection with the final plat on captioned development:

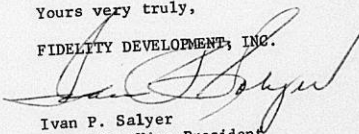
1. Copy of the proposed Dedication of the remaining right-of-way of the west half of Woodlawn.
2. Attorney's opinion concerning the status of ownership and real estate tax payment.
3. Copy of proposed covenants for your review and that of your legal staff.

We have been in contact with Guy Moorefield of the Soil Conservation Service and have received his recommendations for control of erosion during and after construction. We have no objections to his recommendations.

The Fidelity Development Company will execute the Street Dedication and the proposed covenants if they meet with your approval.

Yours very truly,

FIDELITY DEVELOPMENT, INC.

  
Ivan P. Salyer  
Executive Vice President

H. MARVIN BASTIAN  
President and Chairman of the Board  
IVAN P. SALYER  
Executive Vice President  
MAURICE A. ROBERTS  
Vice President, Topeka Division  
DONALD L. DAY  
Comptroller and Treasurer  
HUGH M. McCLURE  
Secretary  
E. SANDY STEWARD  
Asst. Vice President  
DAVID B. OSBORN  
Asst. Vice President  
DAVID E. GUNTER  
Asst. Vice President  
RICHARD B. STRIBLING  
Asst. Secretary

IPS:sr  
Enclosures



FHA, GI, CONVENTIONAL, COMMERCIAL, FARM LOANS AND PROPERTY MANAGEMENT

*Law Offices of*  
**HOPPER, FOSTER & FUQUA**  
420 CLIVE W. GARVEY BUILDING  
200 WEST DOUGLAS  
WICHITA, KANSAS  
67202

HERBERT H. HOPPER  
BENJAMIN FOSTER  
ROBERT S. FUQUA

AREA CODE 310

262-6466  
264-4348

March 4, 1974

Metropolitan Area Planning Commission  
City Building Annex  
Wichita, Kansas

Re: Woodlawn Place, Wichita, Kansas  
S/D 73-30

Gentlemen:

This is to certify that I have examined the abstract of title and pertinent records concerning the following described property situated in Sedgwick County, Kansas:

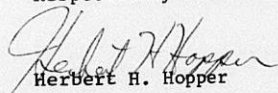
Woodlawn Place, an Addition to Wichita, Sedgwick County, Kansas,

and from such examination of same, I find fee simple title vested in:

Fidelity Development, Inc., a Kansas Corporation.

I further certify that the taxes for the year 1973 and prior years are paid.

Respectfully submitted,

  
Herbert H. Hopper

HHH/ms

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 73-30 Name WOODLAWN PLACE  
Date Application Rec'd. 2-6-74 Preliminary Approval 2-21-74  
Scheduled S/D Meeting 3-7-74

DESCRIPTION

General Location On the west side of Woodlawn 1/4 mile north of  
21st Street North  
Owner Fidelity Development, Inc.  
Surveyor/Engineer Reiss & Goodness Engineers  
Address 2160 East Douglas Phone 264-1391

1. Gross Acreage of Plat 34.5±
2. Number of Lots:
  - Residential 2
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_Total Number of Lots 2
3. Minimum Lot Frontage 950 ft.
4. Minimum Lot Area 542,000 sq. ft.
5. Existing Zoning R-5 & R-6
6. Proposed Zoning R-5 & R-6
7. Lineal Feet of New Streets:
  - a. 70 R/W 2,000 ft.
  - b. 60 R/W 500 ft.
  - c. 50 R/W 160 ft.
  - d. 30 R/W 360 ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.TOTAL 3,020 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
12. City of Wichita X : Three-Mile Area \_\_\_\_\_ (Yes-No)

STAFF COMMENTS:

- A. The applicants shall by separate instrument dedicate the balance of the right-of-way for the west half of Woodlawn from their property which was excluded from the associated C.U.P. DP-52.
- B. The east line of Mainsgate Road shall be indicated as a solid, dark line as it is a boundary line of the plat.
- C. The plat shall be amended to show the proposed firelane easement north of 23rd Street North. The applicant shall guarantee the paving of said firelane easement.
- D. The applicant shall have prepared and shall submit a covenant which contains provisions for the improvement and continued maintenance of all common open space areas, private drives, parking areas, etc. as required in the associated C.U.P. approval.
- E. The applicant shall install or guarantee the installation of sidewalks adjacent to both sides of Mainsgate Road, the east side of Edgemoor Drive and the west side of Woodlawn; the total estimated construction cost to be in the amount of \$9,520.
- F. The applicant shall be advised that the construction of sidewalks will be required at the time of the final building inspection when the sidewalk is a requirement of plat approval.
- G. The applicant shall guarantee the extension of City water to serve subject property.
- H. The applicant shall guarantee the construction of the drainage channel from Woodlawn Avenue to the north line of the plat.
- I. The applicant shall guarantee the paving of Mainsgate Road, Edgemoor Drive and 23rd Street North.

1. The applicant shall contact Guy Moorefield of the Soil Conservation Service relative to handling of soil erosion problems from wind and water during development of the site.

- K. The dedication for an east-west street west of Edgemoor Drive adjacent to the north line of subject property will be required on future plats of said area.
- L. Several distances indicated in the legal description do not correspond with those shown on the face of the plat. The appropriate corrections shall be made.
- M. The 65 foot building setback line adjacent to the Floodway easement will be discussed at the meeting.
- N. Recording of the plat within 30 days after approval by the Board of City Commissioners.

February 25, 1974

Reiss & Goodness Engineers  
2160 East Douglas  
Wichita, Kansas 67214

Re: S/D 73-30 - Preliminary Plat  
of WOODLAWN PLACE

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 21, 1974, 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. Approval of this plat is subject to approval of the associated vacation of 23rd Street. (V-0664)
- B. The applicants shall by separate instrument dedicate the balance of the right-of-way for the west half of Woodlawn from their property which was excluded from the associated C.U.P. DP-52.
- C. Right-of-way for a temporary cul-de-sac at the north edge of Edgemoor Drive shall be indicated on the final plat.
- D. The plat shall be amended to show the proposed firelane easement north of 23rd Street North.
- E. The applicant shall guarantee the paving of said firelane easement.
- F. A 10 foot utility easement shall be indicated adjacent to the north 10 feet of the plat.
- G. The applicant shall guarantee the extension of City water to serve subject property.
- H. The applicant shall guarantee the construction of the drainage channel from Woodlawn Avenue to the north line of the plat.
- I. The applicant shall guarantee the paving of Mainsgate Road, Edgemoor Drive and 23rd Street North.

Preliminary Plat of WOODLAWN PLACE  
February 25, 1974  
Page 2

- J. The applicant shall install or guarantee the installation of sidewalks adjacent to both sides of Mainsgate Road, the east side of Edgemoor Drive and the west side of Woodlawn; the total estimated construction cost to be determined upon submission of the final plat.
- K. The applicant shall have prepared and shall submit a covenant which contains provisions for the improvement and continued maintenance of all common open space areas, private drives, parking areas, etc. as required in the associated C.U.P. approval.
- L. A 20 foot building setback from 23rd Street North shall be indicated on the plat.
- M. The applicant shall contact Guy Moorefield of the Soil Conservation Service relative to handling of soil erosion problems from wind and water during development of the site.
- N. The dedication for an east-west street west of Edgemoor Drive adjacent to the north line of subject property will be required on future plats of said area.
- O. The applicant shall be advised that application to the Board of Zoning Appeals will be necessary if there is need to reduce the building setback area required by zoning on the plat.
- M. 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.
- Q. Requirements for a final plat (see pages 20 through 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.

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

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:eme  
Enclosure

cc: Fidelity Development, Inc. 229 South Market, 67202  
Dean Sellers, Assistant City Engineer

ELIMINARY PLAT  
DIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

D NO. 73-30 Name WOODLAWN PLACE  
 te Application Rec'd. 2-6-74 Preliminary Approval  
 Scheduled S/D Meeting 2-21-74

DESCRIPTION

General Location On the ~~West~~ side of Woodlawn one quarter mile  
north of 21st Street North  
 Owner Fidelity Development, Inc.  
 Surveyor/Engineer Reiss & Goodness Engineers Phone 264-1391  
 Address 2160 East Douglas

- |   |                         |                                 |                     |
|---|-------------------------|---------------------------------|---------------------|
| 1. Gross Acreage of Plat  | <u>34.5<sup>±</sup></u> | 7. Lineal Feet of New Streets:  |                     |
| 2. Number of Lots:  |                         | a. 70 R/W                       | <u>2,000</u> ft.    |
| Residential   | <u>2</u>                | b. 60 R/W                       | <u>500</u> ft.      |
| Commercial  |                         | c. 50 R/W                       | <u>160</u> ft.      |
| Industrial  |                         | d. 30 R/W                       | <u>360</u> ft.      |
| Other   |                         | e. R/W                          | <u>        </u> ft. |
| Total Number of Lots  | <u>2</u>                | TOTAL                           | <u>3,020</u> ft.    |
| 3. Minimum Lot Frontage   | <u>950</u> ft.          | 8. Sidewalk adjacent to all     |                     |
| 4. Minimum Lot Area   | <u>542,000</u> sq. ft.  | streets? <u>yes</u> <u>X</u> no |                     |
| 5. Existing Zoning  | <u>R-5 &amp; R-6</u>    |                                 |                     |
| 6. Proposed Zoning  | <u>R-5 &amp; R-6</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 <u>X</u> : Three-Mile Area <u>        </u>              |                         |                                 |                     |

STAFF COMMENTS:

- A. The associated Community Unit Plan, DP-52 and zone case Z-1511 from "AA" to "R-6" have been approved by the Board of City Commissioners subject to platting.
- B. Approval of this plat is subject to approval of the associated vacation of 23rd Street. (V-0664)
- C. The applicants shall by separate instrument dedicate the balance of the right-of-way for the west half of Woodlawn from their property which was excluded from the associated C.U.P. DP-52.
- D. Right-of-way for a temporary cul-de-sac at the north edge of Edgemoor Drive shall be indicated on the final plat.
- Additional right-of-way dedication for 23rd Street North to allow for normal turn radiuses for the street improvement at the corners of Charlotte and 23rd Street and Farmstead and 23rd Street, shall be indicated on the preliminary. The Engineering Division of the Department of Public Works should be contacted regarding this matter.
- E. A 25 foot building setback shall be indicated from 23rd Street North.
- F. The applicant shall guarantee the paving of Mainsgate Road and Edgemoor Drive.
- G. The applicant shall install or guarantee the installation of sidewalks adjacent to both sides of Mainsgate Road, the east side of Edgemoor Drive, the west side of Woodlawn and the north side of 23rd Street; the total estimated construction cost to be determined upon submission of the final plat.
- H. The applicant shall have prepared and shall submit a Homes Association Agreement or covenant which contains provisions for the improvement and continued maintenance of all common open space areas, private drives, parking areas, etc. as required in the associated C.U.P. approval.

- I. Due to proposed development to the west and the configuration of this plat, an area 1/2 mile in depth north and south is being created with no east-west street system. Therefore, the location of and the need for an east-west collector and/or other east-west streets will be discussed at the Subdivision Committee meeting.
- J. 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.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No. \_\_\_\_\_

Map No.: \_\_\_\_\_  
Section No.: \_\_\_\_\_  
Twp. No.: \_\_\_\_\_  
Range: \_\_\_\_\_

**APPLICATION FOR SUBDIVISION APPROVAL**

Name of Subdivision: Woodlawn Place

General Location: West of Woodlawn in an area approximately 1/4 mile north of 21st Street

Name of Property Owner: Fidelity Development, Inc. Phone: 267-2881

Address: 229 S. Market, Wichita, Kansas

Name of Subdivider: same Phone: \_\_\_\_\_

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

Name of Agent/Surveyor: Reiss & Goodness Engineers Phone: 264-1391

Address: 2160 E. Douglas, Wichita, Kansas

Date of Application: February 1, 1974

**SUBDIVISION INFORMATION:**

- 1. Gross Acreage of Plat 34.5<sup>+</sup>
- 2. Number of Lots:
  - Residential 2
  - Commercial 0
  - Industrial 0
  - Other 0
- Total Number of Lots 2
- 3. Minimum Lot Frontage 950 ft.
- 4. Minimum Lot Area 542,000 sq. ft.
- 5. Existing Zoning R-5 and R-6
- 6. Proposed Zoning R-5 and R-6

- 7. Lineal Feet of New Streets:
  - a. 70 R/W 2,000 ft.
  - b. 60 R/W 500 ft.
  - c. 50 R/W 160 ft.
  - d. 30 R/W 360 ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 3,020 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 x 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: Ivan P. Salyer  
FIDELITY DEVELOPMENT, INC.  
Ivan P. Salyer, Vice President

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

Received by \_\_\_\_\_  
Date \_\_\_\_\_  
Fee Submitted 53.00

T9-301B  
(2-71)



FORM 273-021

**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.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
<i>Plumbing &amp; Electrical</i>	
<i>Woodburn Place</i>	

Name *W. J. Smith Co*

Address *222 So. Market*

Type *PA 407103* Due Date *2-13-24*

Comments:

Date \_\_\_\_\_ By *Gene Smith*

FIDELITY INVESTMENT COMPANY



229 SOUTH MARKET ■ WICHITA, KANSAS 67202 ■ (316) 267-2881  
Branch Office — 500 Kansas Avenue, Topeka, Kansas 66603, (913) 234-2687

February 5, 1974

Wichita City Planning Department  
104 South Main  
Wichita, Kansas

Re: Preliminary Plat, Woodlawn Place  
Quail Creek CUP  
23rd and Woodlawn Streets  
Wichita, Kansas

Gentlemen:

Please be advised of the following plans concerning captioned preliminary plat:

1. Lot 1, Block 1, will be developed as an apartment complex consisting of approximately 256 dwelling units and will be in compliance with the existing CUP requirements. The CUP allows a total of 288 units. No deed restrictions will be placed of record.

Lot 1, Block 2, will be developed into 48 duplex units containing 96 residential units in compliance with the existing CUP requirements. The CUP allows a total of 116 residential units. No deed restrictions will be placed of record; however, a homeowners agreement will be filed of record prior to completion of the project containing requirements that the owner, or owners, of the duplex units will be responsible for maintenance of the open areas, recreational facilities, and private streets. It is presently proposed that the developer will own all of the residential units in this block.

2. It is proposed that the land improvements will be financed in the following manner:
  - a. Mainsgate Road and the platted portion of Edgemoor Drive will be public streets built by the City, or built by the developer under City specifications.
  - b. The 130 foot floodway dedication will be constructed and paid for by the developer according to City specifications.
  - c. The 82 foot drainage easement and the proposed storm sewer will be constructed and paid for by the developer according to City specifications.

H. MARVIN BASTIAN  
President and Chairman of the Board  
IVAN F. SALVER  
Executive Vice President  
MAURICE A. ROBERTS  
Vice President, Topeka Division  
DONALD L. DAY  
Comptroller and Treasurer  
HUGH M. MACCLURE  
Secretary  
E. SANDY STEWARD  
Asst. Vice President  
JOHN H. LONNEKE  
Asst. Vice President, Topeka Division  
DAVID B. OSBURN  
Asst. Secretary  
J. ROBERT TRIMBLE  
Asst. Secretary, Topeka Division



FHA, GI, CONVENTIONAL, COMMERCIAL, FARM LOANS AND PROPERTY MANAGEMENT



FIDELITY INVESTMENT COMPANY

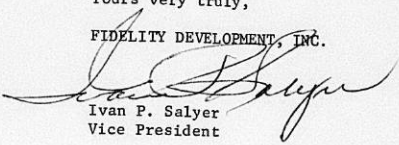
Wichita City Planning Department  
February 5, 1974  
Page 2

- d. Interior streets leading from Mainsgate Road in Block 1 and Block 2, will be private streets constructed and paid for by the developer.
  - e. In the event the City determines that 23rd Street, between Charlotte and Farmstead, must be developed and paved, then the developer would petition that this be a public street. It will be our recommendation to the Planning Commission that 23rd Street be dedicated as shown on the plat, however, not paved as this would throw an undue hardship on the two property owners on the south side of the proposed 23rd Street.
3. The developer will furnish letters of credit to the City to assure development of the floodway, drainageway, storm sewer, and the public streets.

If you have any questions concerning additional information on this preliminary plat, please advise.

Yours very truly,

FIDELITY DEVELOPMENT, INC.

  
Ivan P. Salyer  
Vice President

IPS:sr

February 6, 1974

Mr. Kenny Hill  
Reiss & Goodness Engineers  
2160 East Douglas  
Wichita, Kansas 67214

Subject: S/D 73-30 - Revised Sketch  
plat of Woodlawn Place. Generally  
located on the west side of Woodlawn  
approximately 1/2 mile north of  
21st Street North.

Dear Mr. Hill:

We have reviewed the above referred to Sketch Plat and from said review we hereby authorize the preparation and submission of a preliminary plat based on the following conditions and comments:

- A. The applicants shall by separate instrument dedicate the balance of the right-of-way for the west half of Woodlawn from their property which was excluded from the associated C.U.P. DP-52.
- B. Dedication for cul-de-sac right-of-way at the west end of 22nd Street North, shall be indicated on the preliminary plat as it is now proposed that said street deadends at the west line of the applicant's ownership.
- C. Right-of-way for a temporary cul-de-sac at the north end of Edgemoor Drive shall be indicated on the preliminary plat.
- D. Additional right-of-way dedication for 23rd Street North to allow for normal turn radiuses for the street improvement at the corners of Charlotte and 23rd Street and Farmstead and 23rd Street, shall be indicated on the preliminary. The Engineering Division of the Department of Public Works should be contacted regarding this matter.
- E. A 25 foot building setback from all public streets, shall be indicated on all lots on the preliminary plat.

Mr. Kenny Hill  
February 6, 1974  
Page 2

- F. The applicant shall have prepared and shall submit a Homes Association Agreement or covenant which contains provisions for the improvement and continued maintenance of all common open space areas, private drives, parking areas, etc. as required in the associated C.U.P. approval.
- G. Requirements for a preliminary plat of the M.A.P.C. Sub-division Regulations.

The applicant shall also be advised that the installation of sidewalks adjacent to all public streets will be a condition of the plat approval.

Enclosed for your information and files is a marked "engineers copy" of the revised sketch plat. If you have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme  
Enclosure

cc: Fidelity Investment, Inc.  
229 South Market, 67202

Herb H. Hopper, Attorney  
Olive W. Garvey Building, 67202

10-10-73

Note: need to  
Establish platted setbacks  
from all lot lines on the  
plat, Newby.

July 20, 1973

Mr. Kenny Hill  
Reiss & Goodness Engineers  
2160 East Douglas  
Wichita, Kansas 67202

Subject: S/D 73-30 - Sketch plat of  
Woodlawn Place. Generally located on  
the west side of Woodlawn approximately  
1/2 mile north of 21st Street North.

Dear Mr. Hill:

We have reviewed the above referred to sketch plat and it is noted that the sketch plat does not cover all of the property involved in the associated approved Community Unit Plan DP-52. The sketch plat should be expanded to include all of the subject property since the associated C.U.P. was approved subject to platting within one years time, and so that we can properly analyze the proposed total street system, traffic circulation, lotting arrangement, etc. In addition, we should point out that the vacation of 23rd Street proposed on the submitted sketch plat will require the submission and approval of a separate vacation application as there are other property owners who adjoin said street on the south.

At such time as an expanded sketch plat covering all of subject property and taking into account the provisions of the approved associated C.U.P. DP-52 has been submitted, we will be able to review said sketch for authorization of an overall preliminary plat. Then once a preliminary plat has been submitted and approved by the Subdivision Committee, the applicant if he so chooses, can final out a portion of the subject property, which is apparently the applicant's intent based on the sketch plat which was submitted.

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

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme

cc: Fidelity Development, Inc.  
229 South Market, 67202

Map No.: 5950  
Section No.: 6  
Twp. No.: 27S  
Range: 2E

S/D No. 73-30

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Woodlawn Place  
General Location: ~~West~~ side of Woodlawn one quarter mile north of 21st Street North.

Name of Property Owner: Fidelity Development, Inc.  
Address: 229 S. Market St., Wichita, Kansas 67202 Phone: 267-2881  
Name of Subdivider: Same  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
Name of Agent/Surveyor: Reiss & Goodness Engineers  
Address: 2160 E. Douglas Ave., Wichita, Kansas 67214 Phone: 264-1391  
Date of Application: March 19, 1973

SUBDIVISION INFORMATION:

- |  |   |
|--|---|
| 1. Gross Acreage of Plat <u>19.2</u>   | 7. Lineal Feet of New Streets:  |
| 2. Number of Lots:   | a. <u>70</u> R/W <u>1000</u> ft.  |
| Residential <u>1</u>   | b. <u>30</u> R/W <u>360</u> ft.   |
| Commercial <u>0</u>  | c. <u>50</u> R/W <u>100</u> ft.   |
| Industrial <u>0</u>  | d. _____ R/W _____ ft.  |
| Other <u>0</u>   | e. _____ R/W _____ ft.  |
| Total Number of Lots <u>1</u>  | TOTAL <u>1460</u> ft.   |
| 3. Minimum Lot Frontage <u>1000</u> ft.  | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>653,400+</u> ft.  |   |
| 5. Existing Zoning _____   |   |
| 6. Proposed Zoning _____   |   |
| 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>Yes</u> (Yes-No)          |   |
| 12. City of Wichita <input checked="" type="checkbox"/> <u>Three-Mile Area</u> |   |

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, Room 402, City Building  
Annex, 104 South Main Street, Wichita, Kansas

On the day of March  
Received by [Signature]  
Date 3/21/73  
Fee Submitted none

*Needs owner's signature*