

W I C H I T A - S E D G W I C K C O U N T Y
M E T R O P O L I T A N A R E A P L A N N I N G D E P A R T M E N T

To: Larry Henry, Program Development
Engineer

Date: January 28, 1985

From: Barbara R. Bonanni, Junior Planner

Subject: Status of improvements guaranteed as a condition of plat
approval - S/D 78-46 - Bethel Assembly Addition, located
on the west side of Meridian in an area south of I-235
(Credit No. 104).

A condition of approval for the platting of the above-referenced plat was a Letter of Credit in the amount of \$46,500.00 guaranteeing the construction of a storm water detention pond and installation of 200 gpm irrigation pumps. Please advise me of the status of these improvements so I may either release the guarantee or proceed with obtaining an update or revision. In the case of an update or revised guarantee, please indicate if the existing dollar amount is adequate for a one-year extension of time to complete the improvement.

Should you have any questions, call me.

Barbara R. Bonanni

Barbara R. Bonanni
Junior Planner

BRB:mlh

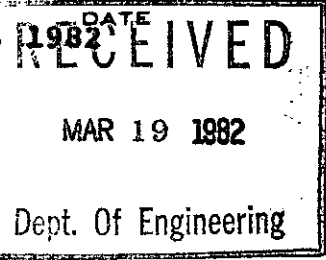
*Kenny Hill of Poe & Associates
685-4114*

*Not to his knowledge that any
improvements has been completed*



WICHITA-SEDGWICK COUNTY

March 18, 1982



METROPOLITAN AREA PLANNING DEPARTMENT

Donald C. Gisick, City Clerk

TO

Forrest L. Nagley, Junior Planner

FROM

SUBJECT

Forwarding of revised letter of credit associated with Bethel Assembly Addition

Attached please find the above-referenced document for your files. The superceded guarantee for \$81,000.00 is being returned to the bank with their copy of this memorandum.

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

FLN:bh

- cc: Valley State Bank, c/o Douglas M. Morley, P.O. Box 428, Belle Plaine, Ks. 67013
- Bethel Assembly of God, Attention: Bill Cowsill, Business Manager, 2801 S. Seneca, 67217
- Mike Lindebak, Project Development Engineer, City Engineering

COPY

New dollar amount : \$46,500.00
 New default date : 3/24/84
 New expiration date : 5/24/84

ML

W I C H I T A - S E D G W I C K C O U N T Y

Metropolitan Area Planning Department

May 18, 1984

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

SUBJECT: Forwarding of Amendment to letter of credit associated
with the plat of Bethel Assembly Addition (Credit #104)

Attached is the above-referenced document for your files. The amendment should be attached to the original guarantee and held until such time as their release is authorized by Planning or City Engineering.


Forrest L. Nagley
Junior Planner

FLN: bh

Attach.

cc: Mike Lindebak, City Engineer



WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

RECEIVED

FEB 16 1982

Dept. Of Engineering

February 12, 1982

Bethel Assembly of God
Attention: Bill Cowsill, Business Manager
2801 South Seneca
Wichita, Kansas 67217

Re: Letter of credit guaranteeing construction of storm water
detention ponds and installation of a 200 gpm irrigation
pump (Credit Number 101)

Dear Mr. Cowsill:

Your letter of credit from Valley State Bank in the amount of \$81,000.00 guaranteeing the above-referenced improvements is nearing maturity. The terms of the letter of credit indicate that it was agreed that these improvements would be completed on or before March 24, 1982. This agreement was in response to a condition of approval associated with the platting of Bethel Assembly Addition. We are aware that a portion of the required work has been completed.

I have visited with your platting engineer, Kenny Hill, regarding this matter. He has advised that you are intending to phase development of the site. I have forwarded this information to Mike Lindebak of the City Engineer's office.

In order to maintain a valid guarantee for construction of the yet uncompleted drainage facilities, a revised letter of credit or an amendment to your existing guarantee needs to be submitted to this office. I have discussed this with Mr. Lindebak. We can authorize a 2 year extension of time provided a new letter of credit or amendment is submitted with the following referenced:

- A. A dollar amount of \$81,000.00;
- B. A new completion or default date of March 24, 1984;
- C. A new expiration or negotiation date of May 24, 1984.

Regarding the required dollar amount, Mr. Lindebak has advised that a lesser amount could possibly be referenced if engineered drawings are submitted to his office which shows what improvements have been completed. The option is yours whether to maintain the current \$81,000.00 amount or pursue possibly having it re-

Bethel Assembly of God
Attention: Bill Cowsill, Business Manager
February 12, 1982
Page 2

duced. In either case, a revised guarantee needs to be submitted prior to the March 24, 1982 default date referenced on your existing letter of credit.

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

Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

FLN:bh

Attachment

cc: Mike Lindebak, Project Development Engineer, City Engineering
Kenny Hill, Poe and Associates, 1720 E. Morris, 67211
Valley State Bank, c/o Douglas M. Morley, P. O. Box 428,
Belle Plaine, Ks. 67013

Kansas Department of Transportation

PPJ

Hutchinson, Kansas
September 25, 1981

Mr. James M. Thompson, President
Poe & Associates of Kansas, Inc.
1720 East Morris
Wichita, Kansas 67211

Dear Mr. Thompson:

This is in reference to your letter of September 16, 1981, concerning the Bethel Assembly addition located south of I-235 and west of Meridian.

We have made a thorough study of your plans for this addition and believe that the runoff of water with the addition would be no more than what is there at the present time. We think that this would be the normal drainage for this area, and we see no complications in your platting.

If you have further questions, please advise.

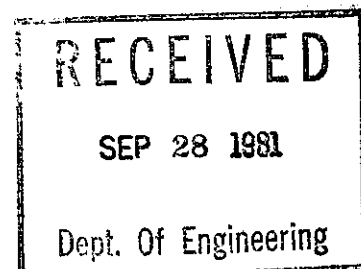
Very truly yours,

M. G. SEIBEL, P.E.
DISTRICT ENGINEER

Jerry G. Menefee
BY: JERRY G. MENEFFEE, C.E.T.
DIST. OFFICE COORDINATOR

JGM:s1

cc: Mr. R. W. Bruggeman, City Engineer, Wichita
Mr. Ross Smith, Wichita-Kellogg Office



File SKM

DMR

**POE & ASSOCIATES
OF KANSAS, INC.**

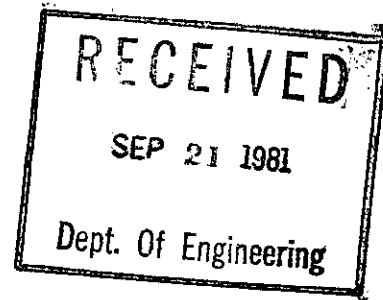
1720 East Morris

Wichita, Kansas 67211

CONSULTING ENGINEERS

(316) 262-1497

September 16, 1981



Mr. Ross Smith
Kansas Department of Transportation
4448 W. Kellogg
Wichita, Kansas 67209

Dear Ross:

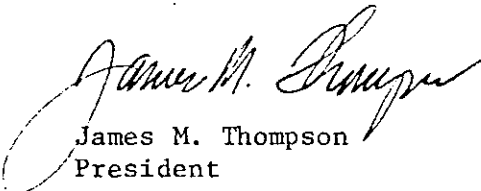
We are in the process of platting Bethel Assembly addition to Wichita, Kansas, which is located south of I-235 and west of Meridian. Our grading plan proposes to discharge drainage from this site through a 36" RCP on highway right-of-way. The runoff from this addition for a 100-year frequency storm will be stored on this site and will raise the water level within the floodway to elevation 1282.0. Part of this storm water will discharge through a 24" RCP located at the northeast corner of the addition at a maximum rate of 13 cfs. A small area at the southeast corner of the addition will also drain to Meridian as indicated on the drainage plan. The City Engineering Department has advised that a letter of approval from the Kansas Department of Transportation will be required as a condition of platting approval, which states that the state is willing to accept runoff from this site onto Interstate right-of-way.

Enclosed is a copy of the preliminary plat, and letter from the Metropolitan Area Planning Department which requests your approval of our proposed grading plan.

Please review our proposal and provide a letter to us and the City if you approve of this plan.

Yours truly,

POE & ASSOCIATES OF KANSAS, INC.


James M. Thompson
President

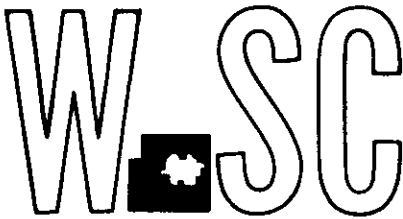
Encls.

cc: Mr. R. W. Bruggeman
City Engineer, Wichita

JMC

DMR

WICHITA—SEDGWICK COUNTY

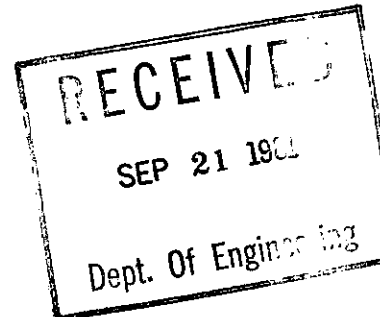


METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

September 18, 1981

Poe and Associates
1720 E. Morris
Wichita, Ks. 67211



Re: S/D 78-46 - Final plat of Bethel Assembly Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on September 17, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The applicant's request for annexation is scheduled for City Commission review September 22nd with publication of the ordinance anticipated for October 2nd. If for some reason this property has not been annexed prior to City Commission review of the plat, an outside-the-City sewer service application will be required.
- B. The applicant shall guarantee extension of sanitary sewer to serve this property.
- C. The applicant shall guarantee the construction of the detention facilities (including pump) which are to be located within the floodway.
- D. The applicant shall obtain a letter from the State Highway Department accepting drainage waters from this plat onto the interstate right-of-way.
- E. The applicant shall provide the Planning Department with a copy of the pipeline easement agreement which specifies the easement width and setback restrictions and what rights the property owner has for the use of this easement. If setbacks are specified, they shall be shown on the final plat tracing.
- F. Any relocation of the pipeline which may be required for development of this site shall be without cost to the City or County.
- G. The final plat tracing shall indicate a minimum building pad of 1285 M.S.L. on the face of the plat. Reference to the re-

Poe and Associates
9-18-81
Page 2

quired minimum building pad shall be added to the platfor's text.

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. The certificate will be required if petitions are submitted. 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 September 24, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

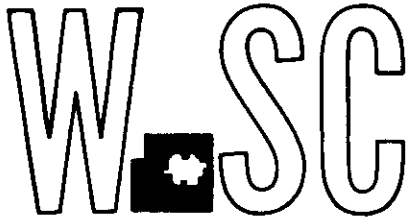
Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: Bethel Assembly of God Church, Attention: Bill Cowsill, Business
Manager, 2801 S. Seneca, 67217
Andy Harkness, County Department of Public Works
X Mike Lindebak, City Engineering

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 4, 1981

Poe and Associates
1720 E. Morris
Wichita, Kansas 67218

Re: S/D 78-46 - Preliminary plat of
Bethel Assembly Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission September 3, 1981, the above-captioned plat was considered. The action of the Committee was to approve the preliminary plat and authorize preparation of the final plat, subject to the following:

- A. The applicant has requested annexation of this property into the City of Wichita. Approval of a final plat shall be subject to this annexation or outside-the-City service agreements will be required.
- B. The applicant shall guarantee extension of sanitary sewer to serve this property. This will require that an 8" line be built from one of the existing manholes at the west property line. Appropriate easements shall be shown on the final plat.
- C. The applicant shall submit a drainage plan to City Engineering prior to or at the time of submitting a final plat.
- D. The approved drainage concept for this plat calls for the platting of a reserve or floodway for purposes of detaining storm water runoff from this plat. This reserve or floodway shall be indicated on the final plat. The applicant shall be advised that a guarantee for construction of the detention facility will be required. Also, City Engineering has advised that a letter of approval from the Kansas Department of Transportation will be required which states that the State is willing to accept runoff from this site onto Interstate right-of-way. The applicant is further advised that a letter of approval will be required from the pipeline company which has a pipeline on this property if a portion of the detention facility is to be constructed within the pipeline easement.
- E. Prior to filing a final plat, the applicant shall check with City Engineering regarding a need to plat minimum building pads on this property.

RECEIVED

SEP 8 1981

Dept. Of Engineering

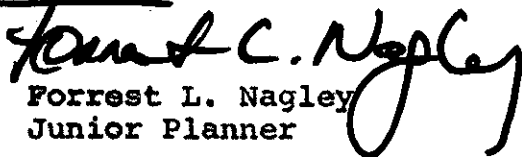
Poe and Associates
September 4, 1981
Page 2

- F. Prior to or at the time of filing a final plat, a proposed sanitary sewer layout plan shall be submitted to City Engineering.
- G. Any relocation of the pipeline at the north property line which may be required for development of this site will be at the property owner's expense. The applicant shall provide the Planning Department with a copy of the pipeline easement agreement which specifies the easement width and setback restrictions, if any.
- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- I. 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.

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

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Bethel Assembly of God Church, Attention: Wm. F. Cowsell, Business
Manager, 2801 S. Seneca, 67217
X Mike Lindebak, City Engineering
Paul Johnston, Operations and Maintenance

Map No.: _____
Section No.: _____
Twp. No.: _____
Range: _____

S/D No. _____

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Bethel Assembly Addition

General Location: Adjacent to South Meridian and I-235, Southwest
Legal Description: SE 1/4, Sec. 12, T 28S, RIW

Name of Property Owner: Carl M. Zeller*

Address: _____ Phone: _____

Name of Subdivider: Bethel Assembly

Address: 2801 South Seneca, Wichita, Kansas Phone: (316) 522-1565

Name of Agent/Surveyor: Pastor, Vyril Pember

Address: same Phone: _____

Date of Application: May 4, 1978

* The property is under contract for sale to Bethel Assembly and the final processes for closing are now being taken. All communications should be directed to Bethel Assembly.

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat Forty seven
2. Number of Lots:
Residential One
Commercial _____
Industrial _____
Other _____
Total Number of Lots One
3. Minimum Lot Frontage same as plat ft.
4. Minimum Lot Area same as plat ft.
5. Existing Zoning R-1
6. Proposed Zoning ** Zoning necessary for church, school and retirement center.
7. Lineal Feet of New Streets:
a. _____ R/W _____ ft.
b. _____ R/W _____ ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL _____ ft.
8. Sidewalk adjacent to all streets? yes XX 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) Yes (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.

Subdivider's
~~Owner's~~ Signature: Pastor Vyril Pember *(see explanation above)
Pastor, Vyril Pember

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

Received by _____
Date _____
Fee Submitted _____

S/D No. 78-46 Name Bethel Assembly Addition
Date Application Rec'd. 8-13-81 Preliminary Approval 9-3-81
Scheduled S/D Meeting 9-17-81

DESCRIPTION

General Location West side of South Meridian in an area south of I-235

Owner Bethel Assembly of God Church: Attention: Wm. E. Cowsill, Bus. Mgr.
Surveyor/Engineer Poe and Associates

Address 1720 E. Morris, Wichita, Ks. Zip Code 67211 Phone 262-1497

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>47.23 ac</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential <u>1</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>540 feet</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>47.23 acres</u> | |
| 5. Existing Zoning <u>R-1 (County)</u> | |
| 6. Proposed Zoning <u>AA (City)</u> | |
| 9. Is public water available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>No</u> | |
| 12. City of Wichita _____ 3-Mile Area <u>X</u> Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. The applicant's request for annexation is scheduled for City Commission review September 22nd with publication of the ordinance anticipated for October 2nd.
- B. The applicant shall guarantee extension of sanitary sewer to serve this property.
- C. The City Engineer's representative shall be prepared to comment on the applicant's final drainage plan and state what drainage guarantees will be required for the platting of this property.
- D. The applicant shall obtain a letter from the State Highway Department accepting drainage waters from this plat onto the interstate right-of-way.
- E. The applicant shall provide the Planning Department with a copy of the pipeline easement agreement which specifies the easement width and setback restrictions and what rights the property owner has for the use of this easement. If setbacks are specified, they shall be shown on the final plat tracing.
- F. Any relocation of the pipeline which may be required for development of this site shall be without cost to the City or County.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D No. 78-46 Name Bethel Assembly Addition
Date Application Rec'd. 8-13-81 Preliminary Approval _____
Scheduled S/D Meeting 9-3-81

DESCRIPTION

General Location West side of south Meridian in an area south of I-235

Owner Bethel Assembly of God Church, Attention: William E. Coswill, Bus. Mgr
Surveyor/Engineer Poe and Associates
Address 1720 E. Morris, Wichita Zip Code 67211 Phone 262-1497

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>47.23 ac</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential <u>1</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>540</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>47.23 Acres</u> | |
| 5. Existing Zoning <u>(R-1) County</u> | |
| 6. Proposed Zoning <u>(AA) City</u> | |
| 9. Is public water available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>No</u> | |
| 12. City of Wichita _____ 3-Mile Area <u>x</u> Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

Note: The applicant has requested annexation of this property into the City of Wichita. Approval of a final plat shall be subject to the annexation or outside-the-City service agreements will be required.

- A. The applicant shall guarantee extension of sanitary sewer to serve this property. This will require that an 8" line be built from one of the existing manholes at the west property line.
- B. The applicant shall guarantee extension of City water to serve this property.
- C. The City Engineer's representative shall be prepared to comment on the applicant's drainage concept and state whether any drainage improvements will need to be guaranteed with this plat.
- D. Any relocation of the pipeline at the north property line which may be required for development of this site will be at the property owner's expense. The applicant shall provide the Planning Department with a copy of the pipeline easement agreement which specifies the easement width and setback restrictions, if any.
- 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).