

BAUGHMAN COMPANY, P.A.

S U R V E Y O R S

316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

CONFIRMATION MEMO

PROJECT J. W. Washington

_____ JOB NO. _____

TO Chris Breitenstein

FROM N. Brent Wooten

REFERENCE Drainage Plan

DATE March 26, 1981

COPIES TO:

~~Preliminary~~ ^{Final} Plat is scheduled to be heard before Subdivision on ~~April 16,~~ ^{JULY 9} 1981.

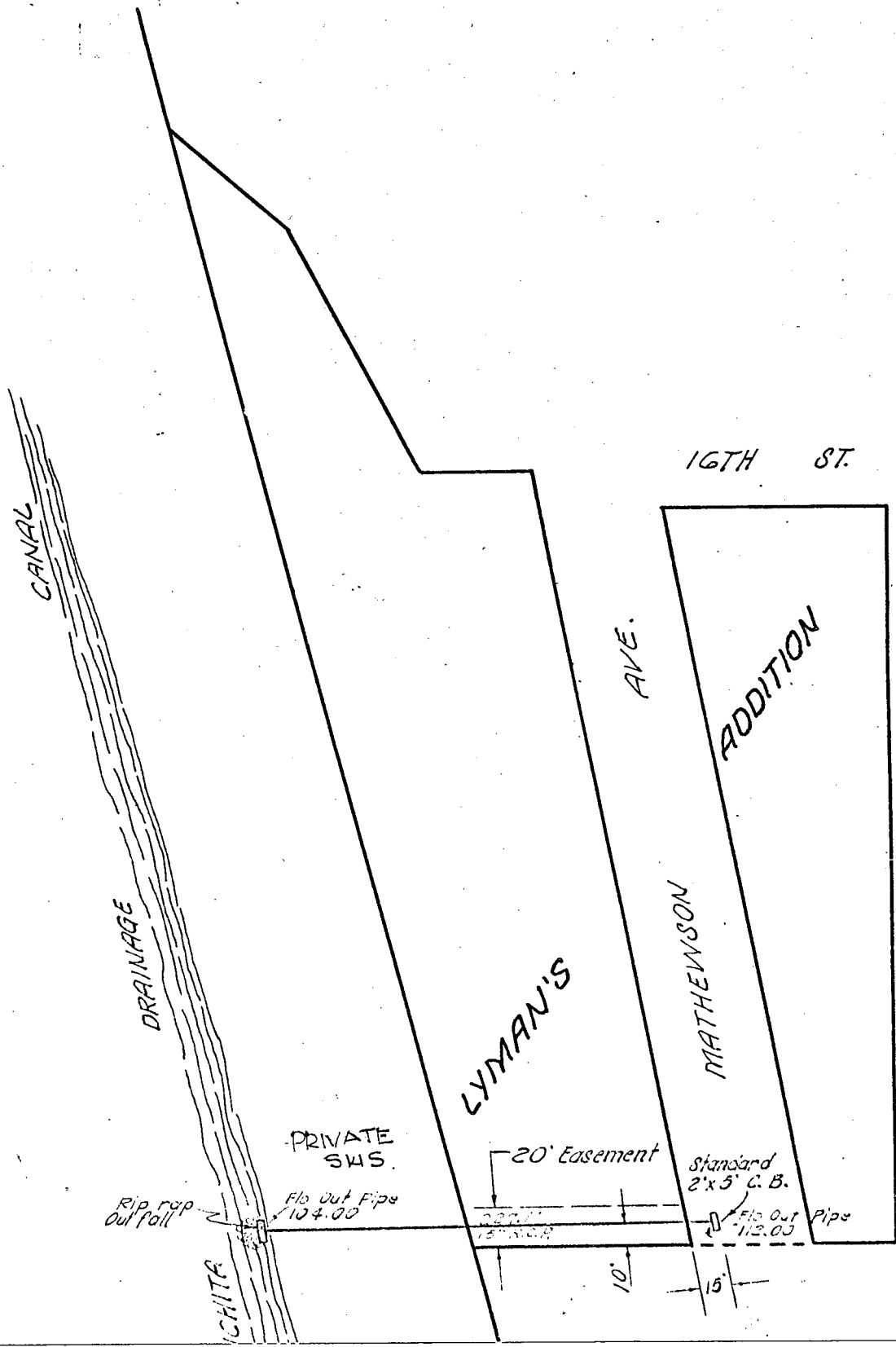
Presently a 15" RCP and an inlet exist along the south line of said plat which drain west into the canal. Approximately 2.5 acres drain to Mathewson and 16th Street intersection and south into this area.

The capacity of the existing pipe into the canal is around 14 CFS.

The 2-year storm runoff flo for this area would be =

$$Q = (0.50) (4.06) (2.5) = 5.1 \text{ CFS.}$$

A 15" pipe at 0.700% grade is proposed to extend from the existing inlet to the proposed inlets at the proposed cul-de-sac. Capacity in this pipe would be 5.4 CFS.



SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 81-67 Name J. W. Washington Addition
Date Application Rec'd. 6-24-81 Preliminary Approval _____
Scheduled S/D Meeting 7-9-81

DESCRIPTION

General Location South of 16th St. North on Mathewson

Owner Antioch Baptist Church, Attention: Amos Sanders
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | |
|---|--------------------------------|
| 1. Gross Acreage of Plat <u>1.8</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>15</u> R/W <u>45</u> ft. |
| Residential <u>2</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>2</u> | TOTAL <u>45</u> ft. |
| 3. Minimum Lot Frontage <u>99.4</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>12,974.5</u> sq. ft. | streets <u>yes</u> <u>no</u> |
| 5. Existing Zoning <u>B</u> | |
| 6. Proposed Zoning <u>B</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 <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

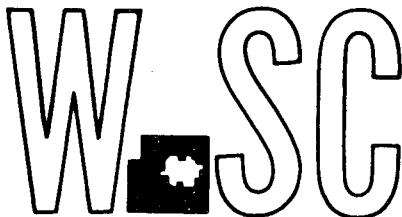
Note: The applicant has provided written agreement from the owner of the unplatted property to the south for the vacation of a portion of Mathewson Street by this replat.

- A. The applicant shall guarantee the extension of sanitary sewer to serve proposed Lot 1.
- B. The street name shall be designated on the final plat tracing as Mathewson Circle.
- C. The representative from City Engineering should be prepared to discuss the acceptability of the proposed hammerhead turnaround for Mathewson Circle.
- D. The applicant shall guarantee the paving of Mathewson Circle from the south line of 16th to, and including, the turnaround.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The final plat tracing shall not show "complete access control" from the exception to I-135 Highway.
- G. A 15-foot setback from 16th Street and a 20-foot setback from Mathewson Circle on Lot 2 shall be shown on the final plat tracing.
- H. A sidewalk is required adjacent to the south side of 16th Street and both sides of Mathewson Circle because the property is zoned "B" multiple family.
- I. The City Engineer's representative shall be prepared to comment on the applicant's drainage plan and state if any drainage improvements are required to be guaranteed with this plat.
- J. In accordance with Article 5-101(c) of the Subdivision Regulations, closure computations shall be submitted with the final plat tracing.

K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

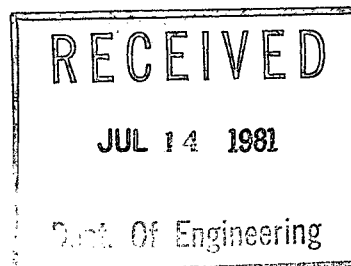
NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or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

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



July 13, 1981

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

Re: S/D 81-67 - Final plat of J. W. Washington Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on July 9, 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 shall guarantee the extension of sanitary sewer to serve proposed Lot 1.
- B. The street name shall be designated on the final plat tracing as Mathewson Circle.
- C. The applicant shall guarantee the paving of Mathewson Circle from the south line of 16th to, and including, the turnaround.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat tracing shall not show "complete access control" from the exception to I-135 Highway.
- F. A 15-foot setback from 16th Street and a 20-foot setback from Mathewson Circle on Lot 2 shall be shown on the final plat tracing.
- G. A sidewalk is required adjacent to the south side of 16th Street and both sides of Mathewson Circle because the property is zoned "B" multiple family. Provision for this sidewalk shall be provided for in the Mathewson Circle paving petition.
- H. The final plat tracing shall indicate a fire lane easement on Lot 2 near the south end of the proposed hammer-head turnaround.

Baughman Company
7-13-81
Page 2

- I. In accordance with Article 5-101(c) of the Subdivision Regulations, closure computations shall be submitted with the final plat tracing.
- J. 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 July 16, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Antioch Baptist Church, Attention: Amos Sanders, 1654 Mathewson, 67214
Dean Felt, 713 W. 13th St. North, 67203
X Mike Lindebak, City Engineering

REQUEST FOR PETITION

DATE: 7-16-81

I. NAME: Bill Korf PHONE _____

ADDRESS: _____

II. PAVEMENT SW Washington Addⁿ drainage with

Street _____ From Parmit

To _____

Street _____ From _____

To _____

SANITARY SEWER

STORM WATER SEWER

(1) Lot(s) Block(s) Addition

(2) Address _____

(3) Other _____

III. COMPLETED PETITION:

Mail

Name _____

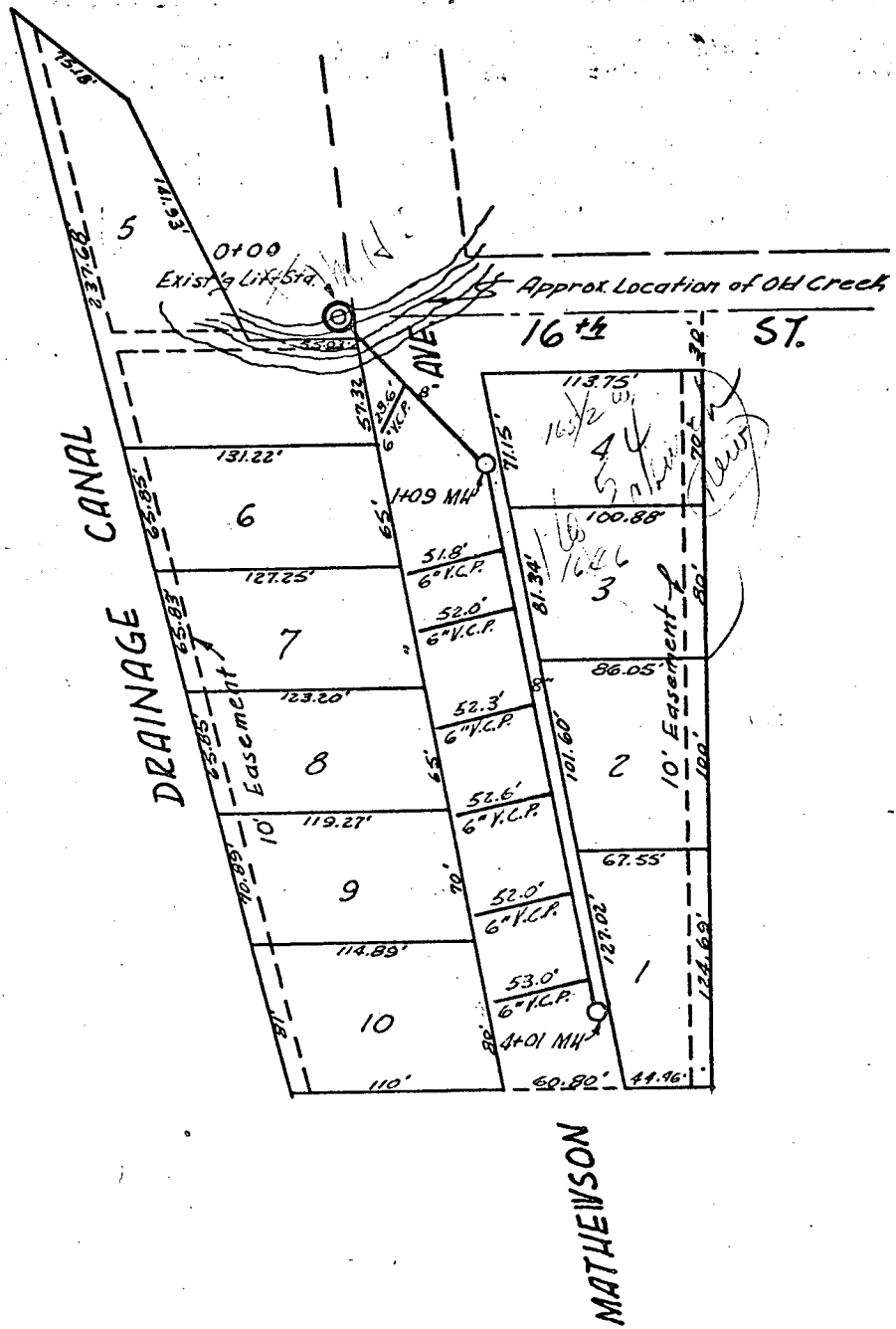
Address _____

Phone

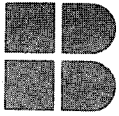
Name Same

Number _____

IV. ADDITIONAL INFORMATION:



LAT.
 W. B. CA
 BK. NO.



BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

**CONFIRMATION
MEMO**

PROJECT J. W. Washington Addition Revised

DATE February 23, 1983

JOB NO. _____

COPIES TO:

TO Chris Breitenstein

FROM N. Brent Wooten

REFERENCE Final Drainage Plan

Final Plat is scheduled for Subdivision for March 3, 1983.

The north portion of the plat (0.9 Ac.) will drain north to a driveway discharging to 16th St. Flos are indicated on the plan.

The south portion of the plat (1.4 Ac.) will drain south to be discharged by an existing inlet and 15" R.C.P. draining to the canal to the west. Flo's are indicated. Capacity of pipe flo = 13 C.F.S.

16th Street will need to be reconstructed at the intersection to include the radius as indicated. Flo in the street will follow around the radius and flo to the north on Mathewson St.

S/D No. 81-67 Name J. W. Washington Addition
Date Application Rec'd. 2-22-83 Preliminary Approval _____
Scheduled S/D Meeting 3-3-83

DESCRIPTION

General Location South of 16th St. North at Mathewson

Owner Antioch Missionary Baptist Church, Atten: Rev. Amos Sanders
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

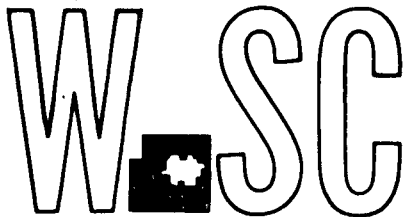
- | | |
|--|---|
| 1. Gross Acreage of Plat <u>2.34 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential <u>2</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other <u>1 (church)</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>3</u> | TOTAL <u>None</u> ft. |
| 3. Minimum Lot Frontage <u>49.25 ft.</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>Xno</u> |
| 4. Minimum Lot Area <u>7,600.7 sq ft.</u> | |
| 5. Existing Zoning <u>B</u> | |
| 6. Proposed Zoning <u>B</u> | |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

Note: A final plat of this property was approved by the Subdivision Committee on July 9, 1981. This revised plat proposes 3 lots and thereby eliminates the exception shown on the first final plat as well as Mathewson Circle. Access to Lot 2 is proposed to be by means of a 30-foot joint drive easement.

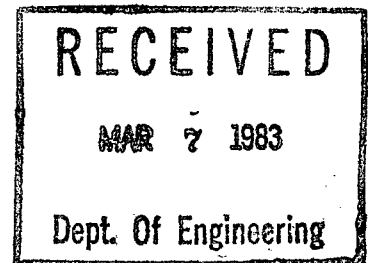
- A. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's revised drainage plan for this property.
- B. The applicant shall guarantee the reconstruction of the 16th Street North and Mathewson Street intersection.
- C. The applicant shall submit a notarized sidewalk certificate which states that a sidewalk will be constructed on 16th Street and Mathewson, adjacent to Lots 1 and 3, when these lots are redeveloped.
- D. If improvements are guaranteed by petition a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. As can be noted on the revised final plat, a joint drive easement is proposed as the access to all three lots. In order to establish the construction and maintenance responsibilities of the joint access drive, it is necessary for the easement to be granted by separate instrument. This instrument shall be submitted to the Planning Department for review prior to recording. The recording data shall be shown on the final plat tracing.
- F. Closure computations shall be submitted with the final plat tracing.
- G. The representatives of the various utility companies and City Engineering should be prepared to comment on the feasibility of the proposed joint utility and drainage easements.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



March 4, 1983

**Baughman Company, P.A.
330 Laura
Wichita, Kansas 67211**

Re: S/D 81-67 - Final plat of J. W. Washington Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 3, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The approved drainage plan for this plat requires that a covenant or private easement be submitted which provides for Lot 2 to drain across Lot 1.
- B. The applicant shall guarantee the reconstruction of the 16th Street North and Mathewson Street intersection.
- C. The applicant shall submit a notarized sidewalk certificate which states that a sidewalk will be constructed on 16th Street and Mathewson, adjacent to Lots 1 and 3, when these lots are redeveloped.
- D. If improvements are guaranteed by petition a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. As can be noted on the revised final plat, a joint drive easement is proposed as the access to all three lots. In order to establish the construction and maintenance responsibilities of the joint access drive, it is necessary for the easement to be granted by separate instrument. This instrument shall be submitted to the Planning Department for review prior to recording. The recording data shall be shown on the final plat tracing.

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Baughman Company, P.A.
3-4-83
Page 2

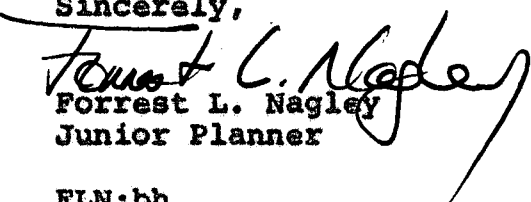
- F. The applicant shall meet with Tim Cain of City Engineering regarding needed address changes caused by the street vacation included as part of this replat.
- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board 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 Thursday, March 10, 1983, at 1:00 p.m. If you have any questions concerning this matter, please call.

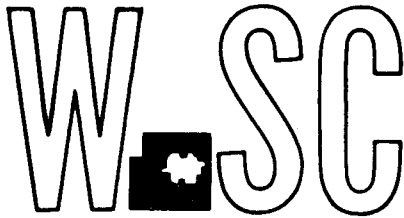
Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Antioch Missionary Baptist Church, Attention: Rev.
Amos Sanders, 1654 Mathewson, 67214
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



April 10, 1984

Antioch Missionary Baptist Church
Attention: Rev. Amos Sanders
1654 Mathewson
Wichita, Ks. 67214

Re: Letter of credit guaranteeing the reconstruction of the 16th
Street North and Mathewson Street intersection (credit #189).

Dear Rev. Sanders:


When J. W. Washington Addition was platted, Antioch Missionary Baptist Church submitted a \$6,500.00 letter of credit from United American Bank and Trust Company as guarantee that the above-referenced work would be completed. The letter of credit references a project completion date of April 4, 1984.

A recent field check of this property has indicated that the intersection work has not been completed. Since only one years time was originally requested for the letter of credit, we can authorize another years time to complete the improvement. Please contact United American Bank and Trust Company and have them prepare and submit an amendment to your letter of credit which references the following:

- A. A new project completion date of April 4, 1985.
- B. A new expiration date of June 4, 1985.

Should you have any questions, please call me at 268-4421. Action on your part is imperative.

Sincerely,


Forrest L. Nagley
Junior Planner
FLN:bh

cc: United American Bank and Trust Co., Attention: Kenneth Waegener,
750 E. 21st, 67214
XMike Lindebak, City Engineer



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

To: Larry Henry

Date: April 2, 1985

From: Barbara Bonanni, Junior Planner

Subject: Letter of Credit guaranteeing the reconstruction of the 16th Street North and Mathewson Street intersection - S/D 81-67. (Credit No. 199)

When J. W. Washington Addition was platted in July, 1983, requirements were made for the completion of the above-referenced improvements. Antioch Missionary Baptist Church submitted a \$6,500.00 Letter of Credit from United American Bank & Trust Company as guarantee for the completion of the work by April 4, 1984. Then, in 1984, a one-year extension of time for the Letter of Credit was authorized by the Planning Department since the intersection work was not completed.

The revised Letter of Credit defaults April 4, 1985 and the work is not done yet. We have been in contact with Rev. Sanders of Antioch Church three times in writing since February to advise him of the status of the guarantee. Today, a telephone call with Rev. Sanders confirmed that the church is aware of the situation and that the work must be done at some time. However, the church is financially not in a position to undertake a job of this magnitude. Rev. Sanders did make a few statements that made it apparent that he did not understand what exactly the work entails. He said that, at the time of platting, Engineering required the closure of the "west" curb along 16th Street North, and so he put up the \$6,500 Letter of Credit to cover the construction. He went on to say that then Engineering required more construction that brought up the contractor's bids to \$13,000-14,000. It is this larger figure bid that their church cannot afford. Rev. Sanders said it was simply not possible at this time to construct the intersection work that costs double what the Letter of Credit specifies.

Please clarify what has to be constructed for this intersection of 16th Street North and Mathewson. Specifically, does the \$6,500.00 Letter of Credit cover the closure of the vacated street return on the south side of 16th Street North only, or does the reconstruction cover more?

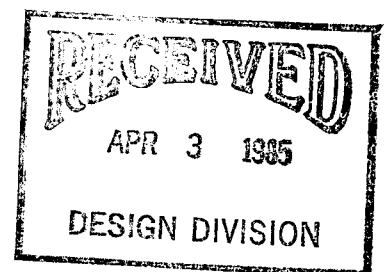
Enclosed is a copy of the last letter to Rev. Sanders about the upcoming date of default for the Letter of Credit and a Xerox copy of the revised final plat for your information. Please call if you have any questions about this matter.

Barbara R. Bonanni

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Mike Lindebak, City Engineer



March 26, 1985

Rev. Amos Sanders
Antioch Missionary Baptist Church
1654 Mathewson
Wichita, KS 67214

Re: Letter of Credit guaranteeing the construction of the 16th
Street North and Mathewson Street Intersection. S/D 81-67 -
J. W. Washington Addition (Credit Number 199).

Dear Rev. Sanders:

This letter is written as follow-up to my previous letter to you dated February 26, 1985, regarding the above-referenced matter. As you are aware, the subject Letters of Credit reference a project completion or default date of April 4, 1985. As of this date, the required improvements have not been completed.

Please make the necessary arrangements to have the reconstruction of the street intersection completed by April 4, 1985. Should you choose not to complete the required improvements, we have no choice but to initiate the process for collection on the guarantee.

Should you have any questions about this matter, please call me at 268-4421. Action on your part is imperative in order to avoid collection on your guarantee and damage to your credit rating.

Sincerely,

Barbara R. Bonanni
Junior Planner

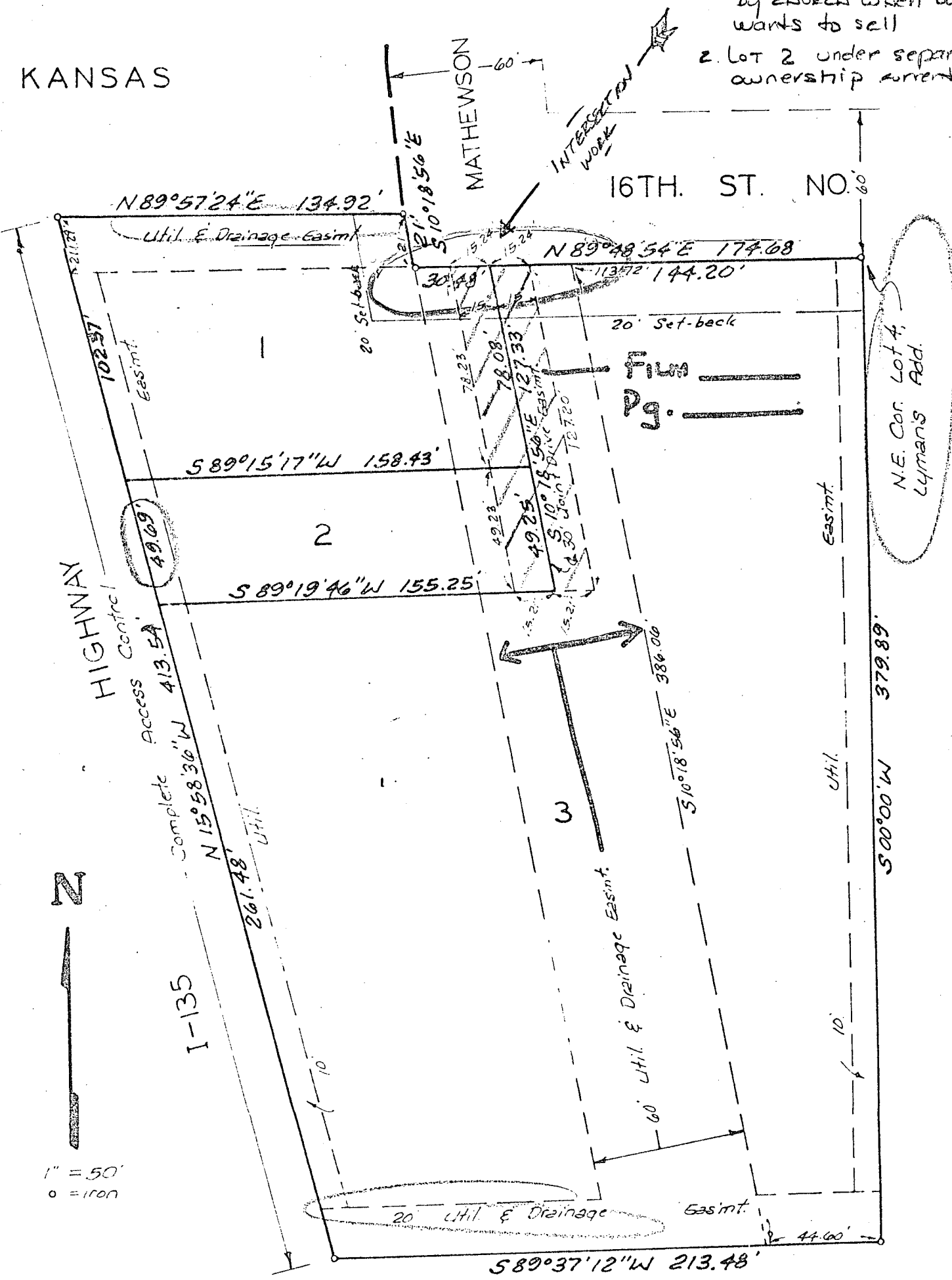
BRB:mlh

cc: Kenneth A. Waegener, Sr., V.P., United American Bank & Trust Company,
750 E. 21st Street, P.O. Box 970, Wichita, KS 67201
Mike Lindebak, City Engineer

ON ADDITION

KANSAS

- CHECK OWNERSHIP**
ON ASSOC. BZA CASE
1. LOT 2 TO BE PURCHASED by CHURCH when owner wants to sell
 2. Lot 2 under separate ownership currently.



N.E. Cor. Lot 4,
 Lyman's Add.



This plat of "J. W. WASHINGTON ADDITION" Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
 Dated this _____ day of _____ 198____.
 Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____ Chairman
 David Bayouth