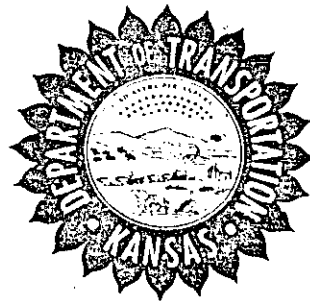


KANSAS DEPARTMENT OF TRANSPORTATION

STATE OFFICE BUILDING—TOPEKA, KANSAS 66612



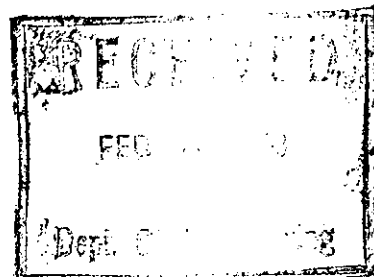
JOHN B. KEMP, Secretary of Transportation

JOHN CARLIN, Governor

January 31, 1983

Project No. 54-87 -038-3 (35)
R.C. Box Bridge at Dugan Street
City of Wichita
Sedgwick County

Mr. R. W. Bruggeman, P.E.
Director of Engineering
Department of Engineering
City Hall, 7th Floor
455 North Main Street
Wichita, Kansas 67202



Dear Mr. Bruggeman:

Your letter of January 19, addressed to Mr. John Kemp, has been referred to this Office for review and reply. We wish to give you the following information.

Upon receipt of your letter, we contacted the Consulting Firm of Professional Engineering Consultants and asked for a review of the plans you referenced to us for the revising of the RCB. Mr. Gary Schock of Professional Engineering Consultants gave the following information. The channel elevation just south of the railroad is a fixed elevation and the flow line proceeding upstream is on a .15% gradient. They have indicated it would be very difficult to lower the channel flow line. We can verify this in the fact that we had some difficulty in obtaining concurrence from the Railroad when we were designing the bridge structure and channel. We also find that as we move upstream, there is a structure along Dugan Street from the north that carries water from Tract and this also controls the elevation at US-54.

T&P
Our finding is that we cannot satisfactorily lower the flow line and it appears that by using a triple 9x8 rather than the triple 12x6, that we would increase the waterhead upstream to an unacceptable amount. As a result, we do not recommend the revising of the structure to the proposed triple 9x8. If you feel that there are unanswered questions relative to this crossing, we will be glad to respond upon their receipt.

Very truly yours,

MARKET. ROBERTS, P.E.
CHIEF, BUREAU OF DESIGN

BY

E. WILKINSON, P.E.
BRIDGE ENGINEER

EW:jkf

cc: Mr. W. H. Wright, State Transportation Engineer
Mr. W. D. Predmore, Director of Division of Engineering and Design
Mr. C. H. Price, Engineer of Consulting Services

KANSAS DEPARTMENT OF TRANSPORTATION

STATE OFFICE BUILDING—TOPEKA, KANSAS 66612



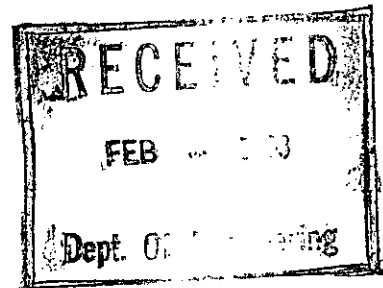
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Very truly yours,

MARK T. ROBERTS, P.E.
CHIEF, BUREAU OF DESIGN

BY E. Wilkinson
E. WILKINSON, P.E.
BRIDGE ENGINEER

EW:jkf

cc: Mr. W. H. Wright, State Transportation Engineer
Mr. W. D. Predmore, Director of Division of Engineering and Design
Mr. C. H. Price, Engineer of Consulting Services

RWB

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-5 Name Una Johnson Addition
Date Application Rec'd. 1-24-83 Preliminary Approval _____
Scheduled S/D Meeting 2-3-83

DESCRIPTION

General Location S.E. Corner Dugan Road and Kellogg

Owner Una C. Johnson c/o Gene Razook
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

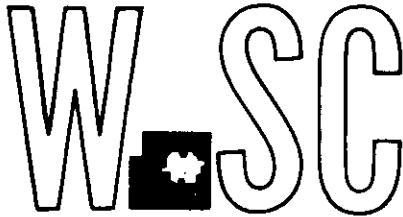
- | | |
|---|--|
| 1. Gross Acreage of Plat <u>0.56 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>10</u> R/W <u>47.4</u> ft. |
| Residential _____ | b. <u>30</u> R/W <u>200</u> ft. |
| Commercial <u>1</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>247.4</u> ft. |
| 3. Minimum Lot Frontage <u>99+</u> ft. | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>18,022</u> sq. ft. | |
| 5. Existing Zoning <u>C</u> | |
| 6. Proposed Zoning <u>C</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:

- A. On the final plat tracing, the rights-of-way for Kellogg Street and for Kellogg Drive shall be separated.
- B. On the final plat tracing, "complete access control" shall be indicated between Kellogg Drive and Kellogg Street (U.S. 54).
- C. On the final plat tracing a 35-foot building setback shall be indicated from Kellogg Drive and a 20-foot building setback shall be indicated from Dugan Road.
- D. The applicant or his agent shall be prepared to discuss the status of the "construction easement" adjacent to the east line of the plat. Specifically, is this easement permanent or temporary in nature?
- E. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this property and state if any drainage guarantees are required with the platting of this lot.
- F. As this property is zoned for commercial purposes, the City sidewalk ordinance requires that a notarized certificate be submitted for recording which states that a sidewalk will be installed on Kellogg Drive and on Dugan Road at the time of site redevelopment.
- G. The applicant shall submit an avigational easement covering all of of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable building built on subject property.
- H. Closure computations shall be submitted with the final plat tracing.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

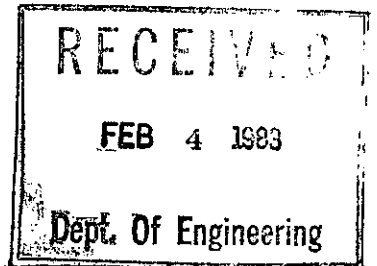
NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or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

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



February 4, 1983

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

Re: S/D 83-5 - Final plat of Una Johnson Addition

Gentlemen:

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

- A. On the final plat tracing, the rights-of-way for Kellogg Street and for Kellogg Drive shall be separated.
- B. On the final plat tracing, "complete access control" shall be indicated between Kellogg Drive and Kellogg Street (U.S. 54).
- C. On the final plat tracing a 35-foot building setback shall be indicated from Kellogg Drive and a 20-foot building setback shall be indicated from Dugan Road. Near the south end of the lot, the setback from Dugan Road may be reduced to 10 feet to accommodate a proposed car wash.
- D. City Engineering recommends that the final plat tracing indicate a 22-1/2 foot drainage easement along the east line of the plat, in lieu of the construction easement. The applicant shall work with City Engineering and Central Inspection prior to February 10, 1983, to determine if a proposed on-site circulation drive will be allowed to encroach into this easement about 5 feet at the south end and to determine if variances in the required separation of gasoline pumps can be obtained so that the proposed redevelopment can be contained on the lot west of the easement.
- E. Prior to February 10, 1983, the applicant shall work with City Engineering to reach an agreement regarding points of access to Kellogg Drive and to Dugan Road. Engineering recommends 40 feet of complete access control in both directions from the northwest corner of the lot.

- F. The Subdivision Committee recommends a waiver of the sidewalk requirement on both Dugan Road and Kellogg Drive.
- G. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable building built on subject property.
- H. Closure computations shall be submitted with the final plat tracing.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 10, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

FLN:bh

cc: Una C. Johnson, c/o Gene Razook, 5900 E. Central,
Suite
201, 67208
Charles Cotton, 501 1st National Bank Bldg., 67202
*Mike Lindebak, City Engineering