

Bonnie Brae 3<sup>RD</sup>  
Addition

LAWRENCE E. WELLS

*Architect*

254 LAURA - SUITE 205  
WICHITA, KANSAS 67211  
PHONE (316) 262-3649

March 12, 1993

Mr. Willard W. Garvey  
Ray Garvey Office Center  
300 West Douglas  
Suite 1000  
Wichita, Kansas 67202

Re: Pool Roof Top  
8501 E. Douglas

Dear Willard:

When I received your correspondence last week relating to the Pool Roof Top project, I thought I should write my report of certain activities I have been working on relating to this project. I have been doing this on my own time without any request from you, and there will be no charge to you for this work. I started work on this just because I had a personal curiosity on how things would come out if one would work within the "system" of activities at the City building and be patient as to the outcome.

Early in 1992 I prepared design sketches for you to put a top on the existing pool building. After some revisions, the drawings with those revisions were turned into Central Inspection for a Building Permit by Larry Shoemaker--a use for which the sketches had not been prepared. Central Inspection responded with a Report dated May 14, 1992. This report contained eight (8) requirements noted as a. thru h. A copy of that report is attached for your easy reference as Exhibit A.

On June 9, 1992 Ed Learned and I had a meeting with Loren Dienes of Central Inspection to discuss the report. Subsequent correspondence was sent from Ed to Dienes dated June 25, 1992 and correspondence was sent from Dienes to Ed, dated July 2, 1992. The Dienes letter to Ed dated July 2, 1992 contained three additional concerns of Central Inspection, (1) concern about the 100 year flood plain, (2) request for additional ten (10) feet of right of way to the north of the property along Douglas, and (3) concern about how the building was hooked up to the sanitary sewer. A copy of that letter is also attached as Exhibit B. Items (1) and (2) above are answered below in this report. A copy of a Baughman survey for the Pizza Hut Addition shows where the sanitary sewer from the Pool Building hooks into the sewer main. It is a sewer service line and would not need an easement as such. The hookup is shown on the Baughman survey attached and marked Exhibit C.

In your files, please refer to a copy of a memorandum from Ed to you dated July 15, 1992. You will note that he indicated that he concurred in all items on the May 14, 1992 Central Inspection Report except item f, which related to replatting. For your information I agree with Ed's comments. He also indicated that he was working on additional pieces of correspondence, and recommended that he write Dienes concerning his findings.

In a letter written to me on July 17, 1992 he indicated to me that I should be re-working the drawings to indicate items requested by Dienes regarding the site plan, and that these items were shown or would be shown on our drawings or the drawings of others. That is when Ed became seriously ill and I doubt the letter was written or completed. At that time all correspondence with the City ceased. And, all drawing work in my office and/or coordination of drawings prepared by others ceased. It seems that the work on the project was put on hold.

I was having some idle time in the office the latter part of October, so I decided to restudy the requirements that the City had made on the preliminary plans that Larry Shoemaker had turned into the City, and the subsequent requirements made. So I went to work. Following is a narrative of the activities.

On October 22, 1992 Harry and I went to the Pool Building site and shot grades on the paving curb on Douglas at the drainage channel bridge and at the concrete entrance platform to the Pool Building. That afternoon I changed the site plan of the drawings to delete the portion in the PHI addition, leaving only the metes and bounds portion that Central Inspection had been asking to have replatted.

On October 23, 1992, I took copies of my Field Notes and the revised site plan and went to City Hall. Because some of the requirements being made by Central Inspection had to do with Engineering, I thought I had best start there to try to solve the overall problem. I visited with Vicki Huang and Mike Lindebak. Both felt that my findings should be given some consideration by Central Inspection. Mike suggested that I get all my information together and visit with Loren Dienes to see if we could get things worked out. He further suggested that if decisions were not reached between Loren and I, that Loren bring the issue to a Thursday morning meeting which is held weekly to coordinate such issues. This meeting includes people from Central Inspection, Planning and Engineering. As I recall, my discussions with Vicki and Mike were made using my rough Field Notes and the revised site plan. On October 26, 1992 I called Vicki to get the actual City Data information on the Field Shots I had made. She provided me with this information. I thought it best that I convert my Field Shots to MSL data before I met with Loren.

On October 28, 1992 I met with Loren to go over the information that I had. While we made progress, it was decided that the information should be discussed at the Thursday meeting. This was done and on December 23, 1992 I received a letter from Loren which outlined the discussion held at the meeting. A copy of that letter is included and marked Exhibit D.

Because of the Holiday Season I decided to hold up work until after the first of the year. And, as I would have spare time I would study and put some notes together. The first thing I did was prepare a more complete drawing that showed the conversion of my Field Notes to MSL data to assist in the questions concerning the Flood Plain situation at the site. A copy of a drawing with notes is included and marked Exhibit E.

As I began to study Loren's letter of December 7, 1992, I began to finalize some notes. You will note in the letter that you are given a choice--to plat or comply with the list of items outlined in the letter noted as 2 A thru H. Items A, C, D & E are not applicable. I am addressing the other items, one at a time, below.

Item B. The statement that the sewer line is outside of the easement is true according to a survey made by PEC. This survey was provided to me by your office when I was helping Jean out on another project. I have no way of knowing if the easement shown on the drawing is correct or not. I suspect that there has been some mis-coordination of information, but cannot prove it without engineering help. This survey was made for another purpose, and the coordination of the sewer line and easement was not of primary importance. It does not reference anything that is recorded by another instrument. I did not visit PEC to see if their office records had any such information. Your instructions would be needed for any such follow up work. A copy of that survey is attached and marked Exhibit F.

Item G. I consider this to be a supposition on Loren's part. My Field Notes that I shared with him had an implication that the area was above the Flood Plain requirements of City Code. The drawing that I have prepared shows more clearly that the Pool Building is above the FEMA Flood Plain. The Field Notes that I took did not include the Tennis Court area. I could do this or you could have an Engineer shoot grades in the area to satisfy the requirement. This particular requirement came after I had visited the site and shot grades. In times past the City has accepted my Field Shots, even on projects that I did for them. You must make a decision on this. My study of the FEMA Flood Plain is mentioned above along with the accompanying Exhibit E.

Item H. This has to do with the additional right of way for Douglas Avenue. The City Code does say "additional right-of way shall be granted by dedication or easement as may be required to conform to Article 7-201". I do not know if this "dedication or easement" gives you the choice or the Engineering Department the choice. I do not have a copy of Article 7-201. I believe that Ed was working on this, but I do not have a reference to it in my files. You would need make a decision on this.

Willard, as I stated above, you have a decision to make--to plat or to comply with the other requirements as noted above. I am just trying to be helpful.

Sincerely,

Lawrence E. Wells

cc: Loren Dienes  
Vicki Huang  
Mike Lindebak

Loren, Vicki & Mike:  
I have tried to be factual in the above report.  
If you find any inconsistencies, please let me know.  
Thanks for all your help.

# WICHITA



OFFICE OF CENTRAL INSPECTION  
CITY HALL - FIFTH FLOOR  
400 NORTH MAIN STREET  
WICHITA, KANSAS 67202

May 14, 1992

Builders Inc.  
301 N. Main, Suite 800  
Wichita, Kansas 67201

Dear Sirs;

Re: Reroof at The Independent School, 8501 E. Douglas

The plans for the above referenced project are being reviewed, the review cannot be completed until revised plans containing the following information has been received.

- a. This project is considered a change of occupancy, and would require the plans to be drawn and sealed by a licensed architect.
- b. The plans would need to have a structural engineer verify that the existing roof structure can hold the addition of the new roof structure.
- c. The plans need to indicate the proposed use of all the rooms including the second floor area.
- d. The plans need to indicate the design loads for the new roof and the second floor that is created by the roof structure.
- e. The plans would need to have a complete site plan that shows adequate paved parking.
- f. Because of the addition of the second story, the property would need to be platted prior to any permit being issued for this parcel.

EXHIBIT A 1 of 2

SUPERINTENDENT OF CENTRAL INSPECTION ..... 258-4460  
BUILDING CODE ADMINISTRATOR ..... 258-4462  
PLAN EXAMINATOR ..... 258-4477

HOUSING ..... 258-4481  
ZONING ..... 258-4479  
SIGNS ..... 258-4475

BUILDING & CONSTRUCTION ..... 258-4461  
PLUMBING & MECHANICAL ..... 258-4471  
ELECTRICAL & ELEVATOR ..... 258-4465

- g. The plans need to indicate a one-hour fire-resistive occupancy separation between the apartment and the rest of the building.
- h. The plans need to conform to the requirements of the Plan Submittal Guide.

If you have any questions about these requirements, please feel free to give me a call at 268-4477.

Sincerely,

*Loren Deines*

Loren Deines  
Building Plans Examiner

cc: Karen Norton  
Independent School  
8301 E. Douglas  
Wichita, Kansas 67207

✓ Lawrence Wells  
254 S. Laura  
Wichita, Kansas 67202

# WICHITA



OFFICE OF CENTRAL INSPECTION  
CITY HALL - SEVENTH FLOOR  
485 NORTH MAIN STREET  
WICHITA, KANSAS 67202

July 2, 1991 - Typo - 1992 IS YEAR,

Edmund R. Learned, P.A.  
Suite 442, R. H. Garvey Building  
300 West Douglas  
Wichita, Kansas 67202-1635

Re: Addition to Independent School, 8501 E. Douglas

Dear Edmund:

In response to your letter dated 6-25-92, I have reviewed your letter, and have taken a look to see if the above referenced tract does indeed meet all of the conditions, A thru H, as listed in section 4-601 of the Subdivision Regulations. It is my opinion that the tract is deficient in at least three of the items, and possibly one more item.

The items that are not existent are Items F, G and H.

Item F & G:

Based on my review of the flood plain maps, this parcel has a flood plain and a floodway that runs directly through the property. I checked with the City Engineers office and they concurred that the parcel does not meet either of those two items, and would need to have the floodway platted on the lot and a minimum pad elevation set.

Item H:

In checking with city engineering, this parcel does not provide adequate street right of way, and would need to dedicate an additional 10 feet along Douglas.

EXHIBIT B 1 OF 2

SUPERINTENDENT OF CENTRAL INSPECTION .....266-4460  
BUILDING CODE ADMINISTRATOR .....266-4452  
PLAN EXAMINATION .....266-4477

HOUSING .....266-4461  
ZONING .....266-4479  
SIGNS .....266-4475

BUILDING & CONSTRUCTION .....266-4461  
PLUMBING & MECHANICAL .....266-4471  
ELECTRICAL & ELEVATOR .....266-4465

The item that needs further clarification is item C.

Item C:

We can find no record of the existing building being hooked up to the city sanitary sewer system. You will need to verify how this site is served and relay that information back to us.

Because all the items listed in Article 4-601 do not exist, a building permit cannot be issued at this time. In addition it is the opinion of the city engineers office that a plat would need to be done to deal with the flood way and flood plain that are on the site, before a permit can be issued.

If you have any further questions please feel free to give me a call at 268-4477.

Sincerely,

Loren Deines  
Building Plans Examiner

cc: Lawrence Wells  
254 S. Laura  
Wichita, Kansas 67202

Karen Norton  
Independent School  
8301 E. Douglas  
Wichita, Kansas 67207

EXHIBIT B 2 OF 2



# WICHITA



OFFICE OF CENTRAL INSPECTION  
CITY HALL, 1001 E. WYANDOTT ST.  
WICHITA, KANSAS 67202

December 7, 1992

Lawrence Wells  
254 S. Laura  
Wichita, Kansas 67202

Dear Lawrence;

Re: Independent School, 8501 E. Douglas

In response to your request to know what is still required to solve the problems with the unplatted property, and thus permit issuance of building permits on this property.

This item was discussed at the Development Review Committee, made up of staff from Planning, Engineering and Central Inspection, on November 13, 1992. The committee decided that the owner would have two options to solve the problem with the unplatted property.

1. Plat the property as required by the first paragraph in Article 4-601 of the Subdivision Regulations.
2. Comply with all items A through H in the second paragraph of Article 4-601 of the Subdivision regulations.
  - A. The tract or parcel is not landlocked, i.e., has proper access by way of a public or private road to a city, county, township, or state highway system. (This item does not apply to their parcel, as the parcel is not landlocked.)

EXHIBIT D 1 OF 3

- B. The tract or parcel has access to all utility and telephone services by way of a recorded easement dedicated to the public. The easement serving the property shall not be less than 20 feet in width adjacent to a rear property line or 10 feet in width adjacent to a side property line. The easement shall extend continuously to a service entrance point and exit point for all utilities and telephone services. (Your drawing shows the existing sanitary sewer outside the current sanitary sewer easement. You will need to dedicate sanitary sewer easement to cover the existing line.)
- C. Any required sewerage permit has been obtained. (Not applicable)
- D. Any required water well permit has been obtained. (Not applicable)
- E. All required permits from the State such as, but not limited to, the creation of dams and lakes have been obtained. (Not applicable)
- F. The proposed building site, as designated on a plot plan, is not located on land subject to flooding as described in Article 7-103 of these regulations. (The site is subject to flooding, the site has both a flood plain and a floodway running through the property.)
- G. If any portion of the property lies in a flood hazard area as shown on the Flood Boundary and Floodway Map published by the Federal Emergency Management Agency or if drainage channels and swales exist on the property which carry which carry run-off from adjacent property or public roads, the flood hazard area or drainage channel shall be protected by grant of easement, dedication or other similar devise as may be required by the director of the County Bureau of public Services. (The drainage easement that is provided on the property was dedicated prior to the establishment of the FEMA maps that are currently being used to determine the requirements for floodway easements. Provide an engineering study to verify the location of the FEMA floodway and flood plain, and any required floodway easement that may be required.)

12-7-92  
Lawrence Wells  
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- H. If the property is located adjacent to a public road right-of-way which does not conform to the requirements of Article 7-201, additional right-of-way shall be granted by dedication or easement as may be required to conform with Article 7-201. (City Engineering is requiring an additional 10 feet of street right-of-way to be dedicated to the city through outright dedication.)

As you will note, I have addressed what portions of these regulations the Development Review Committee feels are still not in compliance.

Everyone in the meeting still feels that the best solution to all the problems at the site in question is for the owner to proceed with platting the property.

If I can be of any further assistance, or answer any questions please feel free to give me a call.

Sincerely,

*Loren Deines*

Loren Deines  
Building Plans Examiner



NOTE #1. LEW Field Shot of flow line at culvert center line is Bench Mark. Reading is 100.00. In conversation with Vicki Huang I was told to add .55 to get to top of curb which has a reading of City Datum of 150.57. Add to this 1187.40 to bring to MSL it comes to 1337.97 as indicated below.

LEW shot	100.00	
Add for curb	<u>.55</u>	
100.55 is City Datum		150.57
Add City correction to get to MSL		<u>1187.40</u>
MSL to top of curb		1337.97

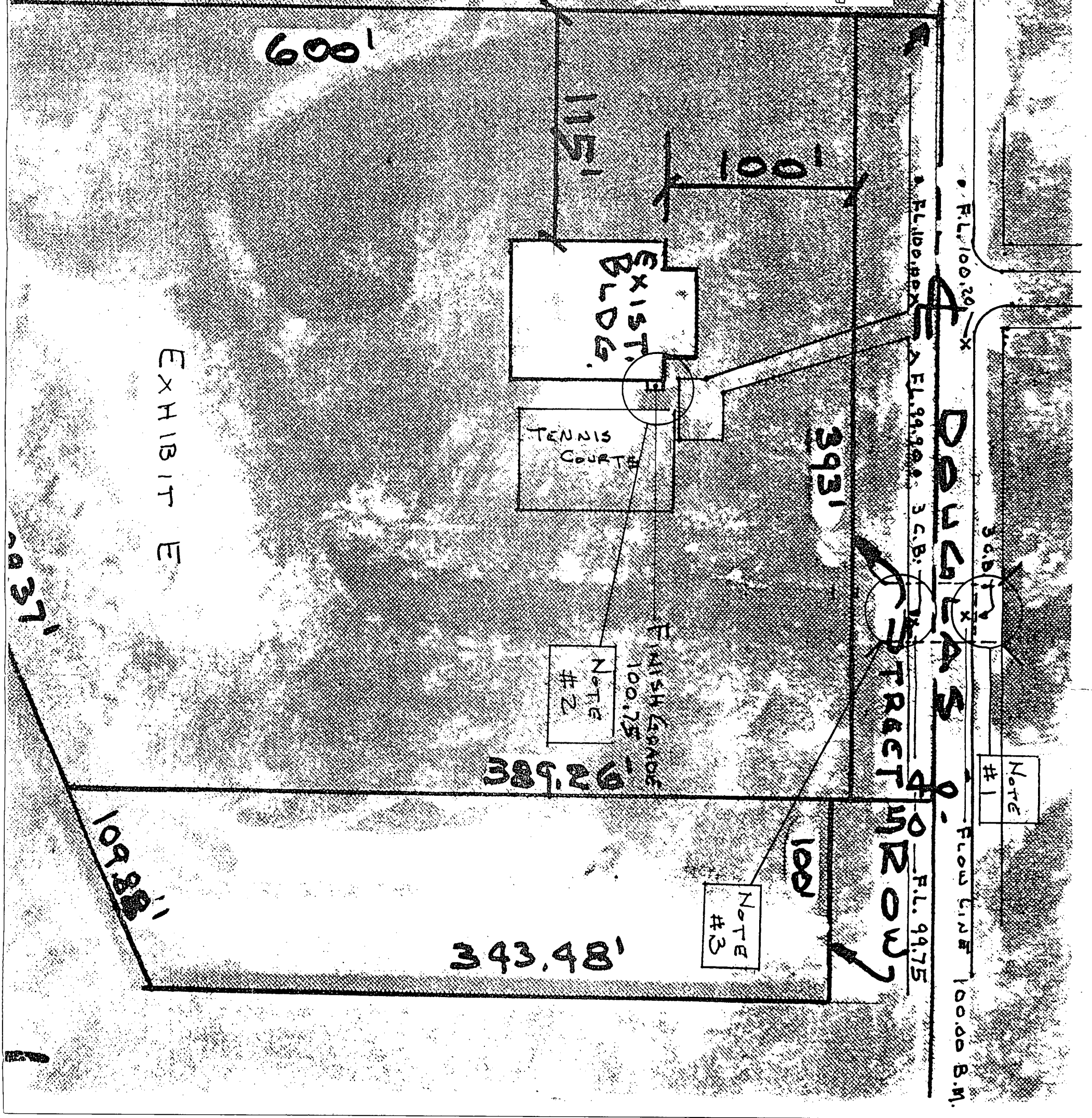
NOTE #2. LEW Field Shot of concrete door slab at Pool Building is 100.75. This is .20 higher than top of curb in Note 1.

Add	1337.97	
MSL of slab and finish grade about building	<u>.20</u>	
		1338.17

NOTE #3. Flood Plain map provided by City shows a reading of 1337.10 at this point. This means basic grading about building is 1.07 feet above Flood Plane information provided by Vicki Huang.

MSL at building	1338.17	
MSL from Flood Plain map	<u>1337.10</u>	
Building is above high side of property		1.07

It should also be noted that the Flood Plane level at the south side of the site as shown by the Flood Plane map is 1336. This means grade at building is 2.07 above the Flood Plane at this comparison. The building is half way between the two readings and it is logical to assume that it should be averaged or 1.57 feet above the Flood Plane in the area.



Scale 1" = 50'

EXHIBIT F

