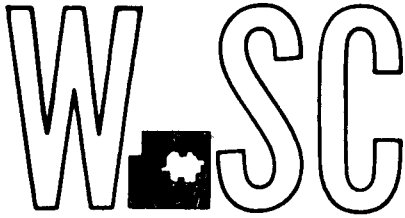


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



May 9, 1986

Baughman Company, P.A.
330 Laura
Wichita, KS 67203

Re: S/D 86-43 - Preliminary Plat of The Dugan Centre

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 8, 1986, 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 the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the construction of storm sewer and storm drain required by the platting of this property. Included as part of the box culvert construction west of Dugan and north of the Wendy's restaurant shall be the driveway and curb cut permitting northbound Dugan traffic to make the left-hand turn to get back south to Kellogg.
- D. The applicant shall guarantee the construction of Dugan Road to commercial street standards between Kellogg and Taft.
- E. The applicant shall guarantee the construction of an additional left turn lane southbound on Dugan, a raised medial in Dugan near the intersection with Kellogg and a right turn lane from the frontage road onto Dugan in front of McDonalds.
- F. The applicant shall guarantee the construction of two left turn lanes into Dugan Road from eastbound Kellogg, including resignalization at Dugan/Kellogg, and all frontage road medial changes and curb constructions necessary to provide the proper turning radii and alignment for these additional lanes.

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Baughman Company, P.A.

Re: S/D 8643 - Preliminary Plat of The Dugan Centre

May 9, 1986

Page 2

- G. The applicant shall guarantee the resigning and restripping of Kellogg Drive, from Dugan Road west to Mid-Continent Road, in order to make that segment of the frontage road one-way westbound.
- H. The applicant shall guarantee the construction of Taft Street to commercial standards from Dugan to Ridge Circle.
- I. The applicant shall guarantee the construction of the Kellogg Drive slip-on and slip-off improvements near Julia.
- J. The applicant shall guarantee the paving of Ridge Circle south of Taft to commercial street standards.
- K. The applicant shall guarantee improvements at the Taft/Mid-Continent intersection consisting of the following: A fully actuated traffic signal; a northbound right turn lane on Mid-Continent at Taft; a westbound free-flowing right turn lane on Taft at Mid-Continent; and a southbound double left turn lane on Mid-Continent at Taft, all as specified in the February 12, 1986 Traffic Study prepared by Larkin and Associates. These improvements shall be guaranteed by petition to be held until construction of the improvements are determined necessary.
- L. Pursuant to the requirements of the City Sidewalk Ordinance and Article 8-103 of the Subdivision Regulations, the paving guarantees for Ridge Circle, Dugan and Taft shall provide for sidewalks at the following locations:
 - Ridge Circle - Both sides of the street.
 - Dugan - Both sides of the street.
 - Taft - South side of the street, from Ridge Circle to Dugan.
- M. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- N. Approval of this preliminary plat is subject to the applicant providing a copy of a letter from KDOT approving the improvements planned for the intersection of Dugan/Kellogg and the modifications planned for Kellogg Drive, including improved slip-on and slip-off near Julia. This letter needs to be submitted for the Community Unit Plan file. No final plats shall be submitted until the KDOT letter of approval has been provided.
- O. The final plat shall indicate the platting of the building setbacks required by the Community Unit Plan.

Baughman Company, P.A.

Re: S/D 8643 - Preliminary Plat of The Dugan Centre

May 9, 1986

Page 3

- P. Since this plat involves the platting of a floodway, the plattor's text on the final plat shall reference the standard floodway language.
- Q. If the platting of this property requires the platting of a minimum building pad elevation, it shall be noted on the face of the plat as well as in the plattor's text.
- R. Regarding the three joint access easements proposed to provide access from Lots 6, 7, 8 and 9 to Taft, it is necessary to establish the joint access easements by separate instrument. This is necessary in order to provide recording information on the face of the plat which will refer any future owner of the subject lots to the document outlining and setting forth the particulars of the joint access easements. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement and the approaches to Taft should also be addressed by the text of the instrument.
- S. Regarding the 30-foot wide east/west and north/south access easements depicted on the plat, it is necessary to establish these access easements by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- T. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- U. The final plat shall indicate the existing private utility easement for gas service on this property. A copy of this easement is enclosed.
- V. The final plat shall indicate the utility easements requested by Southwestern Bell Telephone Company which are indicated on the enclosed "marked" copy of the plat.
- W. 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.

Baughman Company, P.A.

Re: S/D 8643 - Preliminary Plat of The Dugan Centre

May 9, 1986

Page 4

- X. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Y. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.

The enclosed "marked" copy of the final plat is for your information and files. If you should have any questions, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Wayne Sanchez, 225 N. Market, Wichita, KS 67202
Roger Sherwood, 833 N. Waco, Wichita, KS 67203
✓ Mike Lindebak, City Engineer

1. Industrial Park Development Company. Street R/W Vacation. Existing U.L. on N side of 37th. No water problem.
2. Robert Cox. Utility Easement Vacation. No water problem.
3. Westway Addition. Final Plat. Existing main in Seneca and Pawnee. Existing structure now served. PROBLEMS! 8" line shown is probably correct, however not all water lines are shown. Request 20' Utility esmt. for 8" main going west x SW from northerly end of 8" main shown. See notes on sketch plat. Consultant to determine location of 8" mains from Water Dept.
4. Simon Industrial Park Addition. Preliminary Plat. Park City. No city water available. No water problem.
5. Huntington Place Addition. Final Plat. Item D, water to be extended. No water problems.
6. Vanderhoff Gardens Second Addition. Item B, water to be extended, no water problem. How will lot 3 be served by water?
7. Gray's First Addition. Final Plat. Item B, main to be extended.
8. Burlington Northern Industrial Center Second Addition. Existing main in Ohio, no water problem.
9. Wolke Addition. Preliminary plat. Item C, no city water available. No water problem.
10. The Dugan Centre. Final plat. Item B, mains to be extended. No water problem.
11. C. Wayne Kerr. Utility Esmt. Granting. No water problem.

Pre-Sub
5-22-86

②

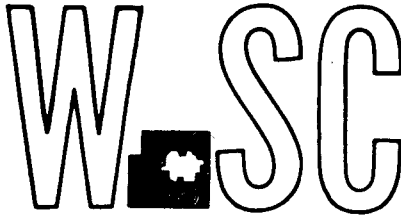
12. The Board of Park Commissioners. St. R/W Dedication
No water problem.

13. Ted & Ken Prichard. Grant Utility Esmt. Probably
no problem.

14. Ted & Ken Prichard. St. R/W Dedication. No water problem

15. Other Matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



May 23, 1986

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

Re: S/D 86-43 - Final Plat of The Dugan Centre.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 22, 1986, 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 the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the construction of storm sewer and storm drain required by the platting of this property. Included as part of the box culvert construction west of Dugan and north of the Wendy's restaurant shall be the driveway and curb cut permitting northbound Dugan traffic to make the left-hand turn to get back south to Kellogg.
- D. The applicant shall guarantee the construction of Dugan Road to commercial street standards between Kellogg and Taft.
- E. The applicant shall guarantee the construction of an additional left turn lane southbound on Dugan, a raised medial in Dugan near the intersection with Kellogg and a right turn lane from the frontage road onto Dugan in front of McDonalds.
- F. The applicant shall guarantee the construction of two left turn lanes into Dugan Road from eastbound Kellogg, including resignalization at Dugan/Kellogg, and all frontage road medial changes and curb constructions necessary to provide the proper turning radii and alignment for these additional lanes.
- G. The applicant shall guarantee the resigning and restripping of Kellogg Drive, from Dugan Road west to Mid-Continent Road, in order to make that segment of the frontage road one-way westbound.

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Baughman Company, P.A.

Re: S/D 86-43 - Final Plat of the Dugan Centre.

May 23, 1986

Page 2

- H. The applicant shall guarantee the construction of Taft Street to commercial standards from Dugan to Ridge Circle.
- I. The applicant shall guarantee the construction of the Kellogg Drive slip-on and slip-off improvements near Julia.
- J. The applicant shall guarantee the paving of Ridge Circle south of Taft to commercial street standards.
- K. The applicant shall guarantee improvements at the Taft/Mid-Continent intersection consisting of the following: A fully actuated traffic signal; a northbound right turn lane on Mid-Continent at Taft; a westbound free-flowing right turn lane on Taft at Mid-Continent; and a southbound double left turn lane on Mid-Continent at Taft, all as specified in the February 12, 1986 Traffic Study prepared by Larkin and Associates. These improvements shall be guaranteed by petition to be held until construction of the improvements are determined necessary.
- L. Pursuant to the requirements of the City Sidewalk Ordinance and Article 8-103 of the Subdivision Regulations, the paving guarantees for Ridge Circle, Dugan and Taft shall provide for sidewalks at the following locations:
 - Ridge Circle - Both sides of the street.
 - Dugan - Both sides of the street.
 - Taft - South side of the street, from Ridge Circle to Dugan.
- M. The applicant shall guarantee the relocation of existing sanitary sewer lines necessitated by the drainage plan for this property.
- N. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- O. The final plat tracing shall indicate the platting of the building setbacks required by the Community Unit Plan.
- P. The final plat tracing shall indicate the platting of required minimum building pad elevations. They shall be noted on the face of the plat as well as in the plat's text.
- Q. Regarding the three joint access easements proposed to provide access from Lots 6, 7, 8 and 9 to Taft, it is necessary to establish the joint access easements by separate instrument. This is necessary in order to provide recording information on the face of the plat which will refer any future owner of the subject lots to the document outlining and setting forth the particulars of the joint access easements. Prior to recording the joint access easement, a draft shall be submitted to

Baughman Company, P.A.

Re: S/D 86-43 - Final Plat of the Dugan Centre.

May 23, 1986

Page 3

the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement and the approaches to Taft should also be addressed by the text of the instrument.

- R. Regarding the 30-foot wide east/west and north/south access easements depicted on the plat, it is necessary to establish these access easements by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- S. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- T. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- U. 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, May 29, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Wayne Sanchez, et al, 225 N. Market, Wichita, KS 67202

Roger Sherwood, 833 N. Waco, Wichita, KS 67203

Bill Montgomery, Shelter Insurance Co., 742 S. Washington, Wichita, KS 67211

✓ Mike Lindebak, City Engineer

TERRA VENTURE

July 21, 1986

Mr. M.E. Lindebak
City of Wichita
Metropolitan Planning
Interior Director of Planning
455 North Main Street
Wichita, Kansas 67202

RE: An Administrative Adjustment

Dear Mr. Lindebak:

On July 18, 1986, I had the opportunity to have a meeting with Mr. Jack Galbraith, Mr. Bill McKinley and Ms. Barbara Bonanni to review the Builders Square site on parcel five of the Dugan property.

In our review of the mezzanine area, which consists of 1,142.7 square feet, I stated that the use of the mezzanine is for employees only. The mezzanine has a break room/locker room, manager's office, a training room, accounting office, two storage rooms, a supply room, two corridors and a stair well.

Our lumber staging area and the garden center consist of an area measuring 15,956.4 square feet. The lumber staging is a fenced area open on three sides, and a roofed area.

Builders Square uses the lumber staging fenced area to protect the storage of the lumber products and to secure their property and merchandise. The lumber staging area will not generate direct sales from this area.

The garden center is a three sided, fenced area with a roof over a portion of the footage. Builders Square will store garden merchandise in this area, and at peak garden times, will generate some sales direct from this area; however, in out of season, this area will be used for storage of other merchandise.

As with the lumber staging area, Builders Square is concerned for the protection of their merchandise, and the security of the property.

Mr. M.E. Lindebak
July 21, 1986
Page 2

The roofed area of the lumber staging and garden center is at an elevation of +15'8½" A.F.F., with a slope of 1/8"=1"0" up. The chain link fence is galvanized at 10'0" elevation A.F.F. Proper code required exit devices are installed for the protection of all.

The following will show a square foot usage of the footprint of the Builders Square structure:

Lumber Staging/Garden Center	15,956.4
Mezzanine	1,142.7
Receiving/Storage	10,548.0
Receiving	2,400.0
Sales	67,230.0

I hope that our meeting and the above information will help to resolve any problems we may have. We are looking forward to the construction of this project.

Also, attached is a letter from the traffic consultant for your review. If there are any additional questions, please feel free to contact me.

Sincerely,

TERRA VENTURE, INC.



John R. Magnuson
Construction Manager

JRM/jmt
Enclosure

cc: B. Bonanni
D. Eskie
L. Furman
J. Galbraith
A. Harden
B. McKinley
M. Robson
B. Wooten
File 850501



July 21, 1986

Mr. John Magnuson
Construction Manager
Teraventure
6600 College Blvd., #330
Overland Park, Kansas 66211

Dear Mr. Magnuson:

In response to the questions raised regarding the trip generation potential of the Builder's Square store in Wichita, Kansas, I would like to present the following points of clarification.

- As discussed in our traffic study dated February 12, 1986, the overall capacity analyses and trip generation of the Builder's Square was based on 101,400 s.f. of gross leasible area (see Appendix Tables A-1 thru A-4, Tract D5). This higher floor area was used to determine the total trip generation even though it was assumed that only about 80,000 s.f. of area would be used for store area and about 21,400 s.f. would be used for outdoor storage of lumber and materials.
- The last paragraph on page 11 of the 2-12-86 report indicates that the 21,400 s.f. of storage area would not be expected to generate traffic like normal store area. This was discussed with the city staff and officials and it was agreed that the Phase One development of the Dugan/Landing C.U.P.'s should be based on the construction of about 80,000 s.f. of hardware store and about 75,300 s.f. of other retail stores; and that the 21,400 s.f. of outdoor area would not be included unless it was enclosed with walls.
- It is generally accepted that outdoor storage and open sheds at auto dealers, lumber yards, and other material supply businesses are not included in trip generation characteristics of the site.
- The trip generation rates used in the study analyses were based on national studies for hardware/paint stores and not on measured rates for Builder's Square stores. Builder's Square representatives contend that their actual rates are lower than our assumed rates.

PRINCIPALS:
KENNETH J. WAUGHN, PE.
PRESIDENT
ROBERT A. VAN WYKE, PE.
GLENN C. GRAY, PE.
WALLACE W. BEASLEY, PE.
ROBERT W. LAMBERTON, PE.
DAVID V. OWSLEY, PE.
W. CLARK THOMPSON, PE.
NAN E. LUBBEN, PE.

ASSOCIATES:
DONALD T. GARDNER, PE.
PAUL M. BERTRAND, PE.

1946-1986
OUR
40th YEAR
KENNETH H. LARKIN
FOUNDER, 1928-1973

Mr. John Magnuson
July 21, 1986
Page Two

- The critical trip generation rates which were used to analyze the Builder's Square impact include 2.5 trips per 1000 s.f. in and 2.4 trips per 1000 s.f. out during the evening peak hour period. Even if the building area were increased by 10 percent, or about 8,000 s.f., the impact would only be about 20 more vehicles in and out. This should not create a significant impact on the ingress or egress of any of the access points to the site.

We hope that these comments will provide additional information to assist with the completion of your project.

Sincerely,



Paul M. Bertrand, P.E.

PMB:lf