

APPOINTMENT OF ROAD VIEWERS

WC SP 1911
Rd 610 1/4 - W 1/2 NW 1/4
Sec 33, T 26 S, R 1 E

To View and _____ a _____ Road.

STATE OF KANSAS, _____ COUNTY, ss.

THE STATE OF KANSAS, to ~~Viewers appointed by Order of Board of County Commissioners appearing on reverse side of Road Petition.~~
disinterested householders of said County:

WHEREAS, application has been made by petition to the Board of County Commissioners of said County for vacation of _____ a _____ road, as follows, to-wit: Beginning at Old Lawrence Avenue, as platted at 36th Street in North Wichita, Original Townsite, in W/2 NW/4 Sec. 33, T 26 S, R 1 E; Running thence East in 36th Street, in said Original Townsite; Except street intersections at Topeka, Emporia and St. Francis Avenue, and terminating at the intersection of 36th Street and Santa Fe.

AND WHEREAS, said County Commissioners, finding said petition a legal one, and a bond, with sufficient security having been given and approved, as required by law:

THEREFORE, You are hereby appointed Viewers of said road, with full power and authority, upon due notice, to discharge the duties of said appointment.

WITNESS the Board of County Commissioners of said County, and their Official Seal, at _____ in said County,

this 26 day of May, A.D. 1958

Attest:

Otto Schuster
Clerk.

Frank Fisher
Chairman.

Order to Road Viewers and Surveyors

When to proceed to View, Survey, and vacate _____ a _____ Road

STATE OF KANSAS, SEDGWICK COUNTY, ss.

THE STATE OF KANSAS, to Frank Fisher, H. B. Scott

and Vernon E. Reed

Road Viewers, and Rufus Kirk County Surveyor of said County:

YOU ARE HEREBY COMMANDED to proceed, on the 17th day of June, A.D. 1958, at 10:00 o'clock A. M., or on your failing to meet on said day, then on the following day, at the same hour, at the place of beginning of the road described in the foregoing and annexed appointment of road viewers, to view, survey, and vacate _____ said road, and perform whatsoever other duties required of you by law in the premises.

WITNESS the Board of County Commissioners of said County, and their Official Seal, at Wichita in said County,

this 26 day of May, A.D. 1958

Attest:

Otto Schuster
Clerk.

Frank Fisher
Chairman.

Oath of Road Viewers and Surveyor

To discharge the duties of their appointments.

STATE OF KANSAS, SEDGWICK COUNTY, ss.

We, THE UNDERSIGNED, Road Viewers and Surveyor, appointed to view, survey, and vacate _____ the road described in the foregoing and annexed appointment of road viewers, do solemnly swear that we will faithfully and impartially discharge the duties of our respective appointments. So help us God.

Rufus Kirk
County Surveyor.

Frank Fisher
Vernon E. Reed
Road Viewers

SUBSCRIBED and sworn to before me, this 17th day of _____, 1958

ROY R. WRIGHT, Notary Public
My commission expires Nov. 19, 1961.

Ray R. Wright
Notary Public

Report of Road Viewers and Surveyor

To County Commissioners, of View, Survey, and vacate a _____ Road

STATE OF KANSAS, Sedgwick COUNTY, ss.

To the Board of County Commissioners of said County:

WHEREAS, application was on the 29 day of July, 19-57, made by petition to your honorable body for vacation of a _____ road, as follows, to-wit:

The place of beginning of said road Old Lawrence Avenue, as platted at 36th St. in North Wichita, Orig. Townsite, in W/2 NW/4 33-26-1; running thence East in 36th Street, as platted in said Orig. Townsite

the intermediate points Except street intersections at Topeka, Emporia and St. Francis Avenue

and the place of termination of said road at the intersection of 36th St. and Santa Fe

AND WHEREAS, Frank Fisher, H. B. Scott & Vernon E. Reed,

_____ and _____ Road Viewers, and Rufus Kirk County Surveyor of said County,

were by you duly appointed and ordered to view, survey, and vacate said road; therefore, pursuant to notice duly given by the principal petitioner in said petition.

BE IT REMEMBERED, that on the 17th day of June A.D. 19-58, we, the aforesaid Road Viewers and County Surveyor, after taking an oath faithfully and impartially to discharge our respective appointments, and taking to our assistance _____

and _____ as chain-carriers, and _____ as marker,

did proceed to view, survey, and vacate said road, as prayed for in said petition, as nearly as in our opinion a good road could be made at a reasonable expense, taking into consideration the utility, convenience and inconvenience, and expense which would result to individuals, as well as to the public (said viewers did also assess and determine the amount of damages sustained by divers persons through whose premises said road is proposed to be established, and whose property is sought to be appropriated or damaged thereby -- a separate report of which, together with the applications of said persons upon which said assessments were made, are herewith returned.)

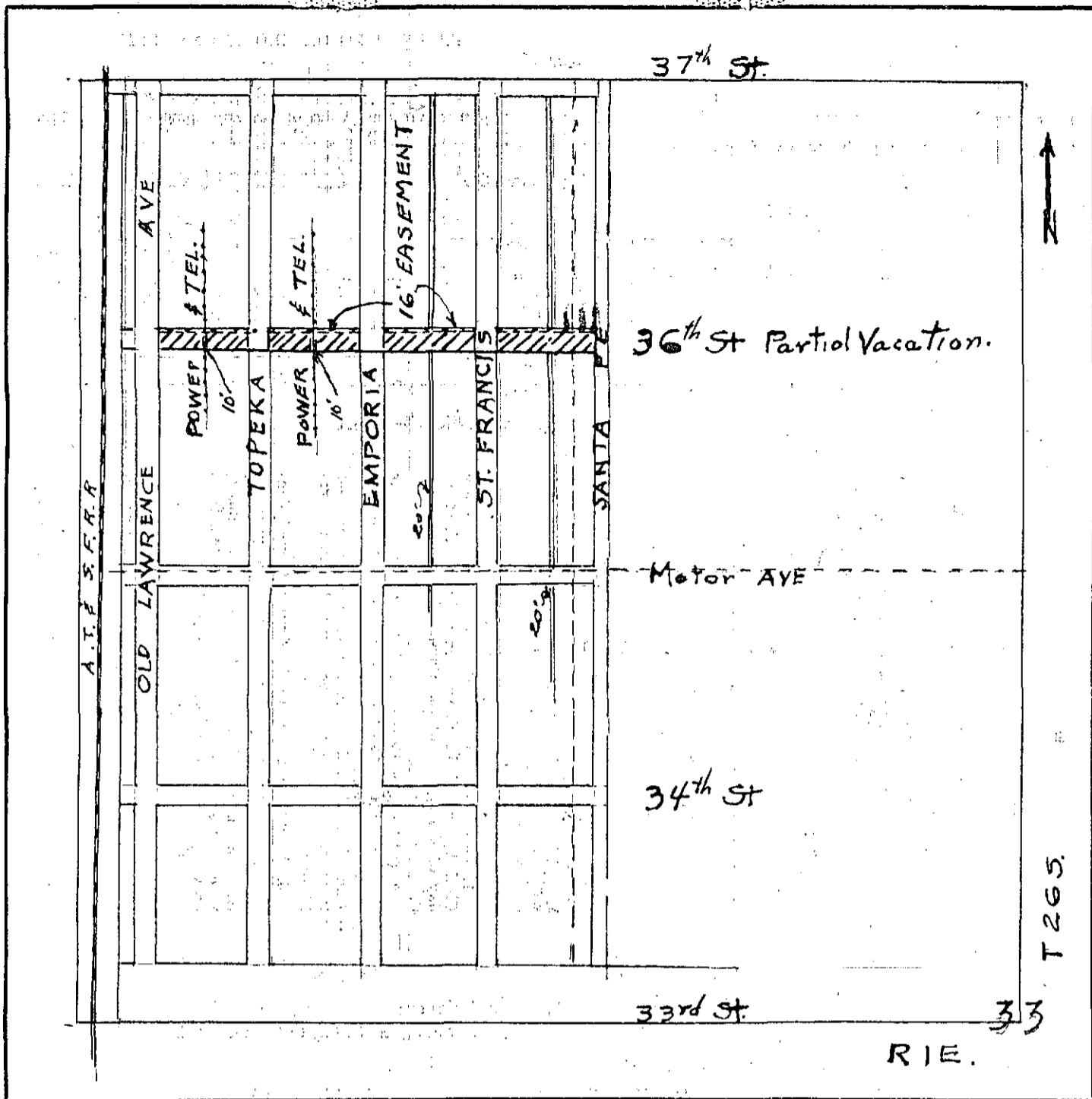
And said Surveyor did survey said road under the direction of said Viewers, and caused the same to be conspicuously marked throughout, noting the courses and distances, and at the end of each mile, did cause the number of the same, from the commencement of said road, to be plainly marked on a monument erected for that purpose, as appears from the following plat and survey of said road, to-wit: Survey waived.

RETURN OF SURVEY

Made this 17 day of June A.D. 19-58, by Rufus S. Kirk _____
County Surveyor of Sedgwick County, Kansas.

FIELD NOTES

(See Viewers Report)



Scale.....Inch..... to the Mile

STATE OF KANSAS, Sedgwick COUNTY, ss.

I, Refus S. Kirk County ^{Engineer} Surveyor of said County, hereby certify the above to be a correct Survey of the above named and described road, as surveyed under the direction of the above named Road Viewers.

WITNESS my hand, at the Courthouse in the City of Wichita in said County, this 17 day of June A.D. 1958

And we the Undersigned Viewers would Respectfully Report in favor of vacation said road, for the following reasons:

(See Viewers Report)

WE HAVE FURTHER DETERMINED that if said road be Vacated that its width shall be (See map) feet.

WITNESS our hands at Wichita in said County, this 17th day of June A.D. 1958

Attest: Refus S. Kirk
County Surveyor.

Road Viewers
Al D. Scott
Vermon E. Reed

actually and necessarily devoted to the view survey, and within named road, that the same is just and correct, and remains due and unpaid.

being duly sworn, says that the above is the time of the _____

Viewers, for _____ days, at \$2.00 per day	
Chain Carriers, for _____ days, at \$1.50 per day	
Marker, for _____ days, at _____	
Total	\$ _____

Viewers, Chain Carriers, and Marker's Fees

No. _____

ROADS

Appointment of Road Viewers.
Order to Viewers and Surveyor.
Oath of Viewers and Surveyor.
Report of Viewers and Surveyor.
Orders of County Commissioners.

Filed this 19 day of June, 1958
A.S.
County Clerk.

INSTRUCTIONS

Road Viewers! Read over this report before commencing to view, etc. You are requested to report your proceeding in full, but no more; follow the within report as far as you can, in performing your duties.

Return to County Clerk

1. This report must be delivered to the County Clerk by one of the Viewers on or before the first day of the session of the Commissioners next ensuing.
2. Copies of notices served with the affidavit of the person serving such notice, setting forth that he served it upon the person or persons therein named (must be delivered to the Viewers when they meet to view, etc., and) must be returned with this report.
3. A separate report to the County Commissioners, stating the amount of damages, if any, assessed, and to whom, must be made at the same time they make this report. And they must submit, with such separate report, the written applications on which assessments have been made.

Fees

Viewers and Reviewers receive two dollars each for every day necessarily employed. Chain-Carriers and Markers one dollar and fifty cents each, to be charged as cost and expenses, and paid out of the County Treasury, on order of the Commissioners.

Order of County Commissioners

Confirming Viewers' Report, and ordering same, with Survey and Plat, to be Recorded.

STATE OF KANSAS, Sedgwick COUNTY, ss.

WHEREAS, no legal objections have been made to the within report, or sustained by a majority of the Board of County Commissioners of said County; and whereas, we are satisfied that the road described in said report will be of public utility; and whereas, said report is favorable thereto;

IT IS HEREBY ORDERED that the within report, survey and plat be forthwith recorded.

AND IT IS FURTHER ORDERED, that for the appropriation and damage to their property in partial vacation said road, the following owners be allowed damages in the sums set opposite their respective names, to-wit:

and	_____	Dollars to	_____
and	<u>No damages claimed</u>	Dollars to	<u>No damages allowed</u>
and	_____	Dollars to	_____
and	_____	Dollars to	_____
and	_____	Dollars to	_____
and	_____	Dollars to	_____
and	_____	Dollars to	_____
and	_____	Dollars to	_____



WITNESS the Board of County Commissioners of said County, and their official Seal, at The Courthouse in the City of Wichita in said County, this 19th day of June, A.D. 1958.

Attest: [Signature] Clerk. By [Signature] Chairman.

STATE OF KANSAS, _____ COUNTY, ss.

WHEREAS, the within report is against the _____ of the within described road; and whereas, in the opinion of the Board of County Commissioners of said County, said road as applied for is unnecessary;

IT IS THEREFORE ORDERED, that no further proceedings shall be had thereon.

WITNESS the Board of County Commissioners of said County, and their official Seal, at _____ in said County, this _____ day of _____ A.D. 19__

Attest: _____ Clerk. By _____ Chairman.

Co. Clerk

Vacation

WO 5P 191
Rd 610'4 - W 1/2 NW 1/4
Sec. 33, T 26 S, R. 1 E

REPORT OF VIEWERS ON THE MATTER OF
VACATING 36TH STREET, NORTH.

THE VIEWERS, FRANK FISHER, H. B. SCOTT AND VERNON E. REED, DID MEET AT THE TIME AND PLACE APPOINTED, WITH RUFUS S. KIRK, COUNTY ENGINEER (REPRESENTED BY ROY R. WRIGHT) APPEARING AS THE VIEW TERMINATED. WE DID GIVE HEARING TO T. J. NELSON, PETITIONER, AND E. L. BERNER APPEARED AND WERE IN FAVOR OF SAID VACATION.

A LETTER FROM KANSAS GAS AND ELECTRIC COMPANY WAS FILED WITH THE COUNTY CLERK AND DECLARED NO OBJECTIONS IF AN EASEMENT WAS PROVIDED FOR NECESSARY UTILITIES IN VACATED PORTIONS OF SAID STREET.

UNDER THE SAME CONDITIONS, THE VACATION WAS RECOMMENDED BY THE CITY PLANNING COMMISSION WITH PROVISION FOR TWO UTILITY LINES. THIS WAS FILED IN THE OFFICE OF THE COUNTY CLERK AND CONSIDERED BY YOUR VIEWERS.

THE STREET LINES WERE READILY EVIDENT AND SURVEY WAS OMITTED FOR THAT REASON.

NO OTHER PERSONS OR UTILITIES APPEARED OR FILED FURTHER LEGAL OBJECTIONS TO VACATION AS PROPOSED.

THE VIEWERS HAVING DULY CONSIDERED ALL FACTORS AS FOUND DOES NOW RECOMMEND THAT THE VACATION IS REPORTED FAVORABLY, SUBJECT TO THE FOLLOWING EASEMENT DESCRIPTIONS.

BEGINNING AT OLD LAWRENCE AVENUE, AS PLATTED AT 36TH STREET IN NORTH WICHITA, ORIGINAL TOWNSITE, IN W 1/2 NW 1/4 SEC. 33, T 26 S, R 1 E; RUNNING THENCE EAST IN 36TH STREET, AS PLATTED IN SAID ORIGINAL TOWNSITE.

EXCEPT STREET INTERSECTIONS AT TOPEKA, EMPORIA, AND ST. FRANCIS AVENUES; AND EXCEPT ALLEY INTERSECTIONS BETWEEN ST. FRANCIS AND SANTA FE, ALSO BETWEEN EMPORIA AND ST. FRANCIS, (SAME BEING 20 FT. WIDE), WITH 10 FT. EASEMENT ACROSS VACATED PORTION OF 36TH STREET MIDWAY BETWEEN EMPORIA AND TOPEKA AND MIDWAY BETWEEN TOPEKA AND OLD LAWRENCE AVENUES, ALSO A 16 FT. EASEMENT SOUTH OF AND ADJOINING THE NORTH LINE OF 36TH STREET AS PLATTED, ALL OF SAID EASEMENTS BEING FOR UTILITY OR MAINTENANCE PURPOSES; AND TERMINATING AT THE INTERSECTION OF 36TH STREET, NORTH, AND SANTA FE AVENUE.

YOUR VIEWERS RECOMMEND THE ABOVE DESCRIBED EASEMENTS TO MEET POSSIBLE FUTURE PUBLIC NEEDS IN THE DESCRIBED AREAS.

DONE IN THE COURTHOUSE IN THE CITY OF WICHITA, KANSAS THIS 17TH DAY OF JUNE, 1958.

ATTEST:

Rufus S. Kirk
COUNTY ENGINEER

Frank Fisher
VIEWER
H. B. Scott
VIEWER
Vernon E. Reed
VIEWER

Co. Clerk

Vacation
F. J. Nelson

NO. 5P 191
Rd 610 1/4 - NW 1/4
Sec 33, T26S, R1E

Fiske
3631

ORDER OF COUNTY COMMISSIONERS

CONFIRMING VIEWERS REPORT AND ORDERING SAME WITH SURVEY AND PLAT TO BE RECORDED.

STATE OF KANSAS, SEDGWICK COUNTY, SS:

WHEREAS, NO LEGAL OBJECTIONS HAVE BEEN MADE TO THE VIEWERS REPORT; AND

WHEREAS, WE ARE SATISFIED THAT THE VACATION IN SAID REPORT WILL BE OF PUBLIC UTILITY AND CONVENIENCE, AND

WHEREAS, SAID REPORT IS FAVORABLE THERETO;

IT IS HEREBY ORDERED THAT THE WITHIN REPORT, SURVEY OMITTED, AND PLAT BE FORTHWITH RECORDED,

NO DAMAGES WERE CLAIMED AND
NO DAMAGES WERE ALLOWED .

WITNESS THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY AND THEIR OFFICIAL SEAL AT THE COURTHOUSE IN THE CITY OF WICHITA, KANSAS, THIS 19TH DAY OF JUNE, 1958.

ATTEST:

Chas. A. Hunter
COUNTY CLERK

By *Frank Fiske*
CHAIRMAN OF THE BOARD OF
COUNTY COMMISSIONERS

W. B. Scott
COMMISSIONER

Vernon E. Reed
COMMISSIONER

S/D NO. 77-79 Name BRIDGEPORT INDUSTRIAL PARK
Date Application Rec'd. 7-18-77 Preliminary Approval _____
Scheduled S/D Meeting 7-28-77

DESCRIPTION

General Location Between 33rd and 37th Streets North, and between Topeka and Santa Fe Avenue.
Owner Urban Renewal Agency of Wichita
Surveyor/Engineer Delamater, Freund & Scherer
Address 412 Century Plaza Phone 263-6121

1. Gross Acreage of Plat 48.4±
2. Number of Lots:
Residential _____
Commercial _____
Industrial 9
Other _____
Total Number of Lots 9
3. Minimum Lot Frontage 179 ft.
4. Minimum Lot Area 51,910 sq. ft.
5. Existing Zoning F
6. Proposed Zoning F

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 None ft.

8. Sidewalk adjacent to all streets? yes no

9. Public Water Supply Yes (Yes-No), Name Wichita Water Dept.
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita X: Three-Mile Area _____

STAFF COMMENTS:

- A. The applicant prefers to leave the street rights-of-way for Topeka, Emporia, St. Francis, Santa Fe and 35th Street North as presently existing, 60 feet. The Planning staff is supportive of this provided the applicant guarantees the paving of said streets to the industrial standard of 40 feet in width.
- B. The cul-de-sac being dedicated on Emporia shall be labeled "Emporia ~~Court~~" on the plat. *Emporia Cir*
- C. The applicant shall make satisfactory arrangements for and shall submit the appropriate guarantee for the drainage improvements required on the plat. It is recommended by the Public Works Department that said drainage be handled by an underground storm water sewer.
- D. Any relocation or abandonment of existing utilities necessitated by this plat shall be at the sole expense of the applicant.
- E. The applicant's engineer shall contact each utility relative to appropriate easements to be indicated on the plat for their respective facilities which are to be retained.
- F. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D NO. 77-79 Name Bridgeport Industrial Park
Date Application Rec'd. 7-18-77 Preliminary Approval 7-28-77
Scheduled S/D Meeting 1-26-78

DESCRIPTION

General Location Between 33rd and 37th Streets North, and between Topeka and Santa Fe Avenue

Owner Urban Renewal Agency of Wichita

Surveyor/Engineer Delamater, Freund & Scherer

Address 412 Century Plaza (67202) Phone 263-6121

1. Gross Acreage of Plat 48.4±
2. Number of Lots:
Residential _____
Commercial _____
Industrial 11
Other _____
Total Number of Lots 11
3. Minimum Lot Frontage 136 ft.
4. Minimum Lot Area 25,740 sq. ft.
5. Existing Zoning F
6. Proposed Zoning F & C
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 none ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply yes (Yes-No), Name Wichita Water Dept.
10. Public Sanitary Sewers yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita x : Three-Mile Area _____

STAFF COMMENTS:

NOTE: This final plat includes the property between 35th and 37th Streets on the west side of St. Francis which was submitted as "Salvation Army Park" last October.

- A. Thirty-five feet of half-street right-of-way shall be dedicated for Santa Fe and Topeka. Seventy feet of right-of-way shall be dedicated for 35th Street North.
- B. The applicant has requested and Planning staff concurs in 30-foot building setbacks from Santa Fe, Topeka and 35th Street.
- C. The applicant shall guarantee the paving of 35th Street from Topeka to Santa Fe, Topeka from 33rd to 37th, Santa Fe from 33rd to 37th, and Emporia from 33rd to the cul-de-sac to industrial standards.
- D. The applicant shall submit a drainage plan to the Public Works Department and shall guarantee all drainage improvements required by this plat. It is recommended by the Public Works Department that drainage be handled by an underground storm water sewer.
- E. The applicant's engineer shall contact the Planning Department regarding wording in the legal description.
- F. The applicant shall submit a separate vacation case for Emporia Avenue south of 37th Street to the north line of Lot 1, Block A and also a separate vacation case for St. Francis from 33rd Street to the south line of Lot 5, Block B (approximately 270 feet).
- G. The applicant shall submit a sanitary sewer layout plan to the Public Works Department.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D NO. 77-79 Name BRIDGEPORT INDUSTRIAL PARK
Date Application Rec'd. 7-18-77 Preliminary Approval 7-28-77
Scheduled S/D Meeting _____

DESCRIPTION

General Location Between 33rd and 37th Streets North, and between Topeka and Santa Fe Avenue.

Owner Urban Renewal Agency of Wichita

Surveyor/Engineer Delamater, Freund & Scherer

Address 412 Century Plaza (67202) Phone 263-6121

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>48.4+</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential _____ | b. <u> </u> R/W <u> </u> ft. |
| Commercial _____ | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> <u>9</u> | d. <u> </u> R/W <u> </u> ft. |
| Other _____ | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u> </u> <u>9</u> | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage <u> </u> <u>179</u> ft. | 8. Sidewalk adjacent to all streets? <u> </u> yes <u>X</u> no |
| 4. Minimum Lot Area <u> </u> <u>51,910</u> sq. ft. | |
| 5. Existing Zoning <u> </u> <u>"F"</u> | |
| 6. Proposed Zoning <u> </u> <u>"F" & "C"</u> | |
| 9. Public Water Supply <u> </u> (Yes- NO), Name <u> </u> <u>Wichita Water Dept.</u> | |
| 10. Public Sanitary Sewers <u> </u> (Yes- NO), Name <u> </u> <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u> </u> (Yes-No) | |
| 12. City of Wichita <u> </u> <u>X</u> : Three-Mile Area <u> </u> | |

STAFF COMMENTS:

- A. The applicant shall submit a drainage plan to the Public Works Department and shall guarantee all drainage improvements required by this plan. It is recommended by the Public Works Department that drainage be handled by the underground storm water sewers.
- B. The applicant shall submit a sanitary sewer layout plan to the Public Works Department and shall guarantee any necessary sewer extensions or abandonments.
- C. The applicant shall contact the Water Department about providing water service to each of the lots and shall guarantee any water extensions that may be necessary.
- D. The applicant shall dedicate by separate instrument an additional 5 feet of right-of-way for the north half of 35th Street.
- E. The applicant shall guarantee the paving of 35th Street from Topeka to Santa Fe; Topeka from 33rd to 35th; and Emporia from 33rd to and including the cul-de-sac.
- F. Since St. Francis Avenue from 33rd St. to the south line of this plat is being vacated (V-0887), it shall be labeled as "Vacated St. Francis Ave."
- G. The limits of the "drainage and utility easements" as opposed to just "utility easements" shall be more clearly defined on the face of the plat. The applicant's engineer and Public Works Department representative shall be prepared to comment on this matter.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

THE CITY OF WICHITA

OFFICE OF Department of Engineering

DATE April 6, 1981

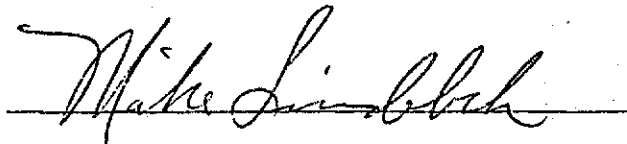
ROUTING:	
<input type="checkbox"/>	JB _____
<input type="checkbox"/>	KK _____
<input type="checkbox"/>	LT _____
APR 6 1981	
<input type="checkbox"/>	_____
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<input type="checkbox"/>	FILE _____

TO Joe Boyd, Economic and Industrial Development Officer

FROM Mike Lindebak, Program Development Engineer

SUBJECT Bridgeport Industrial Park -
Public Improvements

The Department of Engineering was requested to provide cost estimates for scaled down public improvements for Bridgeport Industrial Park. It was generally agreed that without a complete redesign of the plat the only area where costs could be cut significantly was in the pavement widths. The attached chart is a comparison of costs for standard 41 foot back of curb to back of curb industrial pavement and 29 foot back of curb to back of curb industrial pavement.



Mike Lindebak
Program Development Engineer

ML:ck

Attachment

F.S.T
416,000. Low Gov. plain in
B-III -
g/h.

21875
5121
218750

41 FOOT BACK TO BACK				29 FOOT BACK TO BACK			
TOTAL COST	ESTIMATED ASSESSMENT PER SQ. FT.	DRIVING LANES	PARKING LANES	TOTAL COST	ESTIMATED ASSESSMENT PER SQ. FT.	DRIVING LANES	PARKING LANES
\$414,000	\$0.24	2	2	\$219,000	\$0.17	2	0
\$398,000	\$0.19	2	2	\$275,000	\$0.13	2	0
\$140,000	\$0.11	2	2	\$101,000	\$0.08	2	0
\$ 94,500	\$0.48	2	2	\$ 82,000	\$0.42	2	0

\$1,046,500

\$749,000

Topeka - 33rd St. No.
to 37th St. No.

Santa Fe - 33rd St. No.
to 37th St. No.

35th St. No. - Topeka
to Santa Fe

Emporia - 33rd St. No.
to cul-de-sac

PERCENT OF CITY OWNED PROPERTY TO
PRIVATLY OWNED PROPERTY

Benefit District	Percentage of City Ownership
Santa Fe - Paving	44%
Topeka Avenue - Paving	34%
35th Street - Paving	72%
Emporia Circle - Paving	64%
Water	52%
Sanitary Sewer	100%

ESTIMATED IMPROVEMENT COST

Santa Fe Paving = \$0.13/sf

#	OWNER	SQUARE FOOTAGE IN IMPROVEMENT	TOTAL COST FOR IMPROVEMENT
	Love Box	121,377	\$ 15,779
	Equitable Life Ins.	270,393	35,151
	Felming Co.	129,417	16,824
	Senipon Corp.	47,190	6,135
	The Salvation Army	37,059	4,818
	City of Wichita	386,406	50,233
	The Salvation Army	233,518	30,357
	AT & SF Ry. Co.	262,197	34,086
	City of Wichita	472,640	61,443

ESTIMATED IMPROVEMENT COST

Topeka Ave. Paving = \$0.17/sf

#	OWNER	SQUARE FOOTAGE IN IMPROVEMENT	TOTAL COST FOR IMPROVEMENT
	The Salvation Army	212,113	\$ 36,059
	Jay Carlley	87,916	14,946
	Dept. of R & R	188,100	31,977
	Dept. of R & R	28,990	49,283
	H. R. Karr	21,044	3,577
	Max A Cushenberry	11,755	1,998
	Jeeese Leon Luper	38,626	6,566
	Evans Building Co.	21,493	3,654
	Thermal Products	65,625	11,156
	Geo. C. Christopher	81,120	13,790
	Born Builders	27,345	4,649
	Arnold L. Fortune	35,392	6,017
	A. L. Fortune	22,928	3,898
	Richard E. Smith	11,464	1,949
	R. H. Farnham	15,112	2,569
	Piping & Equip. Co.	26,229	4,459
	Quinton L. Burgess	64,880	11,030
	Wichita Steel Fab.	53,239	9,051
	State Street Invs.	72,820	12,379
	AT & SF Ry. Co.	33,418	5,681
	City of Wichita	245,115	41,670

ESTIMATED IMPROVEMENT COST

35th Street No. Paving = \$0.08/sf

#	OWNER	SQUARE FOOTAGE IN IMPROVEMENT	TOTAL COST FOR IMPROVEMENT
	The Salvation Army	37,059	\$ 2,965
	City of Wichita	174,141	13,931
	The Salvation Army	230,400	18,432
	Jay Carlley	79,800	6,384
	City of Wichita	102,950	8,236
	City of Wichita	291,400	23,312
	City of Wichita	316,200	25,296

ESTIMATED IMPROVEMENT COST

Emporia Circle Paving = \$0.42/sf

#	OWNER	SQUARE FOOTAGE IN IMPROVEMENT	TOTAL COST FOR IMPROVEMENT
	W. M. Buckley	6,943	\$ 2,916
	Roger A. Troy	25,802	10,837
	AT & SF Ry. Co.	36,400	15,288
	City of Wichita	124,262	52,190

ESTIMATED IMPROVEMENT COST

Water Improvements = \$0.08/sf

#	OWNER	SQUARE FOOTAGE IN IMPROVEMENT	TOTAL COST FOR IMPROVEMENT
	The Salvation Army	43,139	\$ 3,451
	Jay Carlley	59,280	4,740
	City of Wichita	99,000	7,920
	Thermal Products	37,781	3,022
	Geo. C. Christopher	78,000	6,240
	Aronld L. Fortune	35,393	2,831
	A. L. Fortune	12,375	990
	Richard E. Smith	6,188	495
	R. H. Farnham	8,156	652
	Piping & Equip. Co.	14,156	1,132
	W. M. Buckley	6,443	515
	Roger A. Troy	24,062	1,925
	AT & SF Ry. Co.	8,000	640
	City of Wichita	246,569	19,726
	City of Wichita	14,300	1,144

SLIDE 1

PUBLIC IMPROVEMENTS

BRIDGEPORT I

SANITARY SEWER	\$ 7,000
STORM DRAIN	668,000
WATER	54,700
PAVING - 35TH STREET	140,000
PAVING - TOPEKA	414,000
PAVING - SANTA FE	398,000
PAVING - EMPORIA CIRCLE	<u>94,500</u>
TOTAL IMPROVEMENT:	\$1,776,200

* * * * *

SLIDE 2

* PROPOSED AMOUNT TO BE PAID BY CITY OF WICHITA

CITY PROVIDED 100% OF STORM DRAIN	\$668,000
INTERSECTIONS BY CITY	50,000
PAVING 35TH STREET	25,000
PAVING - TOPEKA	25,000
PAVING - SANTA FE	<u>25,000</u>
TOTAL CITY SHARE	\$793,000

* MUST BE APPROVED BY CITY COMMISSION

SLIDE 3

TOTAL PROJECT IMPROVEMENTS	\$1,776,200
TOTAL PROVIDED BY CITY	<u>793,000</u>
TOTAL PUBLIC SHARE	\$ 983,200

SLIDE 4

OTHER ADJUSTMENTS

TOTAL PUBLIC SHARE	\$983,200
ADJUST STREET WIDTH TO 29'	<u>- 297,500</u>
TOTAL PUBLIC SHARE	\$685,700

* * * * *

SLIDE 5

ESTIMATED COST (PUBLIC SHARE)
PER SQUARE FOOT

PAVING - TOPEKA 29'	0.17
PAVING - SANTA FE 29'	0.13
PAVING - 35TH STREET N. 29'	0.08
PAVING - EMPORIA 29'	0.42
SANITARY SEWER	0.03
STORM SEWER	0.03
STORM DRAIN	-0-
WATER	0.08

SLIDE 6

RECAP - SUMMARY

<u>PROJECT</u>	<u>TOTAL COST</u>	<u>CITY SHARE</u>	<u>PUBLIC SHARE</u>
SANITARY SEWER	\$ 7,000	\$ -0-	\$ 7,000
STORM DRAINAGE	668,000	668,000	-0-
WATER	54,700	-0-	54,700
PAVING - 35TH STREET (29')	101,000	25,000	26,000
PAVING - TOPEKA (29')	291,000	55,000	261,000
PAVING - SANTA FE (29')	275,000	45,000	255,000
PAVING - EMPORIA CIRCLE (29')	<u>82,000</u>	<u>-0-</u>	<u>82,000</u>
TOTAL:	\$1,478,700*	\$793,000	\$685,700

*NOTE: Total cost reflects streets downsized to 29' back to back

CITY SHARE IS 54% OF TOTAL COST
PUBLIC SHARE IS 47% OF TOTAL COST

ENL. Recalc.
6/28/23

EMPORIA

B.D. West Side

E-side

$$(130' \times 670) + \left(\frac{670 + 586}{2} \times 330 \right)$$

Total

294,340 S.F.

Assumes all alleys ^{in B.D.} vacated

as per preliminary sketch
plate

ST. FRANCIS

Total N-S Dimension - 56,374' to
of B.D.

58.5
24.81 x 24
60
24.81 x 16
15
135
10
30
1350.52

$$540 \times \left(\frac{11350 \pm 3}{2} \right)$$

Area of New St.
Francis R.O.W. -

which is of
indefinite length and
not shown dimensions
on preliminary
sketch plat.

Assume St. Francis R.O.W.

is estimated by

75' for C.D.S.
and 640 x 60

$$729,000 - (56,071) = \underline{\underline{672,929 S.F.}}$$

30
10
135
15
55
24.85 x 10
60
24.85 x 24
55
1348.7

EMU Rec'd
6/20/23

SANTA FE

$$\left(\frac{150 \times 1350'}{202,500} \right) + \left(\frac{612.45 \times 330}{202,108.5} \right) + 160 \times \left[\frac{590.7 \times 160}{94,512} \right]$$

$$\left. \begin{aligned} (127 \times 300) &+ (588.69 \times 341.5) + (300 \times 901.31) \\ 38,100 &201,038 &+ (404,59 \times 300) \end{aligned} \right\}$$

$$121,377 \qquad 270,393$$

Total

$$1,130,029$$

+ Part of Arc.

$$170 \times 15 \times \frac{2}{3}$$

$$1700$$

$$1,131,729$$

TOPEKA

Santa Fe R.O.W is 100'

$$\begin{aligned} (18 \times 24.73) \\ 125 \\ 10 \\ 60 \\ (19 \times 24.73) \\ 110 \end{aligned}$$

1220'

$$\begin{aligned} 130 \times 1315 \\ 290 \times 1350 \\ \left(\frac{230.54 + 234.6}{2} \right) \times 1220 \\ 490 \times 526 \\ \frac{2}{3} \times 170 \times 43 \\ 130 \times 670 \end{aligned}$$

$$\begin{aligned} 170,950 \\ \underline{13,150} \\ 391,500 \\ 283,735 \\ 257,740 \\ 4,873 \\ \underline{87,100} \end{aligned}$$

$$\begin{aligned} 24 \times 24.35 \\ 66.33 \\ 60 \\ 19 \times 24.75 \\ 123.75 \\ 10 \end{aligned}$$

1314.73

Each Part

1,95898

Comment 7/11/23
Doesn't appear to reflect subbing out of Drainage Dedication

34TH STREET RecalculationsENG. REC'D
6/26/83S-side

Note that there are 3 different and inconsistent dimensions on B-181-UP

120', 100', 150' - Lacking

Title evidence of survey,

assume 110' from S.L. North

Wichita Addn. to N.L. 335^d

(Matches 2 dimensions, 150 - 40 and
100 + 30)

Note also that I have no curve data for curves on 34TH street and must therefore estimate the points,

S-side B-D.

$$(260 \times 335) + \left(\frac{335+293}{2} \times 330 \right) + \left(\frac{293+291}{2} \times 330 \right)$$

E.L. Topeka
W.L. Emp.
E.L. Emp.
& St. Francis

287,080 S.F. 5 1/2

N-side

Note No dimensions on 1/4 section for several lots - They scale to $\approx 125'$ length.
(Lots 1-10 on 35TH Between Topeka & Emporia)

Note that there is an apparent scaling error on the E-side of Topeka Dimension -

From N.L. 34TH Street to the CL of 35TH

extended east. This may cause a large discrepancy

Scaled Dimension. (EVEN ALLOWING

for the jog in 34TH)

Scaled Dimension 550'

Calculated (with assumed 125' scaled) 525.92'

USE Calculated this time (May have used scaled last time)

N-side Con. Finved

$$(526 \times 320) + \left(\frac{526 + 692.45}{2} \times 330 \right) + (692.45 \times 330)$$

558,273 SF N side

Total B.D.

$$558,273 + 287,080 =$$

845,353 SF

This assumes vacation
of all alleys as
shown on preliminary
sketch plat.

Drainage Easement
is assessed.

Petition Amts. in Pinewood Estates II

Sanitary Sewer	2165	\$221,000
SWS # 236	2166	\$120,000
SUNRISE STREETS	8137	670,000

CINDY,

Call this guy for pickup of blank letter of credit forms

Revised Shotgun

First Shotgun
ESTIMATE

BRIDGEPORT INDUSTRIAL PARK I STREETS

Street	Prop. S.Y.	Cost Prop. Paving	Area of Benefit (sq.ft.) District	Cost/ Sq.Ft.	City S.Y.	Cost City Paving	% Split	No. Drive Cost	Total
SANTA FE SL 34th St. to SL 37th St.	5244	\$183,540	1,070,950 - 6/29/83 ENG 1,131,729 - 6/28/83 ENG 1,096,703	16¢	485	\$16,975	92/8	12 \$19,200	\$219,715
ST. FRANCIS SL 37th St. Cul-de-sac	2630	\$ 92,050	672,929 587,000 558,515	16¢	--	--	--	6 \$ 9,600	\$101,650
TOPEKA NL 33rd St. to NL 37th St.	7004	\$245,140	1,195,098 - Eng. Ack. July 7, 1983 1,030,418 1,214,000 1,074,489	20¢	326	\$11,410	96/4	16 \$25,600	\$282,150
EMPORIA NL 33rd St. to SL 34th St.	1648	\$ 57,680	294,340 297,000	20¢	--	--	--	4 6,000	\$ 64,000
34th ST. NORTH EL Topeka to WL Santa Fe	2655	\$127,925 92,925	219,636 674,670 - 6/29/83 ENG - Tolg to leave out drainage easement 845,353 - 6/28/83 ENG. dedications by M.L. & KENNEDY 832,000 714,116	16¢	163	\$ 5,705	94/6	10 \$16,000	\$149,630

Assumptions - \$35/S.Y., 29' B-B, Ignore hookups.

Eng. Reak in Blue
6/28/83

REVISED ESTIMATES
BRIDGEPORT I

6/29/83

SANTA FE : 34TH to 37TH

PROPERTY SHARE

5,400 S.Y. Pvt @ \$35⁰⁰/SY = \$ 189,000⁰⁰
 12 Drives @ \$1600⁰⁰/Drive = 19,200⁰⁰
 Total Project Cost \$ 208,200⁰⁰

City/Property Split → 100% Property, 0% City

AREA B.D 1,070,950 S.F

$$\frac{\$ 189,000^{00}}{1,070,950 \text{ S.F}} = \boxed{18\text{¢/S.F}}$$

34TH : TOPEKA TO SANTA FE

PROPERTY SHARE

2,182 S.Y. Pvt @ \$35⁰⁰ = \$ 76,370⁰⁰
 10 Drives @ \$1600⁰⁰/Dr = 16,000⁰⁰
 Total Property Cost \$ 92,370⁰⁰

CITY SHARE

589 S.Y. @ \$35⁰⁰ = \$ 20,615⁰⁰
 Total Project Cost \$ 112,985

CITY/PROPERTY SPLIT 21/79

AREA B.D. = 674,678 S.F.

$$\frac{\$ 76,370^{00}}{674,678 \text{ S.F}} = 11.31\text{¢/S.F} \quad \boxed{12\text{¢/S.F}}$$



6/29/83

NOTE:

- 1) Calculations based upon new dimensions furnished by Industrial Development (See accompanying Xerox) ^{where possible.}
 No angles furnished (Assumed $90^\circ \pm$)
 No curve data
- 2) These [redacted] new dimensions do not entirely agree with those [redacted] used for B.D. calculations on 6/28/83, nor for those B.D. calculations made earlier in May 83.
- 3) Therefore the B.D. Line is somewhat different. New B.D. Line is outlined in red on Xerox.

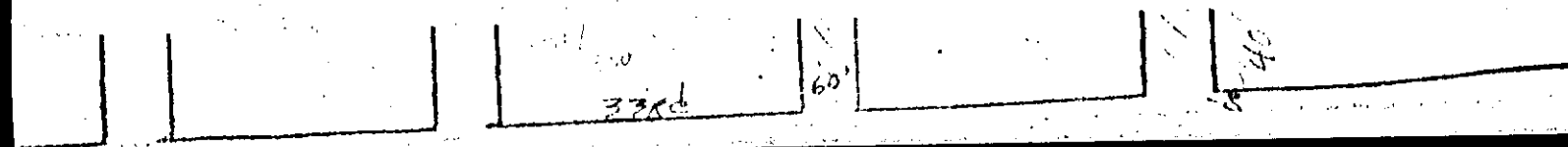
- 4) Drainage Easement Areas in lots 8, 9, & 10 are subded out of their areas. It is assumed, though not clear from the Xerox Copy, that the only [redacted] drainage Easements not to be assessed in this B.D. are
 W. 40' of Lot 9
 W. 40' of Lot 10
 E 40' & N 35' of Lot 8

This was not done earlier, usually drainage easements are assessed

- 5) Note that 37TH Street $\frac{1}{2}$ R.O.W. North of N.L. of Love Box Property just west of Santa Fe is 50'.

W-side	E-side	
50	30	
889.94	404.59	2055.15 - 1924.69 =
440.21	901.31	<u>130.56'</u>
315	588.69	
240		
60	1924.69	
60		
<u>2055.15</u>		

130.56' For length of unplatted tract on E side south of Fleming Addn.



6) Note that Xerox is now showing a curve on south end of Santa Fe and vacation of ~~SA~~ Santa Fe ~~the~~ south of S.L. of 34th. Under these circumstances, no intersection should be figured and/or paid for by City, making this an entirely ^{property} funded project. If the A T & SF Property is to have access to 34th ~~via~~ via vacation of Santa Fe South of S.L. 34th, consideration should be given to putting ^{more of} them in the B.D. Square Yardage Figures for construction should ^{also} now be changed to reflect construction ground curve.

7) New ϕ Length of Santa Fe as follows: (45° ground curve)

$$\begin{aligned} & \checkmark \\ & 899.94 + 440.21 + 315 + 240 + 70.69 \\ & = 1965.84 LF \times \frac{24}{9} \times 1.03 = 5,400 \text{ S.Y.} \end{aligned}$$

$$5400 \text{ S.Y.} @ \$35.00 = \$189,000$$

Paving Cost (Doesn't Include Drives)
(100% Property)

8) Some Dimensions are not shown and have been assumed as noted by filling in the dimensions on the Xerox copy.

Bridge Port / North Wichita Area.

Assessed S.F.

Part of Lot 1, Block 2	131,266
Part of Lot 8, Block 2	69,423
Lot 9 " "	84,727
Lot 10 " "	89,775
Lot 11 " "	<u>63,703</u>

Love Box East Santa Fe	121,377
Equitable	270,393
Fleming	201,038
Unplatted property S. of Fleming	<u>39,168</u>

1,070,950 S.F.

Assessable cost / S.F.
(excluding Drives) $\frac{\$189,000.00}{1,070,950.00} = 18¢/S.F.$

Total Project Cost \$ 189,000
 12 Drives 19,200
 \$ 208,200 - 100% Property.

Palmer
won't
check

NOTES FOR 34TH ^{Topoka to}
^{Santa Fe}

- 1) Most of the Notes from and for Santa Fe Apply
- 2) Note that if I had known that I was also going to have to rework 34th also when I started this, I would have made a Xerox before marking on the original Xerox & endeavored to avoid the graphic confusion that is likely to result from the overlaying of the two B.D.'s for 34th & Santa Fe.
- 3) The Square footages for 34th will be outlined in orange (versus blue for Santa Fe)
- 4) Dimensions for unplatted tract just North of 33rd not shown. B.D. on south is assumed same as recalculated yesterday (6/28/03)

Except that:

- a) the new Xerox shows all of vacated St. Francis south of 34th going to Lot 2, ^{Block 3} it was earlier assumed that $\frac{1}{2}$ would go east.
- b) Don't assess drainage easement but spread street ~~at~~ adjacent there to over B.D.
- c) Don't assess drainage dedication do not include in B.D. & have City pay for share of 34th adjacent to drainage dedication. This changes 0/0 split.
- 5) Consider revising B.D. SE of 34th & Santa Fe to reflect curve.

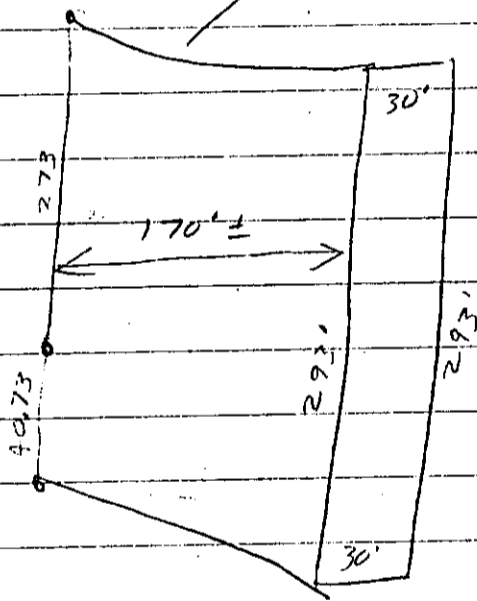
6) Note that the Dimension of 296' on the east side of Lot 1, Block 2, appears ~~not to scale well.~~

7) Note the 273' Dimension on east side of Lot 1 appears not to scale well.

8) The small triangular area owned by Buckley is very sensitive to this discrepancy. ^{G160}

9) Calculations of ~~available~~ ~~area~~ ~~of~~ ~~lot~~

Lot 2, Block 3
 No curve data - Subout 2666.67



$$60,362 = \left(\frac{40.73 + 273 + 293}{2} \times 170 \right) + (30 \times 293)$$

$$= 2666.7$$

$$57695.30$$

Lot 1, Block 3

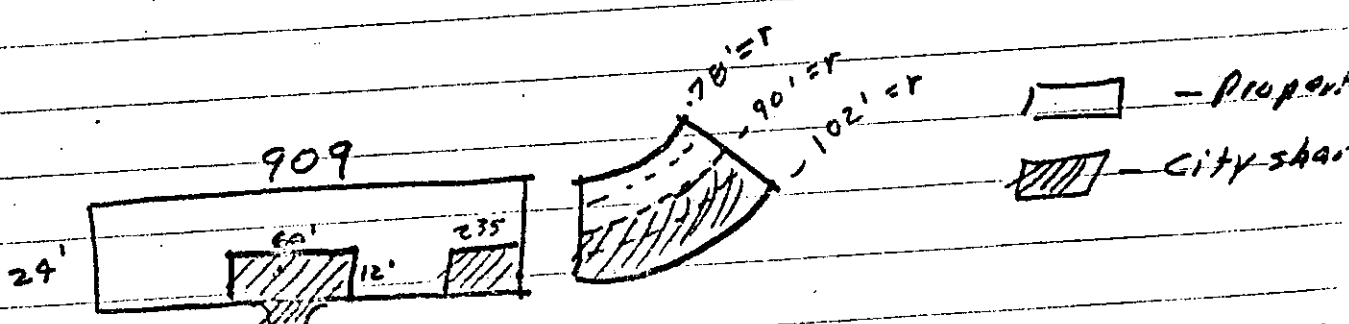
$$\frac{335 + 273}{2} \times 160 + 2666.7 = 51,307$$

lot 6, Block 1	61,275
lot 7, Block 1	67,545
" " 8 " " "	171,996
" " 9 " " "	84,727
" " 10 " " "	89,775
state street	43,550
lot 1, Block 2	38,480
lot 2, Block 2	5,070
lot 1, Block 3	51,307
lot 2, Block 3	57,695
Buckley	<u>3,258</u>
	674,678 SF.

$$\frac{\$76,370}{674,678} = 11.3\% \text{ @ } 12\% \text{ S.F.}$$

Neglect Leasth increase due to Reverse curves.

$$\text{Length} = 285 + 359 + 325 = 969 \text{ less } 60 = 909$$



Property share $\left[(909 \times 12) + (614 \times 12) + \left(\frac{3 \times 12}{65.97 \times 12} \right) \right] \times$
 $= 2182.54$

City = $\left[\frac{2182.54}{65.97} \right] + \left[(235 \times 12) + (75,40 \times 12) \right] \times \frac{1.03}{9} + \frac{1}{2} \text{ int. } 163.2$

$$\begin{array}{r} 2182 \\ 589 \\ \hline 2771 \end{array} \left\{ \begin{array}{l} 79\% \\ 21\% \end{array} \right.$$

2182
58954

2771 x 35 =
 100,000 @

\$96,985
 16,000
 112,985

Palmer won't check

EMPORIA STREET PAVING COSTS

Breakdown

of

Benefit District Costs

by

Ownership Parcel

<u>Owner</u>	<u>*Square Footage</u>	<u>**Est. Special Assessments</u>	<u>***Corrected Estimated Annual Payment</u>
City of Wichita (Blk 2 ⁴ Lt 1)	38,473 34,504	\$ 6,901	\$ 831
City of Wichita (Blk 2 ⁴ Lt 2)	27,874 34,504	6,901	831
City of Wichita (Blk 3, Lt 1)	49,356 44,919	8,984	1,082
City of Wichita (Blk 3, Lt 2)	63,389 51,075	10,215	1,230
A.T. & SF Railroad	37,550.93 66,015	13,203	1,590
W. M. Buckley	27,500 29,736	5,947	716
Walter Gehrer	<u>17,863</u>	<u>3,573</u>	430
Total	<u>244,143</u> 278,616	\$55,723	

Estimated Total Project Costs	\$63,881	^{\$7,000}
Estimated Total to be Assessed	\$55,723	
Estimated Cost per Square Foot	\$0.20	²³²⁴⁶

	<u>Total City Costs</u>	<u>% of Total</u>
City of Wichita (as developer)	\$33,001	59.22%

- * Figure may vary 10% due to inaccuracies in the lot dimensions of the old existing plat and the new lot configuration that will be drawn at the time of replatting.
- ** These costs are estimated by the Department of Engineering and will be included as stated in the paving petitions to be circulated this fall.
- *** Estimated at 8.5% interest compounded daily for 15 years.

August 23, 1983

ST. FRANCIS STREET PAVING COSTS

Breakdown
of
Benefit District Costs
by
Ownership Parcel

<u>Owner</u>	<u>*Square Footage</u>	<u>**Est. Special Assessments</u>	<u>***Corrected Estimated Annual Payment</u>
Salvation Army	502,641	\$65,343	\$7,869
Love Box	<u>175,684</u>	<u>22,839</u>	2,750
Total	678,325	\$88,182	
Estimated Total Project Costs	\$97,782	70,000	
Estimated Total to be Assessed	\$88,182	100,000	
Estimated Cost per Square Foot	\$0.13		

- * Figure may vary 10% due to inaccuracies in the lot dimensions of the old existing plat and the new lot configuration that will be drawn at the time of replatting.
- ** These costs are estimated by the Department of Engineering and will be included as stated in the paving petitions to be circulated this fall.
- *** Estimated at 8.5% interest compounded daily for 15 years.

August 23, 1983

SANTA FE PAVING
Breakdown
of
Benefit District Cost
by
Ownership Parcel

$\frac{1}{100} = \$2850$

<u>Owner</u>	<u>*Square Footage</u>	<u>**Est. Special Assessments</u>	<u>***Corrected Estimated Annual Payment</u>
Love Box (East of Santa Fe)	✓121,377 ^{11/100}	\$ 19,420 ^{31,350}	\$2,339
Love Box (West of Santa Fe)	✓136,837 ^{12/100}	21,894 ^{34,200}	2,637
George Pearson	✓61,495 ^{2/100}	⑨,839 ^{5,700}	1,185
Equitable Life	✓271,500 ^{26/100}	43,440 ^{74,100}	5,231
Fleming Company	✓147,319 ^{17/100}	23,571 ^{48,450}	2,839
Senipon	53,718 ¹¹	8,595	1,035
City of Wichita (Lots 9 & 10)	✓192,128 ^{20/100}	30,740 ^{57,000}	3,702
City of Wichita (Part of Lot 8)	✓101,206 ^{9/100}	16,193 ^{25,650}	1,950
A.T. & Santa Fe Railroad	✓55,275 ^{4/100}	8,844 ^{11,400}	1,065
Total	1,140,855	\$182,536	

Estimated Project Costs \$219,715 / \$285,000
 Estimated Amount to be Assessed \$182,536
 Estimated Cost per Square Foot \$0.16

	<u>Total City Costs</u>	<u>% of Total</u>
City of Wichita (as developer)	\$46,933	25.71%

- * Figure may vary 10% due to inaccuracies in the lot dimensions of the old existing plat and the new lot configuration that will be drawn at the time of replatting.
- ** These costs are estimated by the Department of Engineering and will be included as stated in the paving petitions to be circulated this fall.
- *** Estimated at 8.5% interest compounded daily for 15 years.

TOPEKA STREET PAVING COSTS

Breakdown
of
Benefit District Costs
by
Ownership Parcel

Owner	*Square Footage	**Est. Special Assessments	***Corrected Estimated Annual Payment
Steve Hull	21,285	\$ 4,257	\$ 513
Thermal Products	67,210	13,442	1,619
George Christopher	82,790	16,558	1,994
Arnold Fortune	96,600	19,320	2,327
Richard Smith	11,385	2,277	274
R. H. Farnham	15,056	3,011	363
Piping Equipment	26,048	5,210	627
Quinton Burges	63,825	12,765	1,537
Wichita Steel Fab	52,373	10,475	1,261
Max Cushenberry	11,755	2,351	283
Dennis Fuller	61,542	12,308	1,482
Jesse Luper	38,626	7,725	930
City of Wichita (Blk 27 Lt 8) 1	86,187	94,935	2,287
City of Wichita (Blk 47 Lt 4) 2	100,306	94,935	2,287
Jay Carley Lot 3 12/16 2	89,748	91,350	2,200
City of Wichita (Blk 4, Lt 8) 4	82,766	75,276	1,813
City of Wichita (Blk 27 Lt 7) 5	64,645	75,276	1,813
State Street Investment	72,820.8	72,821	1,754
City of Wichita (Blk 27 Part of Lt 8)	108,454	21,691	2,612
A.T. & SF Railroad	34,100	42,900	1,033
Total	1,187,672 ft²	\$240,888	

Estimated Total Project Costs \$276,171
 Estimated Total to be Assessed \$240,888
 Estimated Cost per Square Foot \$0.20

Total City Costs \$89,775
 % of Total 37.27%

Handwritten notes:
 283,000
 246,500
 24,500
 11,000
 283,000
 = .20754

- * Figure may vary 10% due to inaccuracies in the lot dimensions of the old existing plat and the new lot configuration that will be drawn at the time of replatting.
- ** These costs are estimated by the Department of Engineering and will be included as stated in the paving petitions to be circulated this fall.
- *** Estimated at 8.5% interest compounded daily for 15 years.

34th STREET PAVING COSTS

Breakdown

of

Benefit District Costs

by

Ownership Parcel

<u>Owner</u>	<u>*Square Footage</u>	<u>**Est. Special Assessments</u>	<u>***Corrected Estimated Annual Payment</u>
State Street Investment	43,220 43,220	\$ 4,754	\$ 573
City of Wichita (Blk 1, Lt 8) 4	82,766 75,276	8,280	997
" " (Blk 1, Lt 7) 5	64,695 75,276	8,280	997
" " (Blk 1, Lt 8) 6	198,384 209,660	23,063	2,777
" " (Blk 1, Lt 9) 7	93,030 96,064	10,567	1,273
" " (Blk 1, Lt 10)	96,064	10,567	1,273
" " (Blk 2, Lt 1)	38,473 34,504	3,795	457
" " (Blk 2, Lt 2)	3,095 12,617	1,388	167
" " (Blk 3, Lt 1)	49,356 44,919	4,941	595
" " (Blk 3, Lt 2)	63,389 44,919	4,941	595
" " (Drainage Dedication)	95,210	10,473	1,261

Total

636,408.40
827,729
725,583
\$91,049
\$99,000 + 16,000 diverts

Estimated Total Project Costs \$114,630 115,000
 Estimated Total to be Assessed \$ 91,049
 Estimated Cost per Square Foot \$0.11 #.1555

Total City Costs % of Total

City of Wichita (as developer) \$86,295 94.78%

- * Figure may vary 10% due to inaccuracies in the lot dimensions of the old existing plat and the new lot configuration that will be drawn at the time of replatting.
- ** These costs are estimated by the Department of Engineering and will be included as stated in the paving petitions to be circulated this fall.
- *** Estimated at 8.5% interest compounded daily for 15 years.

8/24/83

SANTA FE PAVING

ESTIMATED SPECIAL ASSESSMENTS

BENEFIT DISTRICT
SQUARE FOOTAGE*

OWNER	29 Ft. Wide Paving Estimated Assessment (\$.16/S.F.)	Est. Annual Payment**	35 Ft. Wide Paving Estimated Assessment (\$.195/S.F.)	Est. Annual Payment**	41 Ft. Wide Paving Estimated Assessment (\$.23/S.F.)	Est. Annual Payment**
Love Box (East of Santa Fe)	121,377	\$ 2,338	\$ 23,668	\$ 2,850	\$ 27,917	\$ 3,362
Love Box (West of Santa Fe)	136,837	2,637	26,683	3,213	31,473	3,790
George Pearson	61,495	1,185	11,991	1,444	14,144	1,703
Equitable Life	271,500	5,231	52,942	6,376	62,445	7,520
Fleming Company	147,319	2,839	28,727	3,460	33,883	4,081
Senipon	53,718	1,035	10,475	1,261	12,355	1,488
City of Wichita (Lots 9 & 10)	192,128	3,702	37,465	4,512	44,189	5,322
City of Wichita (Part of Lot 8)	101,206	1,950	19,735	2,377	23,277	2,803
AT & SF Railway	55,275	1,065	10,779	1,298	12,713	1,531
TOTALS	1,140,855	\$182,536	\$222,465		\$262,396	

*Figure may vary 10% due to inaccuracies in the lot dimensions of the old existing plat and the new lot configurations that will be drawn at the time of platting.

**Based on 8.5% Interest Rate for a 15-year Term.

SUBDIVISION REPORT

S/D No. 77-79 Name Bridgeport Industrial Park I
Date Application Rec'd. 6-9-77 Preliminary Approval _____
Scheduled S/D Meeting 9-29-83

DESCRIPTION

General Location Between Topeka and Santa Fe and between 33rd and 37th Streets North

Owner City of Wichita - Attention: Karl Kennedy
Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)
Address 1440 E. English, Wichita, Kansas Zip Code 67211 Phone 262-2691

- | | | | |
|--|---|-------------------------------------|------------------------|
| 1. Gross Acreage of Plat | <u>53.2 +</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. _____ R/W _____ ft. | |
| Residential | _____ | b. _____ R/W _____ ft. | |
| Commercial | _____ | c. _____ R/W _____ ft. | |
| Industrial | <u>16</u> | d. _____ R/W _____ ft. | |
| Other | _____ | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>16</u> | TOTAL <u>-0-</u> New _____ ft. | |
| 3. Minimum Lot Frontage | <u>120 ft.</u> | 8. Sidewalk adjacent to all streets | <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area | <u>27,375 sq. ft.</u> | | |
| 5. Existing Zoning | <u>"F"</u> | | |
| 6. Proposed Zoning | <u>"F"</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> _____ No _____ | | |
| 12. City of Wichita | <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | | |

STAFF COMMENTS:

NOTE: The Subdivision Committee last reviewed a plat of this property on February 19, 1981, when an eleven-lot revised final plat was submitted for review. The street system as well as lot and easement locations have changed thus necessitating this fourth revised design.

- A. A detention pond is proposed to be constructed within the drainage dedication area in the southeast corner of the plat. The City Commission has agreed to allocate CDBG funds in the amount of \$409,000 to provide for construction of the Bridgeport I drainage system subject to submission of valid paving petitions for the proposed street system.
- B. The applicants shall guarantee, by petitions, the paving of the following streets:
 - 1. Topeka from 37th Street to 33rd Street;
 - 2. Santa Fe from 37th Street to 34th Street;
 - 3. 34th Street from Topeka to Santa Fe;
 - 4. Emporia from 34th Street to 33rd Street;
 - 5. St. Francis Circle from 37th Street to and including the cul-de-sac.
- C. A hammerhead turnaround shall be provided as a termination for St. Francis Circle north of 33rd Street.
- D. Since a portion of the west half of Santa Fe south of 34th Street is proposed for vacation by this replat, the balance of Santa Fe between 34th and 33rd Streets will need to be vacated by separate proceedings. The applicant shall obtain a signed vacation application from adjacent property owners. This vacation request shall be forwarded to the City Commission the same day the final plat is forwarded for review.
- E. Approval of the vacation of the east half of Emporia just south of 37th Street by this replat is subject to approval of the vacation of the west half by separate proceedings (V-0886).

- F. A water line is currently being installed in Topeka from 37th to 34th. Valid petitions shall be submitted guaranteeing water service to Blocks 2 and 3 and to Lot 6, Block 1. Lot 8, Block 1 is served by a water line in 37th Street.
- G. No direct connections are allowed to the 30-inch sanitary sewer lying within old Emporia Street right-of-way. At present, there is a contract for extending a lateral west to serve Lots 1 and 2, Block 1. There needs to be a lateral extension for Lots 4 and 5, Block 1. A manhole will need to be constructed within the 20' x 20' utility easement along the south side of Lot 12, Block 1. Also, a lateral will need to be extended west within the 20-foot utility easement being platted along the north side of Lot 1, Block 1 for the purpose of providing sewer service to even Lots 2 thru 28 on Topeka. Appropriate guarantees shall be submitted for these sewer extensions.
- H. A number of utility lines are proposed to be abandoned or relocated. Satisfactory arrangements shall be made with the utility companies involved.
- I. 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.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

THE CITY OF WICHITA

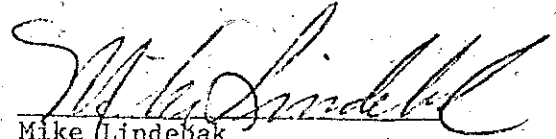
OFFICE OF DEPARTMENT OF ENGINEERING DATE May 24, 1983

TO Nelson Hall, Industrial Analyst
FROM Mike Lindebak, Program Development Engineer

SUBJECT Bridgeport Industrial Park I -
Street Improvements

The Department of Engineering was requested to provide cost estimates for reduced width 29' B-B streets in Bridgeport Industrial Park I.

The attached chart shows the estimated paving costs and the amount to be assessed per square foot to the property in the various benefit districts.


Mike Lindebak
Program Development Engineer

ML:RH:md

Attachment

ZPA

RM

ESTIMATE
BRIDGEPORT INDUSTRIAL PARK I STREETS

<u>Street</u>	<u>Prop. S.Y.</u>	<u>Cost Prop. Paving</u>	<u>Area of (sq.ft.) Benefit District</u>	<u>Cost/Sq.Ft.</u>	<u>City S.Y.</u>	<u>Cost City Paving</u>	<u>% Split</u>	<u>No. Drive Cost</u>	<u>Total</u>
SANTA FE SL 34th St. to SL 37th St.	5244	\$183,540	1,157,000	16¢	485	\$16,975	92/8	<u>12</u> \$19,200	\$219,715,000
ST. FRANCIS SL 37th St. Cul-de-sac	2630	\$ 92,050	587,000	16¢	--	--	--	<u>6</u> \$ 9,600	\$101,650,000
TOPEKA NL 33rd St. to NL 37th St.	7004	\$245,140	1,214,000	20¢	326	\$11,410	96/4	<u>16</u> \$25,600	\$282,150,000
EMPORIA NL 33rd St. to SL 34th St.	1648	\$ 57,680	297,000	20¢	--	--	--	<u>4</u> 6,000	\$ 64,000,000
34th ST. NORTH EL Topeka to WL Santa Fe	2655	\$127,925	832,000	16¢	163	\$ 5,705	94/6	<u>10</u> \$16,000	\$149,630,000

Assumptions - \$35/S.Y., 29' B-B, Ignore hookups.

SANTA FE PAVING

ESTIMATED SPECIAL ASSESSMENTS

BENEFIT DISTRICT
SQUARE FOOTAGE*

OWNER

29 Ft. Wide Paving

35 Ft. Wide Paving

41 Ft. Wide Paving

	Estimated Assessment (\$.16/S.F.)	Est. Annual Payment**	Estimated Assessment (\$.195/S.F.)	Est. Annual Payment**	Estimated Assessment (\$.23/S.F.)	Est. Annual Payment**
Love Box (East of Santa Fe)	121,377	\$ 2,338	\$ 23,668	\$ 2,850	\$ 27,917	\$ 3,362
Love Box (West of Santa Fe)	136,837	2,637	26,683	3,213	31,473	3,790
George Pearson	61,495	1,185	11,991	1,444	14,144	1,703
Equitable Life	271,500	5,231	52,942	6,376	62,445	7,520
Fleming Company	147,319	2,839	28,727	3,460	33,883	4,081
Senipon	53,718	1,035	10,475	1,261	12,355	1,488
City of Wichita (Lots 9 & 10)	192,128	3,702	37,465	4,512	44,189	5,322
City of Wichita (Part of Lot 8)	101,206	1,950	19,735	2,377	23,277	2,803
AT & SF Railway	55,275	1,065	10,779	1,298	12,713	1,531
TOTALS	1,140,855	\$182,536	\$222,465		\$262,396	

*Figure may vary 10% due to inaccuracies in the lot dimensions of the old existing plat and the new lot configurations that will be drawn at the time of platting.

**Based on 8.5% Interest Rate for a 15-year Term.

SANTA FE STREET PAVING
(Approximately 1019 Feet)

ESTIMATED SPECIAL ASSESSMENTS

OWNER	BENEFIT DISTRICT SQUARE FOOTAGE	35 Ft. Wide Paving		41 Ft. Wide Paving	
		Estimated Assessment (\$.195/S.F.)	Est. Annual Payment	Estimated Assessment (\$.23/S.F.)	Est. Annual Payment
Love Box (East of Santa Fe)	121,377	\$ 23,668	\$ 2,850	\$ 27,917	\$ 3,362
Love Box (West of Santa Fe)	136,837	26,683	3,213	31,472	3,790
George Pearson (29.3%)	10,018	1,953	235	2,304	277
Equitable Life (68.2%)	185,163	36,107	4,348	42,587	5,129

29 FT. WIDE PAVING (\$.16/S.F.)

	Estimated Assessment	Est. Annual Payment
George Pearson (70.7%)	\$ 6,956	\$ 838
Equitable Life (31.8%)	13,814	1,664

ESTIMATED TOTAL ASSESSMENT

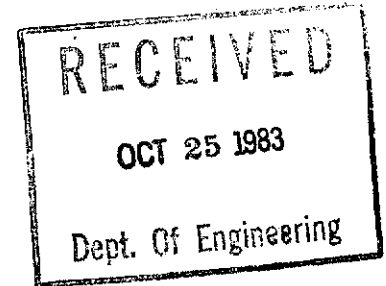
	George Pearson	Equitable Life
29 Ft.	\$ 6,956	\$ 13,814
35 Ft.	1,953	36,107
TOTAL	\$ 8,909	\$ 49,921
29 Ft.	\$ 6,956	\$ 13,814
41 Ft.	2,304	42,587
TOTAL	\$ 9,260	\$ 56,401

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



October 14, 1983

Professional Engineering Consultants, P.A.
Attention; Gary Wiley
1440 E. English
Wichita, Kansas 67211

Re: S/D 77-79 - Preliminary plat of Bridgeport Industrial Park
I.

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 13, 1983, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. A detention pond is proposed to be constructed within the drainage dedication in the southeast corner of the plat. The City Commission has agreed to allocate CDBG funds in the amount of \$409,000 to provide for construction of the Bridgeport I drainage system subject to submission of valid paving petitions for the proposed street system.
- B. The applicant shall guarantee, by petitions, the paving of the following streets:
 1. Topeka from 37th Street to 33rd Street;
 2. Santa Fe from 37th Street to 34th Street;
 3. 34th Street from Topeka to Santa Fe;
 4. Emporia from 34th Street to 33rd Street;
 5. St. Francis Circle from 37th Street to and including the cul-de-sac.
- C. A hammerhead turnaround shall be provided as a termination for St. Francis Circle north of 33rd Street. The final plat shall indicate 85 feet of east/west right-of-way for this turnaround.
- D. Since a portion of the west half of Santa Fe south of 34th Street is proposed for vacation by this replat, the balance of Santa Fe between 34th and 33rd Streets will need to be vacated by separate proceedings. The

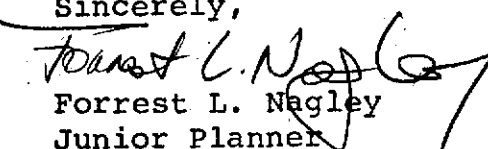
applicant shall obtain a signed vacation application from adjacent property owners. This vacation request shall be forwarded to the City Commission the same day the final plat is forwarded for review.

- E. Approval of the vacation of the east half of Emporia just south of 37th Street by this replat is subject to approval of the vacation of the west half by separate proceedings (V-0886).
- F. A water line is currently being installed in Topeka from 37th to 34th. Valid petitions shall be submitted guaranteeing water service to Blocks 2 and 3 and to Lot 6, Block 1. Lot, 8, Block 1 is served by a water line in 37th Street.
- G. No direct connections are allowed to the 30-inch sanitary sewer lying within old Emporia Street right-of-way. At present, there is a contract for extending a lateral west to serve Lots 1 and 2, Block 1. There needs to be a lateral extension for Lots 4 and 5, Block 1. A manhole will need to be constructed within the 20'x 20' utility easement along the south side of Lot 12, Block 1. Also, a lateral will need to be extended west within the 20-foot utility easement being platted along the north side of Lot 1, Block 1 for the purpose of providing sewer service to even Lots 2 thru 28 on Topeka. Appropriate guarantees shall be submitted for these sewer extensions.
- H. A number of utility lines are proposed to be abandoned or relocated. Satisfactory arrangements shall be made with the utility companies involved.
- I. Prior to filing a final plat, the applicant or his agent shall meet with the City Engineer regarding additional utility easements to be indicated on the final plat.
- J. 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.
- K. 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

cc: Karl Kennedy, Industrial Analyst
Mike Lindebak, City Engineer

10/27/83

TO: Steve Palmer,
FROM: KK

Subject: Paving Petitions for St. Francis and 34th
Streets - Bridgeport I

With respect to the subject streets, the following
is requested:

St. Francis Street:

That the petition be prepared so that construction
of the is delayed until improvements are started
either on Lot 8 or Lot 9, ^{Block} Currently Lot 7 has
improvements already in place in the form of the
Salvation Army facility. Technically Lot 7 constitutes
over 35% of the benefit district, however,
both property owners in the benefit district
have requested that construction of St. Francis
Street be delayed until further development
occurs.

34th Street North:

The benefit district for the paving of 34th St.
No. will not be 35% developed upon the
execution of the petition. Because the City of
Wichita owns the majority of the land in the
benefit district, it is requested that 34th St.
be constructed without the normal guarantees
being provided

Karl

THE CITY OF WICHITA

OFFICE OF Engineering

DATE November 1, 1983

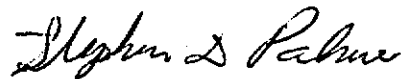
TO Karl Kennedy, Industrial Development

FROM Steve Palmer, Civil Engineer III

SUBJECT Santa Fe Street R/W in
Connection with Bridgeport I

As per your request attached please find a completed dedication form describing the east half of Santa Fe from 34th Street North to 37th Street North.

Please call if you have any questions.



Steve Palmer
Civil Engineer III

/JL:ms
Attachment

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned,

being the owner _____ of the following described real estate in Sedgwick County, Kansas, to wit:

The West thirty (30) feet of the East one thousand one hundred fifty-five and one tenth (1155.1) feet of the North two thousand fifty-four and thirty-five hundredths (2054.35) feet of the Northwest Quarter of Section 33, Township 26 South, Range 1 East of the 6th P.M.

do _____ hereby dedicate the above described real estate to the public for street purposes.

Executed this _____ day of _____, 19_____.

ATTEST:

STATE OF KANSAS)
SEDGWICK COUNTY) SS

BE IT REMEMBERED, that on this _____ day of _____, 19_____, before me a Notary Public in and for the said County and State came

_____ of _____

to me personally known to be the same person _____ who executed the foregoing instrument and duly acknowledged the execution of the same, for and on behalf, and as the act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

Notary Public

My Commission expires _____.

THE CITY OF WICHITA

Sewer General Correspondence

DEPARTMENT OF WATER
AND WATER POLLUTION CONTROL
SEWER MAINTENANCE DIVISION
CITY HALL -- EIGHTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

December 1, 1983

Mr. C.L. Holman
Assistant General Manager-Engineering
The Atchinson, Topeka and Santa Fe Railway Co.
P.O. Box 1738
Topeka, Kansas 66628

Dear Mr. Holman:

Donald Schneider of the City of Wichita Engineering Division has requested that we evaluate your request to connect the spilled fuel collection system and separator at 26th and Broadway to the sanitary sewer. From the information which you have submitted, it appears that it may be possible to connect this facility to the sanitary sewer system if the following requirements can be met:

The City of Wichita Ordinances (16.04.210) require that facilities such as yours be adequately protected against storm or surface water by being elevated above the surrounding grade and be covered by a roof. This may require you to roof those facilities which are not currently roofed.

Since the discharge will be an industrial discharge, it may fall under the City's Pretreatment Program. At the time when this facility is connected to the sanitary sewer system, the facilities should be inspected by the City's Pretreatment Administrator, Mr. Kent Carter. At that time he will be able to determine the extent of involvement of this facility in the program.


A method will have to be found to measure the amount of water discharged to the sanitary sewer, such as a flow meter on the discharge or possibly the use of running times on the proposed pump station.

The discharge may be subject to extra strength surcharges, which are based on BOD, grease and suspended solids. These charges are based on samples taken of the discharge.

All materials which are prohibited from being discharged into the sanitary sewer, such as free floating oil, fuel oil and flammable or explosive materials, will have to be removed from the discharge.

Our office and that of the Pretreatment Administrator will be happy to work with you to help you meet your needs and still be within the requirements of the City of Wichita Ordinances. If you have any questions, please call me at (316) 268-4210.

Very truly yours,



G.T. Blain, P.E.
Civil Engineer III

GTB:tg

cc: Kent Carter, Pretreatment Administrator
File

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 77-79 Name Bridgeport Industrial Park I
Date Application Rec'd. 6-9-77 Preliminary Approval 9-29-83
Scheduled S/D Meeting 12-8-83

DESCRIPTION

General Location Between Topeka and Santa Fe and between 33rd and 37th Streets North

Owner City of Wichita-Attention: Karl Kennedy

Surveyor/Engineer Professional Engineering Consultants

Address 1440 E. English, Wichita, Ks. Zip Code 67211 Phone 262-2691

- 1. Gross Acreage of Plat 53.2+
- 2. Number of Lots :
 - Residential _____
 - Commercial _____
 - Industrial 16
 - Other _____
- 3. Total Number of Lots 16
- 4. Minimum Lot Frontage 120 ft.
- 5. Minimum Lot Area 23,375 sq. ft.
- 6. Existing Zoning "F"
- 7. Proposed Zoning "F"
- 7. Lineal Feet of New Street
 - a. _____ R/W _____ ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL -0- New _____ ft.
- 8. Sidewalk adjacent to all streets yes no
- 9. Is public water available Yes _____ No, Name City of Wichita
- 10. Is sanitary sewer available Yes _____ No, Name City of Wichita
- 11. Has Health Dept. approval been obtained (where applicable) Yes No
- 12. City of Wichita 3-Mile Area _____ Outside of 3-Mile Area _____

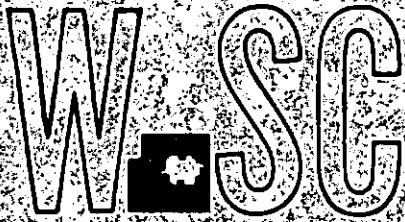
STAFF COMMENTS:

- A. A detention pond is proposed to be constructed within the drainage dedication in the southeast corner of the plat. The City Commission has agreed to allocate CDBG funds in the amount of \$409,000 to provide for construction of the Bridgeport I drainage system subject to submission of valid paving petitions for the proposed street system.
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 - 3. 34th Street from Topeka to Santa Fe;
 - 4. Emporia from 34th Street to 33rd Street;
 - 5. St. Francis Circle south from 37th Street to and including the cul-de-sac within Block 1;
 - 6. St. Francis Circle hammerhead within Block 3.
- C. Since a portion of the west half of Santa Fe south of 34th Street is proposed for vacation by this replat, the balance of Santa Fe between 34th and 33rd Streets will need to be vacated by separate proceedings. The applicant shall obtain a signed vacation application from adjacent property owners. This vacation request shall be forwarded to the City Commission the same day the final plat is forwarded for review.
- D. Approval of the vacation of the east half of Emporia just south of 37th Street by this replat is subject to approval of the vacation of the west half by separate proceedings (V-0886).
- E. Valid petitions shall be submitted guaranteeing water service to Blocks 2 and 3 and to Lot 6, Block 1.
- F. No direct connections are allowed to the 30-inch sanitary sewer lying within old Emporia Street right-of-way. At present, there is a contract for extending a lateral

west to serve Lots 1 and 2, Block 1. There needs to be a lateral extension for Lots 4 and 5, Block 1. A manhole will need to be constructed within the 20' x 20' utility easement along the south side of Lot 12, Block 1. Also, a lateral will need to be extended west within the 20-foot utility easement being platted along the north side of Lot 1, Block 1 for the purpose of providing sewer service to lots on Topeka, north of Lot 1. Appropriate guarantees shall be submitted for these sewer extensions.

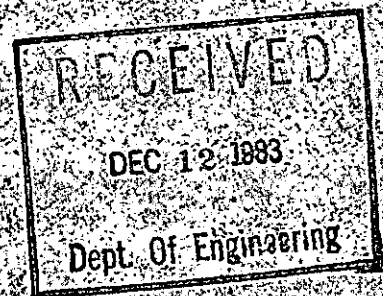
- G. A number of utility lines are proposed to be abandoned or relocated. Satisfactory arrangements shall be made with the utility companies involved.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. 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.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



December 9, 1983

Professional Engineering Consultants, P.A.
Gary Wiley
1440 E. English
Wichita, Ks. 67211

Re: S/D 77-79 - Final plat of Bridgeport Industrial Park I

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on December 8, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. A detention pond is proposed to be constructed within the drainage dedication in the southeast corner of the plat. The City Commission has agreed to allocate CDBG funds in the amount of \$409,000 to provide for construction of the Bridgeport I drainage system subject to submission of valid paving petitions for the proposed street system.
- B. The applicant shall guarantee, by petitions, the paving of the following streets:
 1. Topeka from 37th Street to 33rd Street;
 2. Santa Fe from 37th Street to 34th Street;
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 5. St. Francis Circle south from 37th Street to and including the cul-de-sac within Block 1;
 6. St. Francis Circle hammerhead within Block 3.
- C. Since a portion of the west half of Santa Fe south of 34th Street is proposed for vacation by this replat, the balance of Santa Fe between 34th and 33rd Streets will need to be vacated by separate proceedings. The applicant shall obtain a signed vacation application from adjacent property owners. This vacation request shall be forwarded to the City Commission the same day the final plat is forwarded for review.

P.E.C., P.A.

Gary Wiley

Page 2, December 9, 1983

- D. Approval of the vacation of the east half of Emporia just south of 37th Street by this replat is subject to approval of the vacation of the west half by separate proceedings (V-0886).
- E. Valid petitions shall be submitted guaranteeing water service to Blocks 2 and 3 and to Lot 6, Block 1.
- F. No direct connections are allowed to the 30-inch sanitary sewer lying within old Emporia Street right-of-way. At present, there is a contract for extending a lateral west to serve Lots 1 and 2, Block 1. There needs to be a lateral extension for Lots 4 and 5, Block 1. A manhole will need to be constructed within the 20' x 20' utility easement along the south side of Lot 12, Block 1. Also, a lateral will need to be extended west within the 20-foot utility easement being platted along the north side of Lot 1, Block 1 for the purpose of providing sewer service to lots on Topeka, north of Lot 1. Appropriate guarantees shall be submitted for these sewer extensions.
- G. A number of utility lines are proposed to be abandoned or relocated. Satisfactory arrangements shall be made with the utility companies involved.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. 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 December 15, 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: Kark Kennedy, Housing & Economic
Development
X Mike Lindebak, City Engineer

Santa Fe Land Improvement Company

Palmer

900 Polk Street
Amarillo, Texas 79171
806/376-5131

January 3, 1984

KS-07-04

City of Wichita
Department of Engineering
City Hall - Seventh Floor
455 North Main Street
Wichita, Kansas 67202

Gentlemen:

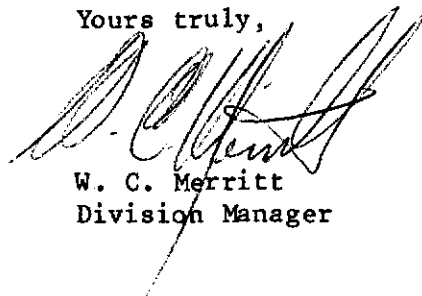
Thank you for forwarding to me a proposed paving petition for the improvement of St. Francis Avenue from 30th Street north to 33rd Street north, Wichita.

You have estimated the cost of this paving at \$260,000.00. We are the owners of Lots 1 through 14, Block A, Santa Fe Industrial District. Can you advise how much our estimated costs would be?

You refer to Lots 16 and 17 in the petition. I am unable to find where these two lots are located.

Your help in this matter is appreciated.

Yours truly,



W. C. Merritt
Division Manager

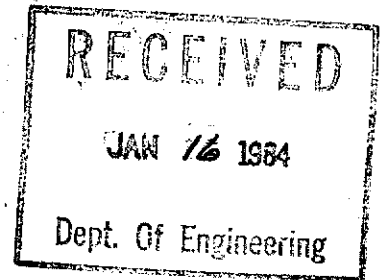
WCM/gm



THE CITY OF WICHITA



DEPARTMENT OF HOUSING AND
ECONOMIC DEVELOPMENT
CITY HALL — ELEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4631



January 13, 1984

Major Herbert Fuqua
City Commander
Salvation Army
126 N. Emporia
Wichita, KS 67202

Dear Major Fuqua:

Please excuse our delay in getting this letter to you; however, following our meeting on December 15, 1983, both Karl Kennedy and I were absent from the office intermittently until the first of the year and it was simply impossible to adequately coordinate with the Engineering and Planning staffs of the City in a complete enough manner to develop the information necessary to preparing this correspondence.

In reviewing the substance of our meeting with your advisory board and representatives from Chicago with the Planning and Engineering Departments, it was ultimately decided that rather than file a plat which was wrong and then have to come back and amend it immediately, we should go ahead and take the additional time to reflect on the replat at this time the provisions for paving St. Francis and 35th Streets.

In discussing the extension of St. Francis Street south to the old 35th Street alignment, and the possible construction of a cul-de-sac there as opposed to going ahead and bringing the street out to Santa Fe, it was determined that the cost involved in the construction of the cul-de-sac would be almost equivalent to the cost of turning St. Francis at 35th Street onto the old 35th Street alignment and bringing it out to Santa Fe.

We have therefore decided that with your concurrence we will proceed with a redesign which will result in having a public street all the way along the east side of your property down to the 35th Street alignment and then the pavement of 35th Street for that short duration east to connect with Santa Fe.

As we discussed, the cost for this extension will be borne by adjacent property owners on the basis of a benefit district with the exception that that portion of 35th Street passing along the south side of the

THE CITY OF WICHITA 2

Major Herbert Fuqua

January 13, 1984

Pearson property will not be assessed against Mr. Pearson, but will be assessed against the benefit district established including your property and our industrial lot lying on the south side of that portion of 35th Street which would be paved.

It was our understanding from Mr. Gene Rogers, representative of the Love Box Company who was in attendance at our meeting, that the Love Box Company will be willing to pay for their portion of St. Francis which will abut their property, continuing on south from the originally proposed alignment, on the condition that the project will be broken in half with the north end of the project being delayed for construction until such time as development occurs either on Love Box Company property or on the vacant lot owned by the Salvation Army.

This would mean that there will be two petitions prepared - one for that portion of St. Francis Street originally shown on the preliminary plat, not including the cul-de-sac and a second petition for that portion of St. Francis Street lying south of where it was originally cul-de-saced, and for 35th Street between St. Francis and Santa Fe. Signers of the petition for the north portion of St. Francis will be Love Box Company and the Salvation Army. Signers of the petition for the south portion of St. Francis Street and including 35th Street will be Love Box Company, the Salvation Army and the City of Wichita. This information is all reflected in the attached table indicating the projected cost for these projects and the exhibit reflecting the new alignment of St. Francis on the revised plat.

By copy of this letter to both Mr. Pearson and Mr. Love, they will be informed of the change in the plat configuration and the additional cost which will accrue and how these additional costs will be financed as well as how the projects will be staged.

As the City's designated Project Manager regarding the redevelopment of Bridgeport I, I have asked the interdepartmental representatives who were appointed to advise me on this project to indicate their concurrence with this revision to the preliminary plat as well as to the cost information which is provided (see signature blocks below).

In addition, so that you will know that these new understandings have the concurrence of the City as a whole, I have indicated an approval line for the City Manager's signature.

As you know, time is of the essence if we are to have this project designed so that bids can be taken and it can be constructed during the upcoming construction season.

We will therefore be contacting you in an attempt to set up a conference call including you and your Chicago representatives as soon as you have had time to review this letter. We do not want to ask our Platting Engineer nor the Engineering and Planning Departments to process the necessary paperwork and prepare the necessary legal petitions for the construction of the projects unless we feel certain that this new concept is agreed to by your corporate headquarters.

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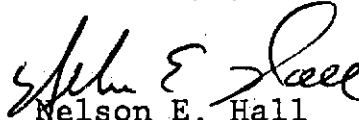
Major Herbert Fuqua

January 13, 1984

In closing, Karl Kennedy and I would both like to thank you for your cooperation and your local advisory board's cooperation on this project; it has indeed been a pleasure to work with you all.

I am providing sufficient additional copies of this letter to you so that you may provide your Chicago officials as well as your local advisory board with copies as indicated below.

Cordially yours,



Nelson E. Hall
Policy & Special Projects Team

CONCURRENCE:



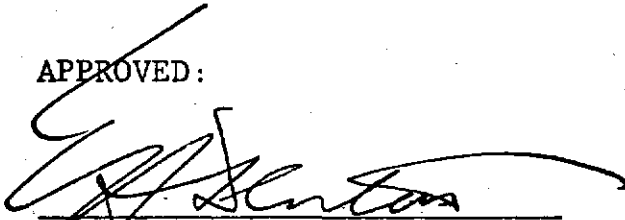
Jack Galbraith
Chief Planner, Current Plans

CONCURRENCE:



Mike Lindbak
City Engineer

APPROVED:



E. H. Denton, City Manager

NEH/st

cc: E. H. Denton, City Manager
Robert G. Finch, Deputy City Manager
Robert A. Lakin, Director of Planning
Don E. Anderson, Director of Housing and Economic Development
Frank E. Smith, Housing Development Director
Karl J. Kennedy, Industrial Analyst
Robert D. Love, Love Box Company
George Pearson
Captain Howard Pettys, Salvation Army
Bill Harcourt, Salvation Army
Lt. Colonel William Hasney, Salvation Army
Major Harold Hatfield, Salvation Army

THE CITY OF WICHITA 4

Major Herbert Fuqua

January 13, 1984

Distribution (Continued)

cc: Louis Earle, Salvation Army Advisory Board
Sam Luinstra, Salvation Army Advisory Board
Roger Dodson, Salvation Army Advisory Board
N. Russell Johnson, Salvation Army Advisory Board
Gene Rogers, Salvation Army Advisory Board
Tom Kincaid, Salvation Army Advisory Board
Byron Stout, Jr., Salvation Army Advisory Board

TABLE

ST. FRANCIS - 35th STREET PAVING COSTS

Bridgeport Industrial Park I

NEW ALIGNMENT COSTS

- o Paving St. Francis from SL of 37th to SL of Lot 10, Block 2;
 - Salvation Army Cost - \$44,000 plus drives*
 - Love Box Cost - \$20,000 plus drives
 - Total Cost - \$64,000 plus drives

- o Paving St. Francis and 35th Street from SL of Lot 10, Block 2 to west line of Santa Fe Street;
 - Salvation Army Cost - \$56,780 plus drives
 - Love Box Cost - \$14,340 plus drives
 - Total Cost - \$92,120 plus drives

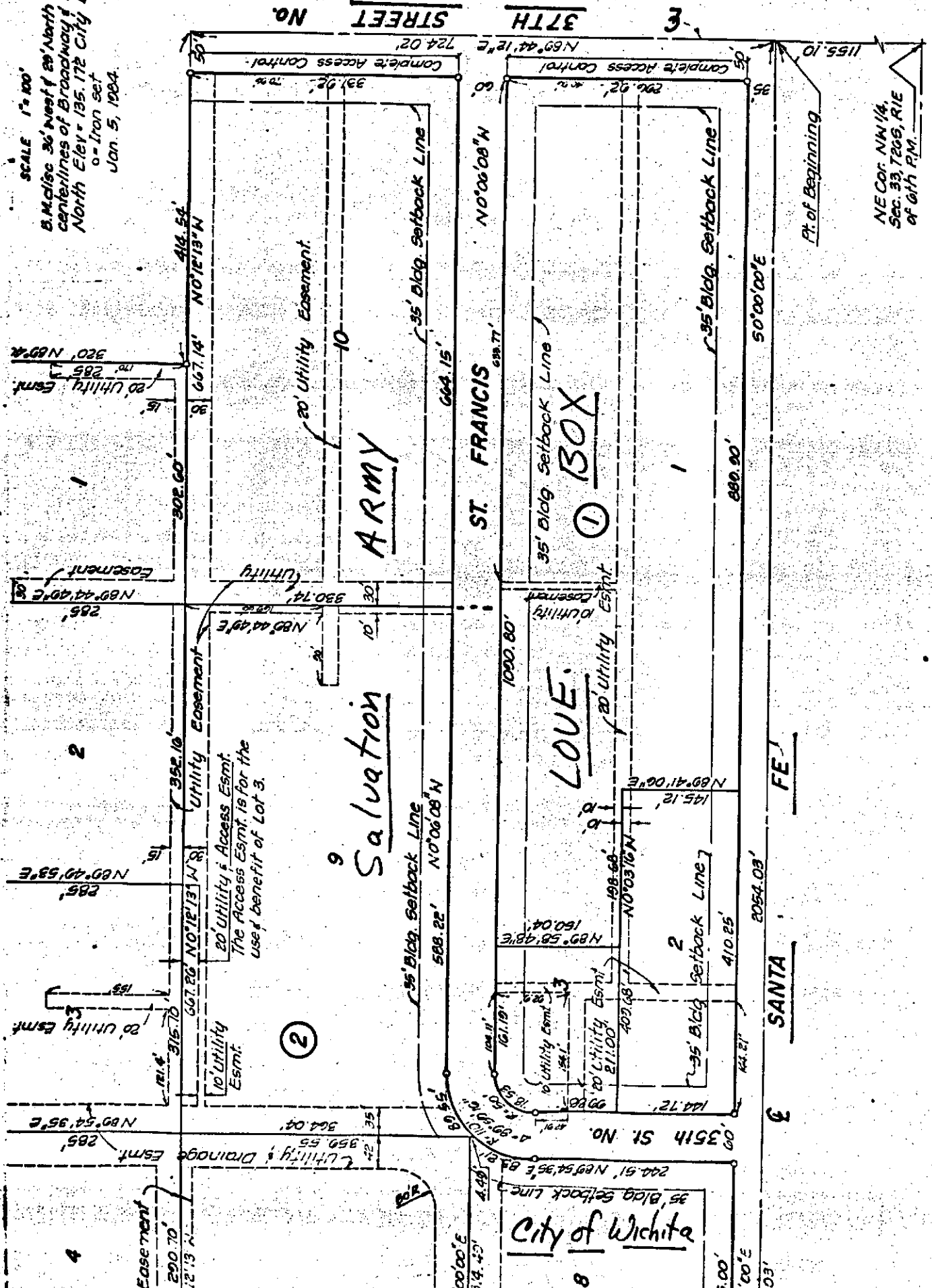
COMPARATIVE COSTS (Totals)

Salvation Army - New Alignment Cost	- \$100,780
Salvation Army - Original Alignment Cost	- <u>\$ 68,500</u>
Difference	- \$ 32,280
Love Box Company - New Alignment Cost	- \$ 34,340
Love Box Company Original Alignment Cost	- <u>\$ 23,500</u>
Difference	- \$ 10,840

* Driveways cost approximately \$1,600 each to construct and are a direct assessment to the benefitting property.

NEW ALIGNMENT

SCALE 1" = 100'
 B.M. disc 36' West of 29' North of Inter-
 centerlines of Broadway & 37th St.
 North Elev. = 135.172 City Data.
 o = Iron set
 Jan. 5, 1904.



NE Cor. NW 1/4
 Sec. 33, T20S, R1E
 of 6th PM.

City of Wichita

Lundberg

THE CITY OF WICHITA

**OFFICE OF Housing and Economic
Development**

DATE January 19, 1984

TO Donald C. Gisick, City Clerk
THRU: Robert G. Finch, Deputy City Manager
FROM Don E. Anderson, Director of Housing and Economic Development

**SUBJECT City Clerk's Agenda Item -
City Commission Meeting of
January 24, 1984 - Selection
of a Consulting Engineer for
the Design of Bridgeport I
Improvements**

On July 26, 1983, the City Commission listened to a thorough concept presentation relative to the replatting of Bridgeport I and the improvements that were anticipated in connection with the replat. During that meeting the City Commission authorized the utilization of \$409,000 in 6th year CDBG monies to fund a portion of the construction cost for a drainage system in Bridgeport I, provided the existing owners in the area participated with the City in petitioning the construction of the various street improvements including Topeka, Santa Fe, 34th, Emporia and St. Francis.

Professional Engineering Consultants (PEC) were hired as platting engineers to assist staff in developing the replat as per the concept which was presented to the City Commission. The platting process has now been brought to the point where it is anticipated that the final plat will be ready for presentation to the City Commission some time in February.

We have already presented this project to all the Bridgeport I property owners and have a good indication from each that they are willing to sign these petitions. At this time we are in the process of having the final petitions prepared for the improvements. These petitions will reflect the City-at-large paying the cost of intersections due to the City Commission's approval of the project cost estimates prior to the adoption of the new assessment policy. This will honor the commitment the City has made to the property owners in the area.

It is recommended by the directors of Planning and Housing and Economic Development that PEC be selected as the design engineer on this project under a three-party contract involving the City, the Department of Housing and Economic Development and PEC, due to the fact that they are familiar with the project as a result of their providing platting services for the replat of Bridgeport I during the last several months. It is customary for the platting engineer to also be selected for the engineering design of the improvements in a plat.

RECEIVED
JAN 20 1984
Dept. Of Engineer

W

Donald C. Gisick, City Clerk
City Clerk's Agenda Item - Selection of a Consulting Engineer for
the Design of Bridgeport I Improvements - Meeting of January 24, 1984
January 19, 1984
Page -2-

The estimated cost of the design engineering for the drainage and street improvements for Bridgeport I is approximately \$85,000.00. Prior to accruing any costs to this project, signatures will be obtained on the petitions from the owners in the area and the valid petitions will be submitted to the City Commission along with the final plat tracing.

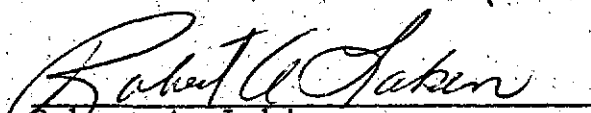
Recommended Action

Authorize administrative staff to initiate the necessary Scope of Services and negotiate a contract with PEC to provide consultant services subject to the approval of the contract by the City Commission.



Don E. Anderson, Director
Housing and Economic Development

CONCURRENCE:



Robert A. Lakin
Director of Planning

DEA/NEH/st

cc: Jack Galbraith, Chief Planner, Current Plans
Mike Lindebak, City Engineer
Frank E. Smith, Housing Development Director
Nelson E. Hall, Policy & Special Projects Team
Karl J. Kennedy, Industrial Analyst