

S/D NO. 78-15 Name Bridgeport Industrial Park II
Date Application Rec'd. 1-30-78 Preliminary Approval _____
Scheduled S/D Meeting 2-9-78

DESCRIPTION

General Location On the north side of 37th Street North and west of I-135

Owner Urban Renewal Agency of Wichita, Kansas
Surveyor/Engineer Delamater, Freund & Associates
Address 412 Century Plaza, Wichita, Kansas 67202 Phone 263-6121

- | | |
|---|------------------------------------|
| 1. Gross Acreage of Plat <u>32.8</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>50</u> R/W <u>238±</u> ft. |
| Residential _____ | b. <u>70</u> R/W <u>882.4±</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial <u>8</u> | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>8</u> | TOTAL <u>1,120.4±</u> ft. |
| 3. Minimum Lot Frontage <u>104</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>23,650 sq.</u> ft. | streets? <u>yes</u> <u>x</u> no |
| 5. Existing Zoning <u>"F"</u> | |
| 6. Proposed Zoning <u>"F"</u> | |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <u>x</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- A. Bridgeport Circle exceeds the maximum length for a cul-de-sac by approximately 300 feet. However, due to the restrictive boundaries of the plat (I-135 and Flood Control R.O.W.), it is recommended that the design requirement limiting a cul-de-sac to 600 feet in length be waived.
- B. The applicant shall guarantee the paving of Bridgeport Circle to industrial street standards.
- C. The applicant shall guarantee the extension of sewer and water lines to serve all lots being platted.
- D. The applicant shall make satisfactory arrangements with Gas Service Company and with Southwestern Bell Telephone Company for the removal of their service lines. Letters from these two companies stating that satisfactory arrangements have been made shall be submitted to the Planning Department.
- E. Before submission of a final plat, the applicant and/or his engineer shall meet with representatives of the Department of Public Works to resolve the problems of draining Bridgeport Circle.
- F. 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.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D NO. 78-15 Name Bridgeport Industrial Park II
Date Application Rec'd. 1-30-78 Preliminary Approval 2-9-78
Scheduled S/D Meeting 2-23-78

DESCRIPTION

General Location On the north side of 37th Street North and west of I-135

Owner Urban Renewal Agency of Wichita, Kansas
Surveyor/Engineer Delamater, Freund & Associates
Address 412 Century Plaza, Wichita, Ks 67202 Phone 263-6121

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>32.8</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>50</u> R/W <u>238+</u> ft. |
| Residential _____ | b. <u>70</u> R/W <u>882.4+</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial <u>8</u> | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>8</u> | TOTAL <u>1,120.4+</u> ft. |
| 3. Minimum Lot Frontage <u>104</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area <u>23,650</u> sq. ft. | |
| 5. Existing Zoning <u>"F"</u> | |
| 6. Proposed Zoning <u>"F"</u> | |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <u>x</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

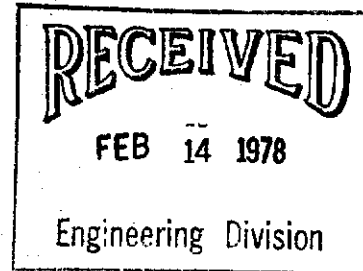
- A. One of the conditions of the approval of the preliminary plat was that the drainage problems associated with the plat be resolved before submission of a final plat. A drainage plan has been submitted by the applicant's engineer and has been reviewed and revised, and approval of the revised plan has been given by the Flood Control office subject to approval of the revised plan by the City Engineer. Therefore, approval of the plat shall be subject to the approval of the drainage plan.
- B. The applicant shall guarantee the paving of Bridgeport Circle to industrial street standards.
- C. The applicant shall guarantee the extension of sewer and water lines to serve all lots being platted.
- D. The applicant shall make satisfactory arrangements with Gas Service Company and with Southwestern Bell Telephone Company for the removal of their service lines. Letters from these two companies stating that satisfactory arrangements have been made shall be submitted to the Planning Department.
- E. The applicant shall guarantee all drainage improvements.
- F. 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



February 10, 1978

Delamater, Freund & Associates
412 Century Plaza
Wichita, Kansas 67202

Re: S/D 78-15 Preliminary plat of Bridgeport Industrial Park II

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 9, 1978, 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. The Subdivision Committee recommends that the design requirements limiting a cul-de-sac to 600 feet in length be waived.
- B. The applicant shall guarantee the paving of Bridgeport Circle to industrial street standards.
- C. The applicant shall guarantee the extension of sewer and water lines to serve all lots being platted.
- D. The applicant shall make satisfactory arrangements with Gas Service Company and with Southwestern Bell Telephone Company for the removal of their service lines. Letters from these two companies stating that satisfactory arrangements have been made shall be submitted to the Planning Department.
- E. Before submission of a final plat, the applicant and/or his engineer shall meet with representatives of the Department of Public Works to resolve the problems of draining Bridgeport Circle. Drainage must go north to the flood control right-of-way and will require the construction of several expensive structures.

WICHITA - SEDGWICK COUNTY

Delamater, Freund & Associates
February 10, 1978
Page Two

- F. The following access controls are suggested by Traffic Engineering: complete access control to 37th Street on Lot 1; access control except for one opening each on Lots 6 and 7.
- G. Easements, as marked on the engineer's copy of the preliminary plat, shall be shown on the final plat.
- H. 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.
- I. 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



Louise Olivarez
Junior Planner

LO:et

cc:

Dean Sellers, Assistant City Engineer
Urban Renewal Agency of Wichita, Kansas

DELAMATER, FREUND & ASSOCIATES, P.A.

ENGINEERS AND ARCHITECTS

316-263-6121

412 CENTURY PLAZA

WICHITA, KANSAS 67202

R. S. DELAMATER, P. E.
WILMER FREUND, P. E.
NORMAN L. ROELFS, P. E.

C. P. SCHAAR, P. E.
ROBERT A. KIRK, ARCHITECT

February 10, 1978

Mr. M.S. Mitchell
Asst. Superintendent/Pub. Wks. Maint.
City Building, 7th Floor
455 North Main
Wichita, Kansas 67202

Mr. R. W. Linn, P.E.
City Engineer
City Hall, 7th Floor
455 North Main
Wichita, Kansas 67202


Gentlemen:

Herewith are five prints of the drainage plan for Bridgeport Industrial Park II, Drawing No. 260-E-601, which has been previously discussed with you.

We will appreciate your review and approval at your earliest convenience. Should you have any questions, please feel free to call us.

Very truly yours,

DELAMATER, FREUND & ASSOCIATES, P.A.


Wilmer Freund, P.E.

Enclosures(5)

cc: Mr. Steve Potucek

WF/tlp

260-E-II

Please return 2 prints

RECEIVED

MAR 6 1978

Engineering Division

March 2, 1978

Delamater, Freund & Associates
412 Century Plaza Bldg.
Wichita, Kansas 67202

Re: S/D 78-15 - Final Plat of Bridgeport Industrial
Park II

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 2, 1978, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 27, 1978.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Compliance with the requirements of the Metropolitan Area Planning Department.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plat.
4. Certification that all taxes due and payable for 1977 and prior years have been paid.

If you have any questions, please call.

Yours very truly,


Jack H. Galbraith
Chief Planner

JHG:bh
cc:

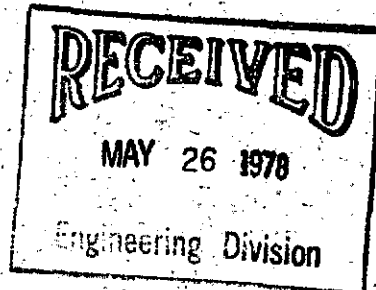
Dean Sellers, Assistant City Engineer
Urban Renewal Agency, 455 N. Main, 67202



DELAMATER, FREUND & ASSOCIATES, P.A.

ENGINEERS & ARCHITECTS

May 25, 1978



Mr. R. W. Linn, P. E.
City Engineer
7th Floor - City Hall
455 North Main
Wichita, Kansas 67202

Re: Drainage Plan for Bridgeport Industrial Park II

Dear Mr. Linn:

On February 10, 1978, on behalf of the Urban Renewal Agency, we submitted to Mr. Yash Desai a print of the proposed drainage plan for the above referenced subdivision. The plan had received the approval of the Flood Control office and was so noted. It had been submitted to Yash in the hopes that he would review and make comments or approve the plan.

As a result of that, Mr. Desai suggested that an alternate plan for drainage of the area be considered. At subsequent meetings, this plan was discussed between members of your staff and our office along with representatives of the agency. On March 10, 1978, we were assured we would have an answer one way or another within two weeks.

We are most anxious to complete platting of Bridgeport Industrial Park II. Requirement will be an approved drainage plan. We understand that your office is working the problem. We would appreciate it very much if we could get your recommendation or suggestions so that we can complete the plat at the earliest possible date.

Very truly yours,

DELAMATER, FREUND & ASSOCIATES, P.A.

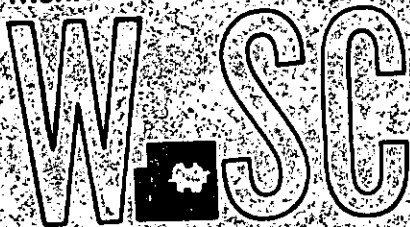
Wilmer Freund, P.E.

WF/jb

cc: Mr. Steve Potucek, Real Estate Officer
Urban Renewal Agency

260-E-II

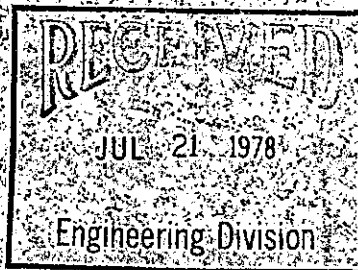
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4581

DeLamater, Freund & Scherer, P.A.
412 Century Plaza
Wichita, Kansas 67202



July 20, 1978

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

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 20, 1978, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of July 14, 1978.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Compliance with the requirements of the Metropolitan Area Planning Department.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plator.
4. Certification that all taxes due and payable for 1977 and prior years have been paid.

If you have any questions, please call.

Yours very truly,


Jack H. Galbraith
Chief Planner

JHG:bh

cc: Urban Renewal Agency, City Hall
Dean Sellers, Assistant City Engineer

PRIVATE Line for
Impala Ind.

L-84

37TH ST.

ST.

NO. 3
LINE NO. 3

LINE NO. 2
4" stub S. 0194.0 M.H.

0100.0 LINE NO. 2
0199.5 M.H. 4" stub S.

Line 2
GROUND 136.9
GRADE 127.9
DEPTH 8.9

PRIVATE S.S. FOR
IMPALA INDIAN

BUILT BY W. B. C.
BOOKED 24 APRIL 19
Plan. No. 11AKB

Line 3
GROUND 135.0
GRADE 128.0
DEPTH 7.0

INDIANA AVE.

CLEVELAND AVE.

37	134'	134'	37
25	133.2	1	25
	4	12' 3"	
	6	5	
	8 6"	7	
	10	9	
	12	11	
	14	13	
	16	15	
	18	17	
	20	19	
	22	10+80.0 M.H. 21	
	24	23	
26	1	25	
	28	27	
	30	29	
	32	31	
	34	33	
	36	35	
	38	37	
	40	39	
	42	6' 41	
	44	8+07.3 M.H. 43	
	46	45	
	48	47	
25	134' 50	49 134'	25

ADDITION

INDIANA

CLEVELAND

LAT. 5
W. B. C.
PROU. M

60 36TH

ST. NO. 60

25	134'	1	134'	25
	2		3	
	4		5	
	6		7	
	8		8	
	10	5+39.0 M.H. 9	10	
	12	2.7' 11	11	
	14	13	12	
	16	15	13	
	18	17	14	
	20	19	15	
	22	21	16	

ALLEY

GROWN 136 5
 GRADE 126 44 37TH
 DEPTH 99

L-67

ST. 26+86.0 MH.

134' 2	134' 1
4 4	3
6 12	5
8	7
10	9
12	11
14	13
16	15
18	17
20	19
22	21
24	23
26	25
28	27
30	29
32	31
34	33
36	35
38	37
40	39
42	41
44	43
46	45
48	47
50	49

NOTE: Construction Record
 booked on pages
 67, 68, 69 & 70.

36TH

2	1	2	1
4	3	4	3
6	5	6	5
8	7	8 12	7
10	9	10	9
12	11	12	11
14	13	14	13
16	15	16	15
18	17	18	17
20	19	20	19
22	21	22	21
24	23	24	23
26	25	26	25
28	27	28	27
30	29	30	29
32	31	32	31
34	33	34	33
36	35	36	35
38	37	38	37
40	39	40	39
42	41	42	41
44	43	44	43
46	45	46	45
48	47	48	47

WABASH

OHIO

164'

4'

12'

R. R.

134' 7

3

5

7

9

11

35TH

2	1	2	1
4	3	4	3
6	5	6	5
8	7	8	7
10	9	10	9
12	11	12	11

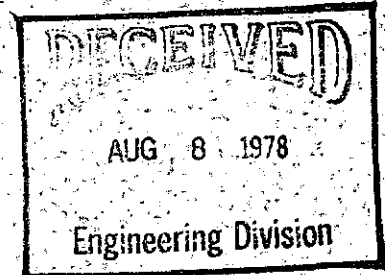


DELAMATER, FREUND & ASSOCIATES, P.A.

ENGINEERS & ARCHITECTS

August 7, 1978

Mr. R.W. Linn, P.E.,
City Engineer
City Hall - 7th Floor
Wichita, Kansas 67202



In re: Sanitary Sewer Plan - Bridgeport Industrial Park II

Attention: Mr. Don Schneider

Gentlemen:

Enclosed is one print of a proposed sanitary sewer layout plan for Bridgeport Industrial Park II. Please review the enclosed plan. We will appreciate your approval and/or comments.

Very truly yours,

DELAMATER, FREUND & ASSOCIATES, P.A.

Wilmer Freund
(94)

Wilmer Freund, P.E.
WF/jb

Enclosures

cc: Mr. Steve Potucek, Real Estate Officer
Urban Renewal Agency

260-E-II

August 8, 1978

Mr. Wilmer Freund, P.E.
Delameter, Freund & Assoc., P.A.
412 Century Plaza
111 West Douglas
Wichita, KS 67202

Dear Mr. Freund:

Subject: Sanitary Sewer Layout Plan - Bridgeport Industrial Park II

I have reviewed your sanitary sewer layout plan for the above noted plat and my comments are as follows:

- 1.) The existing 8" sanitary sewer which your layout connects to is constructed on a grade of 0.2% south of 35th Street North. Industries locating in this proposed plat would have to have limited discharges of waste water to prevent overloading the existing 8" sewer.
- 2.) Construction of the line between Lots 6 & 7 will require acquisition of right-of-way.
- 3.) There is presently an 8" line going north out of the manhole on the south side of 37th Street North. There are also 8" lines going east and west out of this same manhole. It may be physically impossible to construct another 8" line north out of this manhole.

Please contact me if you have any questions.

Very truly yours,



Donald E. Schneider, P.E.
Sanitary Chief Engineer

DES/dla

cc: Dean Sellers, Assistant City Engineer X
Mike Lindebak, Program Development Engineer



DELAMATER, FREUND & ASSOCIATES, P.A.

ENGINEERS & ARCHITECTS

RECEIVED

SEP 7 1978

Engineering Division

September 5, 1978

Mr. Mike Lindebak, P.E.
City Engineers Office
City Hall - 7th Floor
Wichita, Kansas 67202

In re: Petitions for Improvements - Bridgeport Industrial Park II

Dear Mr. Lindebak:

This will confirm our request via telephone for the following petitions:

1. Industrial paving on Bridgeport Circle - 37th Street North to the cul-de-sac.
2. Associated storm sewer on Bridgeport Circle.
3. Sanitary sewer to serve Bridgeport Industrial Park II.
4. Storm drainage facilities along the south and west side of Lot 5, Bridgeport Industrial Park II.

By copy of this letter, we are also confirming our telephone request to Mr. Ben Gegen to prepare a petition for municipal water to serve the the subject plat.

It will be necessary to confer with Mr. Yash Desai of the City Engineers office and Mr. Mike Thompson, Poe & Associates, to determine which alternate of storm drainage is selected along the south and west sides of Lot 5.

On behalf of the Urban Renewal Agency, we are requesting that these petitions be prepared at your earliest convenience. The agency is most anxious to proceed with finalizing and recording the plat of Bridgeport Industrial Park II, of which these petitions become a necessary part.

Mr. Mike Lindebak, P.E.

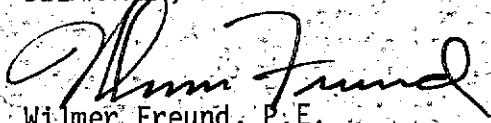
Page 2

September 5, 1978

Thank you for your cooperation on this matter.

Very truly yours,

DELAMATER, FREUND & ASSOCIATES, P.A.



Wilmer Freund, P.E.

cc: Mr. Steve Potucek, Real Estate Officer, Urban Renewal Agency
Mr. Yash Desai, P.E., City Engineers Office
Mr. Mike Thompson, P.E., Poe & Associates
Mr. Bill Otten, P.E., Wichita Water Department

WF/jb

260-E-II



DELAMATER, FREUND & ASSOCIATES, P.A.

ENGINEERS & ARCHITECTS

September 12, 1978

Mr. Yash Desai, P.E.
Engineering - 7th Floor
455 North Main Street
Wichita, Kansas 67202

Dear Yash:

I am handing you herewith two alternate drainage plans for Bridgeport Industrial Park II and corresponding cost estimates. "Alternate A" includes storm sewer on the south and west side of Lot 5 whereas "Alternate B" uses an open ditch. Also submitted are computations for:

- 1) the storm sewer on the south and west side of Lot 5;
- 2) the storm sewer design and capacity of Bridgeport Circle including five year and 100 year frequency discharges at the south end;
- 3) the 100 year frequency discharge from the southwest portion of Bridgeport Industrial Park into the north ditch of 37th Street North; and
- 4) the five year and 100 year frequency discharge from Lots 4 and 5 into the ditch on the north side of Lot 5; plus computations for the capacity of said ditch.

Accompanying the computations is a blue line work print showing times of concentrations with other miscellaneous data.

Please call this office if you have any questions.

Sincerely yours,

DELAMATER, FREUND & ASSOCIATES, P.A.

David C. Spears, P.E.

DCS/jb

Encl:

cc: Mr. Steve Potucek - Urban Renewal Agency
Mr. Mike Thompson - Poe & Associates of Kansas, Inc.

260-E-II

COST ESTIMATE FOR DRAINAGE PLAN
of
BRIDGEPORT INDUSTRIAL PARK II

Alternate A

Bridgeport Circle

100'	of 15"	RCP @ \$19/ft.	=	\$1,900
40'	of 18"	RCP @ \$22/ft.	=	880
218'	of 24"	RCP @ \$28/ft.	=	6,104
225'	of 30"	RCP @ \$34/ft.	=	7,650
375'	of 43" x 27"	CMAFP @ \$40/ft.	=	15,000
1	Headwall	@ \$2,400	=	2,400
1	Manhole	@ \$1,800	=	1,800
8	Inlets	@ \$900 each	=	<u>7,200</u>
				\$42,934

South and West Side of Lot 5:

207'	of 15"	RCP @ \$19/ft.	=	\$3,933
214'	of 24"	RCP @ \$28/ft.	=	5,992
240'	of 27"	RCP @ \$31/ft.	=	7,440
230'	of 30"	RCP @ \$34/ft.	=	7,820
112'	of 36"	RCP @ \$40/ft.	=	4,480
11	Inlets	@ \$900 each	=	9,900
	Outlet Headwall		=	2,400
	36" Flap Gate		=	2,800
	36" Sluice Gate		=	8,000
	Special Manhole		=	<u>4,000</u>
				\$56,765

Ditch on North Side of Lot 5:

905	cu. yd.	@ \$1.50/cu. yd.	=	\$1,360
-----	---------	------------------	---	---------

Dirt Work on North Ditch of 37th Street
North

100

TOTAL-----\$101,159

COST ESTIMATE FOR DRAINAGE PLAN
of
BRIDGEPORT INDUSTRIAL PARK II

Alternate B

Bridgeport Circle:

100'	of 15" RCP @ \$19/ft.	=	\$1,900
40'	of 18" RCP @ \$22/ft.	=	880
218'	of 24" RCP @ \$28/ft.	=	6,104
225'	of 30" RCP @ \$34/ft.	=	7,650
375'	of 43" x 27" CMAFP @ \$40/ft.	=	15,000
1	Headwall @ \$2,400	=	2,400
1	Manhole @ \$1,800	=	1,800
8	Inlets @ \$900 each	=	<u>7,200</u>
			\$42,934

Ditch on South and West Side of Lot 5:

5770	cu. yd. @ \$1.50/cu. yd.	=	\$8,655
112'	of 36" RCP @ \$40/ft.	=	4,480
5	Inlets @ \$900 each	=	4,500
	Outlet Headwall	=	2,400
	36" Flap Gate	=	2,800
	36" Sluice Gate	=	8,000
	Special Manhole	=	<u>4,000</u>
			\$34,835

Ditch on North Side of Lot 5:

905 cu. yd. @ \$1.50/cu. yd. = \$1,360

Dirt Work on North Ditch of 37th Street
North

100
\$79,229

260-E-II

September 15, 1978

SWS Cost Estimate, Alternate A
 Bridgeport Industrial Park II

WJK
 7-14-78

COLUMN WRITE

	1	2	3	4
				9/6/79
1	370 LF	29"x45" RCHP	\$58 ⁰⁰ 54 ⁰⁰	19980 ⁰⁰ ✓ 21,460.00
2	120 LF	36" CMP	\$45 ⁰⁰ 43 ⁰⁰	5160 ⁰⁰ ✓ 5,400.00
3	450 LF	30" Pipe	\$40 ⁰⁰ 36 ⁰⁰	16200 ⁰⁰ ✓ 18,000.00
4	240 LF	27" Pipe	\$36 ⁰⁰ 32 ⁰⁰	7680 ⁰⁰ ✓ 8,640.00
5	440 LF	24" Pipe	\$34 ⁰⁰ 29 ⁰⁰	12760 ⁰⁰ ✓ 14,960.00
6	50 LF	18" Pipe	\$25 ⁰⁰ 22 ⁰⁰	1100 ⁰⁰ ✓ 1,250.00
7	320 LF	15" Pipe	\$22 ⁰⁰ 18 ⁰⁰	5760 ⁰⁰ ✓ 7,040.00
8	2 Ea	Mainhole	\$5,000 ⁰⁰ 4000 ⁰⁰	8000 ⁰⁰ ✓ 10,000.00
9	19 Ea	Inlet	\$1,000 ⁰⁰ 900 ⁰⁰	17100 ⁰⁰ ✓ 19,000.00
10	2 Ea	Headwall	\$3,000 ⁰⁰ 2400 ⁰⁰	4800 ⁰⁰ ✓ 6,000.00
11	1 Ea	Sluice Gate & Lift	\$10,000 ⁰⁰ 8000 ⁰⁰	8000 ⁰⁰ ✓ 10,000.00
12	1 Ea	Flap-Gate	\$3,000 ⁰⁰ 2800 ⁰⁰	2800 ⁰⁰ ✓ 3,000.00
13	LS	Levee appurtenances	Lump Sum	1000 ⁰⁰ ✓ 1,000.00
14	1300 CY	Excavation	\$2 ⁰⁰ 1 ⁵⁰	1950 ⁰⁰ ✓ 2,600.00
15	1000 SY	Rip-Rap	\$15 ⁰⁰ 14 ⁰⁰	14000 ⁰⁰ ✓ 15,000.00 15,600.00
16	0.4 Ac	Seeding	\$1,500 ⁰⁰ 1200 ⁰⁰	480 ⁰⁰ ✓
17				126,770 ✓ 143,950.00
18		+20%	+20%	25354 ⁰⁰ ✓ 172,740.00
19				+20% 26,890.00
20				152,124.00
21		TOTAL		152124 ⁰⁰ ✓ 156,540.00
22				\$172,740.00
23				Use \$155000.00
24				
25				
26				
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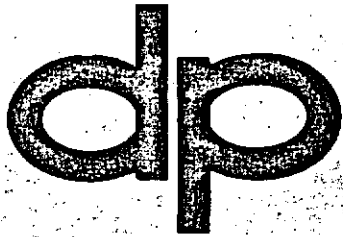
Use \$173,000.00

WAK-76
9-14-76

SWS Cost Estimate, Alternate B
Bridgeport Industrial Park II

COLUMN WRITE

			1	2	3	4
1	370	LF	29" x 45" RCHP	54 ⁰⁰	19780 ⁰⁰	✓
2	120	LF	36" CMP	43 ⁰⁰	5160 ⁰⁰	✓
3	220	LF	30" Pipe	36 ⁰⁰	7920 ⁰⁰	✓
4	220	LF	24" Pipe	29 ⁰⁰	6380 ⁰⁰	✓
5	50	LF	18" Pipe	22 ⁰⁰	1100 ⁰⁰	✓
6	110	LF	15" Pipe	18 ⁰⁰	1980 ⁰⁰	✓
7	2	Ex	Manhole	4000 ⁰⁰	8000 ⁰⁰	✓
8	13	Ex	Inlet	900 ⁰⁰	11700 ⁰⁰	✓
9	2	Ex	Headwall	2400 ⁰⁰	4800 ⁰⁰	✓
10	1	Ex	Sluice Gate & Lift	8000 ⁰⁰	8000 ⁰⁰	✓
11	1	Ex	Flap-Gate	2800 ⁰⁰	2800 ⁰⁰	✓
12	LS		Levee Appurtenances	Lump Sum	1000 ⁰⁰	✓
13	7100	CY	Excavation	1 ⁵⁰	10650 ⁰⁰	✓
14	1000	SY	Rip-Rap	14 ⁰⁰	14000 ⁰⁰	✓
15	0.4	Ac	Seeding	1200 ⁰⁰	480 ⁰⁰	✓
16						
17			+20%		20790 ⁰⁰	✓
18			Gates ✓			
19						
20			TOTAL		124740 ⁰⁰	✓
21						
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MEMO

DATE: November 18, 1978

TO: Project File 1191 - Bridgeport II

FROM: Ted Turley, Project Manager

Ted Turley

RE: Meeting November 17, 1978

Attendance: Chung T. Chang
Yash Desai
Max Green

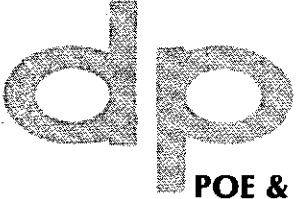
Steve Potucek
Bob Wade
Mike Thompson
Ted Turley

Drainage plan for Bridgeport II was discussed. The problem at draining lots 4 and 5 to the north, which is opposite the lay of natural ground, was considered. It is possible that these lots could be drained south to the end of the proposed cul-de-sac, then in a ditch or pipe westerly and then northerly to the Wichita - Valley Center Flood Control ditch.

More investigation and study of available routes for drainage is needed.

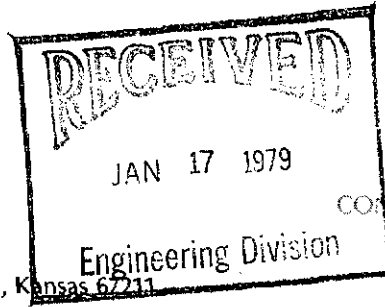
Legal problems as to the use of ditches must be resolved.

Copy to all attending.



**POE & ASSOCIATES
OF KANSAS, INC.**

1720 East Morris



CONSULTING ENGINEERS

(316) 262-1497

January 16, 1979

Mr. Yash Desai
Department of Public Works
Engineering Section
City of Wichita
455 North Main
Wichita, Kansas 67202

Re: Bridgeport II
Alternate Drainage Plans

Dear Mr. Desai:

Enclosed is a print of an alternate plan for handling the drainage from Bridgeport II, which we discussed Friday, January 12, 1979.

Depths of ditch at various significant points are noted for your use.

Please advise of your comments.

Yours truly,

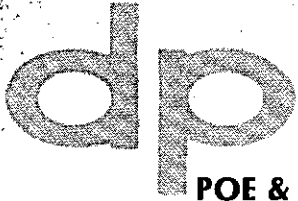
POE & ASSOCIATES OF KANSAS, INC.

Theodore J. Turley, P.E.
Project Manager

TJT:csr

Encl.

cc: Mr. Chung T. Chang



**POE & ASSOCIATES
OF KANSAS, INC.**

1720 East Morris

Wichita, Kansas 67211

CONSULTING ENGINEERS

(316) 262-1497

Bridgeport II

January 24, 1979

Jack Quirin

Mr. Yash Desai
Department of Public Works
Engineering Section
City of Wichita
455 N. Main
Wichita, Kansas 67202

Re: Bridgeport Industrial Addition II & III
Drainage Studies

Dear Mr. Desai:

Enclosed are prints of plan, profile, and a summary of construction items involved in an alternate drainage plan that you have requested we investigate. We have designated this plan Bridgeport II Drainage Plan VI as a means of identification, even though Bridgeport III is also critically affected.

Please advise, at your earliest convenience, the next steps to be taken in resolving this drainage question.

Mr. K.O. Taylor has been advised of this study.

Very truly yours,

POE & ASSOCIATES OF KANSAS, INC.

Theodore J. Turley

Theodore J. Turley, P.E.
Project Manager

TJT:pw

Encl.

cc: Chung T. Chang
K.O. Taylor w/encl.

1/25/79 Send Xerox to Yash ← Ted



POE & ASSOCIATES OF KANSAS, INC.
CONSULTING ENGINEERS

PROJECT Bridgeport II NO. 1191
 SUBJECT Drainage Plan VI
 CALCULATED BY JD DATE 1-23-79
 CHECKED BY Ted DATE 1-23-79
 SCALE: _____ SHEET NO. _____ OF _____

Pt.	L	S	K	t _c	I	C	A	Σ
P-1	1250'	.0033	.4	57.37	1.6	.7	9.2	10.30
2	625'				1.6	.7	14.6	16.35
4	750'	.008	.4	36.74	2.1	.7	4.6	6.75
5	1000'				2.1	.7	13.61	20.0
6	330'	.01	.4	23.76	3.2	.7	.69	1.55
7					3.2	.7	4.72	10.71
8		.002		(51.1)	1	.7	(16.52)	(E...)
9		↓		51.1	1.8	.7	18.38	23.16
10		↓		51.1	1.8	.7	23.16	29.12
11		↓		51.1	1.8	.7	36.77	46.33
12		↓		57.37	1.6	.7	51.37	57.53

1 foot of pipe
 drainage
 average

Design 15A Noval Concrete Pipe (ACPA Assoc)
 (Page 18) Fig 4 4/2" Pipe required
 Use 48" Pipe in Estimate - Ted

Jan 28 1979

1/25/79 Send Xerox to Yo-h ← Ted



POE & ASSOCIATES OF KANSAS, INC.
CONSULTING ENGINEERS

PROJECT Bridgeport II NO. 1191
 SUBJECT Drainage Plan VI
 CALCULATED BY JD DATE 1-23-79
 CHECKED BY Ted DATE 1-23-79
 SCALE: _____ SHEET NO. _____ OF _____

Pt.	L	S	K	t _c	I	C	A	D
P-1	1250'	.0033	.4	57.37	1.6	.7	9.2	10.30
2	625'				1.6	.7	14.6	16.35
4	750'	.008	.4	36.74	2.1	.7	4.6	6.75
5	1000'				2.1	.7	13.61	20.0
6	330	.01	.4	23.76	3.2	.7	.69	1.55
7					3.2	.7	4.72	10.71
8		.002		(51.1)	1	.7	(46.52)	(=)
9		↓		51.1	1.8	.7	18.38	23.16
10		↑		51.1	1.8	.7	23.16	29.18
11		↑		51.1	1.8	.7	36.77	46.33
12		↑		57.37	1.6	.7	51.37	57.53

↑
↓
↑
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↑

Design 15K Noval Concrete Pipe (AC Pipe)
 (Page 18) Fig 4 42" Pipe required
 Use 48" Pipe in Estimate - Ted



POE & ASSOCIATES OF KANSAS, INC.
CONSULTING ENGINEERS

PROJECT Bridgeport II NO. 1191
SUBJECT Drainage Plan VI
CALCULATED BY: JP DATE 1-23-77
CHECKED BY: _____ DATE _____
SCALE: _____ SHEET NO. _____ OF _____

Other Drainage

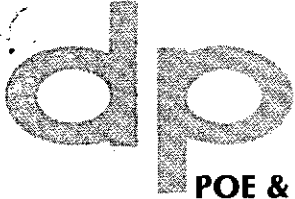
- 1- Headwall
- 5- RCMH's (including Area Inlets)
- 5- 24" FES

1400 LF 48"

940 LF 36"

340 LF 24"

500 LF - shaping Exist Ditch

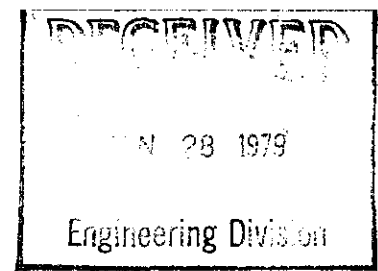


**POE & ASSOCIATES
OF KANSAS, INC.**

1720 East Morris

Wichita, Kansas 67211

(316) 262-1497



January 26, 1979

Mr. D.E. Schneider
City of Wichita
Department of Public Works
455 N. Main
Wichita, Kansas 67202

Re: Bridgeport II
Sanitary Sewer

Dear Mr. Schneider:

Enclosed are two blue-line prints of the proposed sanitary sewer for Bridgeport II, and associated design calculations for your review and comments. We feel that the indicated design will avoid problems of overloading the existing sanitary sewer (L-67). I have briefly summarized our design calculations below.

BRIDGEPORT II

Pipe Capacity - 8" V.C.P. @ .4%, n = .013 = .76 Cfs
Area of Service = 33 Acres
Design Flow = 5,000 gdp-Acre x 33 Acres = .255 Cfs

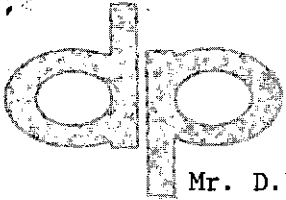
BRIDGEPORT III

Pipe Capacity - 8" V.C.P. @ .2%, n = .013 = .54 Cfs
Area of Service = 17.79 Acres (37th St. No. to 33rd St. No.
between Cleveland and Indiana)
Design Flow = 5,000 gdp-Acre x 17.79 Acres = .14 Cfs

TOTAL DESIGN FLOW

Bridgeport II = .26 Cfs
Bridgeport III = .14 Cfs (Area as noted above)
.40 Cfs

A maximum allowable flow of 0.54 Cfs is based on the existing 8" pipe at 0.2% slope.



Mr. D.E. Schneider

Page Two

January 26, 1979

All other industries located in Bridgeport III will be serviced according to pipe capacities that now exist within the boundaries of Bridgeport III. We will submit additional design data for Bridgeport III when we are into the design stage.

We appreciate your help in this matter, and look forward to your comments. Please advise if further data is required.

Very truly yours,

POE & ASSOCIATES OF KANSAS, INC.

Theodore J. Turley, P.E.
Project Manager

TJT:pw

Encl.

cc: Chung T. Chang

January 30, 1979

Mr. Theodore J. Turley, P.E.
Poe & Associates, Inc.
Consulting Engineers
1720 East Morris
Suite 101
Wichita, KS 67211

Dear Mr. Turley:

Subject: Bridgeport II Sanitary Sewer Plans

The plans on the above noted project have been reviewed with the resulting following comments:

- 1.) Plans must be sealed by a licensed professional engineer.
- 2.) Show north and south right-of-way lines for 37th Street North with distances from centerline.
- 3.) Manholes BP2-1 & BP2A-1 appear to be very close to being in the bottom of the ditch along north side of 37th Street North. Suggest moving line BP2A south sufficiently to locate manholes in fill-slope for 37th Street North.
- 4.) Arrangements must be made with owner of Power Pole on north side of 37th Street North for relocation.
- 5.) Plans must call out stubs in Manholes BP2-7 & BP2A-2 to facilitate connection of building sewers.
- 6.) A location map must be provided on the plans showing the location of the project area and the lots served by the project.
- 7.) Street right-of-way for 37th Street North between Lot 7 and Lot 6 is 35' not 50'. Street right-of-way for 37th Street North between Bridgeport Circle and Lot 7 is 35' not 50'.
- 8.) Sewer can not be constructed until plat is recorded.

Mr. Theodore J. Turley

Page 2

January 30, 1979

- 9.) Manhole BP2-7 should be located 5' north of Bridgeport Circle right-of-way line.
- 10.) Sufficient lot dimensions and curve data must be shown on the plans to facilitate staking for construction.
- 11.) Each manhole construction note says see sheet without specifying what sheet.
- 12.) Construction note for Manhole BP2-0 should require modification of the existing invert to facilitate connection of new pipe.
- 13.) Elevation of proposed storm sewer should be shown on profile where sanitary sewer crosses proposed storm sewer.
- 14.) Arrangements must be made with the Engineering Division of the Department of Public Works for construction inspection, air testing and television inspection of the proposed new sanitary sewer.

Final plans must be submitted to me for approval.

Very truly yours,

Donald E. Schneider, P.E.
Sanitary Chief Engineer

DES/dla

File: Bridgeport 3rd Addⁿ



ST. LOUIS - SAN FRANCISCO RAILWAY COMPANY
906 Olive Street — St. Louis, Missouri 63101 — Area Code 314

N. A. KIRCHOFF 342-8455
Vice President
Industrial Development

T. M. MABON 342-8454
Asst. Vice President
Industrial Development

W. R. HESSI, JR. 342-8510
R. G. WEIDNER 342-8465
Directors Industrial Development

K. K. KEFFER 342-8467
Resource Specialist

E. B. AULL 342-8456
V. E. HEMMY 342-8452
Industrial Development
and Real Estate Agents

June 4, 1979

JUN 11 1979

A-24040 (e)

Mr. Steven L. Potucek
Real Estate Officer
Urban Renewal Agency
Poe and Associates
1720 East Morris
Wichita, KS 67211

Dear Mr. Potucek:

I am pleased to advise our executives have approved the proposition whereby the Frisco will quitclaim our interests in a 6 ft. strip of alley laying adjacent to the western perimeter of the Bridgeport Third Industrial Addition. Consideration will be for \$1. As soon as the conveyance instrument is prepared and executed, we will be in touch with you.

Presumably with this information, you will be able to proceed with your platting procedure, which include your dedication and guaranteeing pavement of half of the future proposed 33rd Street and a full 70 ft. width for 35th Street, both streets originating at Ohio Street, proceeding easterly to our Clarkland property for our future access. We understand that the paving costs involved will be assessed 25% to the Urban Renewal Agency with 75% being assessed to the Frisco Railroad when it is deemed necessary by the Frisco for the projection of these streets.

Sincerely,

A handwritten signature in cursive script, appearing to read "N. A. Kirchoff".

cc-Mr. J. H. Chronister
Mr. T. C. Wehner

INGS

8116

COMMISSIONERS PROCEEDINGS

8116

October 23, 1979

- Bob Lakin Director of Planning reviewed the area and answered questions by the Commission.
- Mayor Casado Mayor Casado inquired if anyone present wished to be heard, and no one appeared.
- Motion-- Peters moved that the petition be approved; that the Director of Law be instructed to prepare the necessary resolution; that the plat as approved by the MAPC be approved; and that the Mayor be authorized to sign. Motion carried 4-0.
--carried
- S/D 79-83--PLAT OF 47th STREET SOUTH S.O.C. ADDITION LOCATED ON THE SE CORNER OF 47th ST. SOUTH & LULU S/D 79-83--Plat of 47th Street South S.O.C. Addition located on the southeast corner of 47th Street South and Lulu, presented.
A one-lot plat containing 4.51 acres. The Planning Commission recommended approval subject to recording within 30 days.
A special permit to allow expansion of a Southwestern Bell Service Operation Center (DR 78-38) has been approved subject to platting. The applicant has submitted a 100% petition for sanitary sewer to serve the site when available.
- Sanitary sewer 100% petition for sanitary sewer lateral for 47th Street South, S.O.C. Addition (47th Street South and Lulu), dated 10-9-79.
- Bob Lakin Director of Planning reviewed the area and answered questions by the Commission.
- Motion-- Casado moved that the petition be approved; that the Director of Law be instructed to prepare the necessary resolution; that the plat as approved by the MAPC be approved; and that the Mayor be authorized to sign. Motion carried 4-0.
--carried
-
- S/D 78-15--PLAT OF BRIDGEPORT INDUSTRIAL PARK II LOCATED NORTH OF 37th ST. NORTH IN AN AREA WEST OF I-135 S/D 78-15--Plat of Bridgeport Industrial Park II located north of 37th Street North in an area west of I-135, presented.
An eight-lot, industrial plat containing 32.8 acres. The Planning Commission recommended approval subject to recording within 30 days.
Petitions have been submitted for the following improvements: Water (100%); sanitary sewer (95%); storm sewer (96%); street paving for Bridgeport Circle (95%). Notices have been sent to affected property owners in the benefit districts. A certificate has been submitted certifying the petitions.
- Water petition 100% water petition to serve the property adjacent to Bridgeport Circle, dated October 8, 1979.
- Sanitary sewer 95% sanitary sewer petition to serve an area north of 37th Street North from 1145 feet west of I-135 to I-135, dated 10-12-79.
- Storm sewer 96% storm water sewer petition to serve north of 37th Street North from 1145 feet east of I-135 to I-135, dated 10-12-79.
- Pavement petition 95% pavement petition to serve Bridgeport Circle from the north line of 37th Street North to and including cul-de-sac, dated 10-12-79.
- Bob Lakin Director of Planning reviewed the area and answered questions by the Commission. He pointed out the petitions that were not 100% petitions.
- Mayor Casado Mayor Casado inquired if anyone present wished to be heard, and no one appeared.
- Motion-- Casado moved that the water engineering feasibility report be received and filed; that the resolution of finding and the resolution ordering and directing the water system improvement be adopted; that the petitions be approved; that the City Clerk be instructed to file the certificate with the Register of Deeds, the recording cost of which shall be billed to the applicant; that the plat as approved by the MAPC be approved; that the Mayor be authorized to sign; and that the Planning Department be instructed to withhold release of the plat for recording until the utility easement indicated on the plat as being granted by separate instrument has been submitted. Motion carried 4-0.
--carried

7. S/D 79-82 - PLAT OF 39TH STREET NORTH S.O.C. ADDITION LOCATED ON THE WEST SIDE OF ARKANSAS IN AN AREA SOUTH OF 39TH STREET NORTH.

A one-lot plat containing 4.27 acres. The Planning Commission recommends approval subject to recording within 30 days.

A special permit to allow expansion of a Southwestern Bell Service Operation Center has been approved subject to platting. The applicant has submitted a 100% petition for sanitary sewer to the site when available.

ACTION: Approve the petition and instruct the Director of Law to prepare the necessary resolution; approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

8. S/D 79-83 - PLAT OF 47TH STREET SOUTH S.O.C. ADDITION LOCATED ON THE SOUTHEAST CORNER OF 47TH STREET SOUTH AND LULU.

A one-lot plat containing 4.51 acres. The Planning Commission recommends approval subject to recording within 30 days.

A special permit to allow expansion of a Southwestern Bell Service Operation Center (DR 78-38) has been approved subject to platting. The applicant has submitted a 100% petition for sanitary sewer to serve the site when available.

ACTION: Approve the petition and instruct the Director of Law to prepare the necessary resolution; approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

9. S/D 78-15 - PLAT OF BRIDGEPORT INDUSTRIAL PARK II LOCATED NORTH OF 37TH STREET NORTH IN AN AREA WEST OF I-135.

An eight-lot, industrial plat containing 32.8 acres. The Planning Commission recommends approval subject to recording within 30 days.

Petitions have been submitted for the following improvements: Water (100%); sanitary sewer (95%); storm sewer (96%); street paving for Bridgeport Circle (95%). Notices have been sent to affected property owners in the benefit districts. A certificate has been submitted certifying the petitions.

ACTION: Receive and file the water engineering feasibility report, adopt the resolution of finding and the resolution ordering and directing the water system improvement; approve the petitions and instruct the City Clerk to file the certificate with the Register of Deeds, the recording cost of which shall be billed to the applicant; approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign and instruct the Planning Department to withhold release of the plat for recording until the utility easement indicated on the plat as being granted by separate instrument has been submitted.

01 Proj 17 sld Storm S.
01 " 18 sld Street
01 Proj 19 sld. San, Sewer

EASEMENT

THIS EASEMENT made this 23rd day of October,
19 79, by and between Joseph J. and Sharon J. Sandbothe
of the first part and the City of Wichita, of the second part.

WITNESSETH: That the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant and convey unto the said second party a perpetual right-of-way and easement for the purpose of constructing, maintaining, and repairing sewer and all other public utilities, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

The north 20 feet of the south 35 feet of the east 55 feet of Lot 3, and the north 20 feet of the south 35 feet of the west 55 feet of Lot 4, all in North Wichita Gardens, Sedgwick County, Kansas

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such sewer and all other public utilities.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.

Joseph J. Sandbothe
Joseph J. Sandbothe

Sharon J. Sandbothe
Sharon J. Sandbothe

STATE OF KANSAS)
SEDGWICK COUNTY) SS

Be it remembered that on this 23rd day of October, 1979, before me, a notary public in and for said County and State, came Joseph J. and Sharon J. Sandbothe to me personally, known to be the same person(s) who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

SEAL

Jose M. Moresy
Notary Public



My Commission expires: January 17, 1981

COST ESTIMATE FOR DRAINAGE PLAN

of

BRIDGEPORT INDUSTRIAL PARK II

Alternate A

Bridgeport Circle:

123' of 18" RCP @ \$22/ft.	=	\$2706
218' of 24" RCP @ \$28/ft.	=	6104
225' of 30" RCP @ \$34/ft.	=	7650
8 Inlets @ \$900 each	=	<u>7200</u>

Sub-Total \$23,660

South and West Side of Lot 5:

✓207' of 15" RCP @ \$19/ft.	=	\$3933
✓214' of 24" RCP @ \$28/ft.	=	5992
✓240' of 27" RCP @ \$31/ft.	=	7440
✓230' of 30" RCP @ \$34/ft.	=	7820
✓112' of 36" RCP @ \$40/ft.	=	4480
✓11 Inlets @ \$900 each	=	9900
✓Outlet Headwall	=	2400
✓36" Flap Gate	=	2800
✓36" Sluice Gate	=	8000
✓Special Manhole	=	<u>4000</u>

Sub-Total \$56,765

Ditch on North Side of Lot 5:

905 cu. yd. @ \$1.50/cu. yd.	=	\$1360
------------------------------	---	--------

TOTAL \$81,785

260-E-II

September 12, 1978

COST ESTIMATE FOR DRAINAGE PLAN
of
BRIDGEPORT INDUSTRIAL PARK II
Alternate B

Bridgeport Circle:

123' of 18" RCP @ \$22/ft.	=	\$2706
218' of 24" RCP @ \$28/ft.	=	6104
225' of 30" RCP @ \$34/ft.	=	7650
8 Inlets @ \$900 each	=	<u>7200</u>
		Sub-Total \$23,660

Ditch on South and West Side of Lot 5:

✓ 5770 cu. yd. @ \$1.50/cu. yd.	=	\$8655
✓ 112' of 36" RCP @ \$40/ft.	=	4480
✓ 5 Inlets @ \$900 each	=	4500
✓ Outlet Headwall	=	2400
✓ 36" Flap Gate	=	2800
✓ 36" Sluice Gate	=	8000
✓ Special Manhole	=	<u>4000</u>
		Sub-Total \$34,835

Ditch on North Side of Lot 5:

905 cu. yd. @ \$1.50/cu. yd. = \$1360

TOTAL \$59,855

260-E-II

September 12, 1978

SWALE:

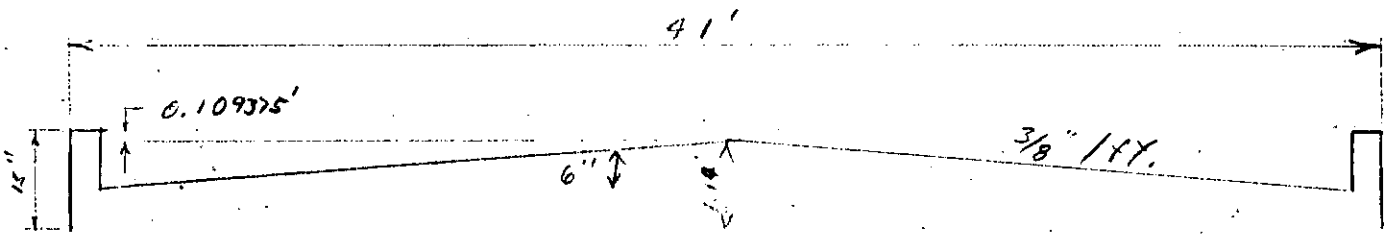
@ 0.44' Depth : $A = 2.9040$; $W.P. = 13.23$; $R = 0.2195$
 $Q = 2.001 \text{ cfs}$; $V = 0.689 \text{ fps}$

@ 0.64' Depth : $A = 6.1900$; $W.P. = 19.24$; $R = \frac{A}{W.P.} = 0.319$
 $Q = 5.99 \text{ cfs}$; $V = 0.885 \text{ fps}$

@ 0.78' Depth : $A = 9.1260$; $W.P. = 23.95$; $R = 0.389$
 $Q = 9.21 \text{ cfs}$; $V = 1.009 \text{ fps}$

@ 0.86' Depth : $A = 11.0940$; $W.P. = 25.86$; $R = 0.429$
 $Q = 11.95 \text{ cfs}$; $V = 1.08 \text{ fps}$

@ 0.87' Depth : $A = 11.2535$; $W.P. = 26.16$; $R = 0.434$
 $Q = 12.32$



Note: Curb is 15" instead of 13".

$$\frac{20.5 \times \frac{3}{8} \text{"/ft}}{12 \text{"/ft}} = 0.640625'$$

$$0.640625' + (0.5' \text{ thickness}) = 1.140625'$$

$$15'' - 1.140625' = 0.109375' \quad (\text{curb is above crown})$$

$$\text{Capacity: } Q = 0.56 \frac{z}{n} \times s^{1/2} \times d^{8/3}$$

$$z = \frac{1}{3/8 \text{"/ft}} = 32; \quad n = 0.015; \quad s = 0.0045 \text{'/ft.}$$

$$d = \frac{3/8 \text{"/ft}}{12} \times 20' = 0.625'$$

$$Q = 0.56 \left(\frac{32}{0.015} \right) \times (0.0045)^{1/2} \times (0.625)^{8/3}$$

$$Q = 22.88 \text{ cfs} \quad (\text{Capacity on each side up to crown})$$

$$\text{T.C. Elev.} = 0.625 + 0.109375 = 0.734375'$$

Area: W.P. @ Elev. 0.65:

$$A = \left[(20)(0.625)^{1/2} \times 2 \right] + \left[(0.65 - 0.625) \times 40 \right] = 13.5 \text{ sq'}$$

$$\text{W.P.} = \sqrt{(20)^2 + (0.65)^2} \times 2 + 2(0.65) = 41.3211992'$$

$$\text{Depth increments @ } 0.01'; \quad \text{E Area for each increment} = 0.01 \times 40 = 0.4 \text{ sq'}$$

$$\text{E wetted Perimeter for each increment} = 0.01 \times 2 = 0.02'$$

Inlet or M.H. No.

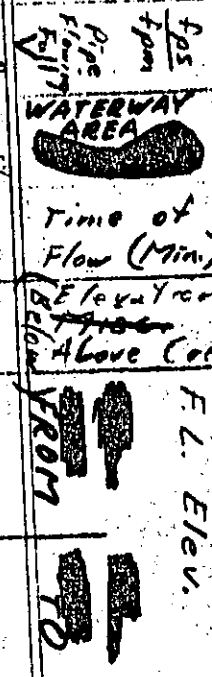
Location	Area (Acres)	Runoff Ratio	Equivalent Area	Accumulative Equivalent Area	Time of Concentration (Min)	Rainfall Rate (in./hr)	Flow cu. ft. per sec	CROSS SLOPE	Length	Width of Flow	Depth of Flow	Street Slope	Time of Flow (Min)	Elevation Above (or Below) FROM TO		
A	0.5788	0.80	0.4638	0.4638	11.32	7.5	3.5	3/8" / FT	260'	8.0	0.25	0.95%	2.0	1.0	2.125	
B	4.66	0.65	3.029	3.4928	15.58	6.8	23.25	3/4" / FT	330'	14.08	0.94	0.95%	3.52	3.0976	1.934	
C	5.2702	0.65	3.426	6.9188	17.01	6.6	25.7	3/4" / FT	225'	20	0.625	0.95%	2.19	1.7	6.25	1.03
D	2.3488	0.65	1.5288	8.4456	18.03	6.4	59.1	3/8" / FT	90'	0.71	0.95%					

Storm Sewer for 5 Yr Storm. Evg.

100-yr. Storm is confined within Street without using storm sewer.

1.7 one side
 2.73 one side
 2.73 one side
 5.72 Capacity
 28.1 0.66
 18.98 0.60
 2.096 0.23
 16.96
 $0.95%$
 $0.6%$
 0.48 Capacity
 28.1 0.66

Bridgeport Circle
 100-yr. Storm
 F.L. Elev.



Inlet or M.H. No.

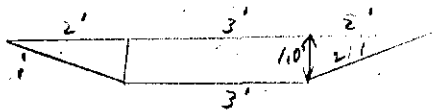
Location	Area (Acres)	Runoff Ratio	Equivalent Area	Accumulative Equivalent Area	Time of Concentration (Min)	Rainfall Rate (in./hr)	Flow cu. ft. per sec	Ditch Width	Length	Ditch slope	side slope Left	side slope Rt.	Capacity	Time of Flow (Min)	Depth of Water	F.L. Elev.	Upper End	Lower End
A	0.95250	0.70	0.67050	0.6705	10.05	7.8"	5.3	15"	183'	0.17%	2:1	2:1	1.170 @ 1.0'	2.6	1.0'		A	B
B	1.1830	0.70	0.7983	1.4696	12.65	7.3"	10.58	"	110'	0.17%	2:1	2:1	1.903 @ 1.0'	2.6	1.0'		B	C
C	1.1616	0.65	0.7551	2.2047	13.96	7.0"	15.43	"	208'	0.17%	2:1	2:1	1.508 @ 1.6'	2.3	1.6'		C	D
D	2.1933	0.65	1.4257	3.6294	16.26	6.7"	24.32	"	215'	0.17%	2:1	2:1	1.0217 @ 2.1'	2.1	2.0'		D	E
E	2.2683	0.65	1.4794	5.1098	18.36	6.4"	32.67	"					35.25 cfs		2.4'			

N

100 - Yr. Storm
North Ditch of 37th St. North

1, 1.4, 1.6, 2.0, 2.4, 3.0

@ 1.0' depth:



$$A = 5.0'$$

$$W.P. = 7.97'$$

$$R = 0.669'$$

$$Q = \frac{1.486}{0.04} \times 5 \times R^{\frac{2}{3}} \times (0.0017)^{\frac{1}{2}} = 5.85 \text{ cfs}; v = 1.17 \text{ fps}$$

@ 1.4' depth: $A = 8.120'$; $W.P. = 9.26'$; $R = 0.877'$

$$Q = \frac{1.486}{0.04} \times 8.12 \times R^{\frac{2}{3}} \times (0.0017)^{\frac{1}{2}} = 11.39 \text{ cfs}; v = 1.403 \text{ fps}$$

@ 1.6' depth: $A = 9.920'$; $W.P. = 10.15'$; $R = 0.977'$

$$Q = \frac{1.486}{0.04} \times 9.92 \times R^{\frac{2}{3}} \times (0.0017)^{\frac{1}{2}} = 14.96 \text{ cfs}$$

$$v = \frac{Q}{A} = 1.508 \text{ fps}$$

@ 2.0' depth: $A = 14.0'$; $W.P. = 11.94'$; $R = 1.17'$

$$Q = \frac{1.486}{0.04} \times 14 \times (1.17)^{\frac{2}{3}} \times (0.0017)^{\frac{1}{2}} = 23.84 \text{ cfs}; v = 1.7 \text{ fps}$$

@ 2.4' depth: $A = 18.72'$; $W.P. = 13.73'$; $R = 1.363'$

$$Q = \frac{1.486}{0.04} \times 18.72 \times (1.363)^{\frac{2}{3}} \times (0.0017)^{\frac{1}{2}} = 35.25 \text{ cfs}; v = 1.88 \text{ fps}$$

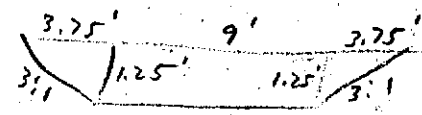
@ 3.0' depth (Capacity): $A = 27.0'$; $W.P. = 16.4164'$; $R = 1.6447'$

$$Q = \frac{1.486}{0.04} \times 27 \times (1.6447)^{\frac{2}{3}} \times (0.0017)^{\frac{1}{2}} = \underline{\underline{57.6 \text{ cfs}}}$$

Inlet or M.H. No.	Location	Area (Acres)	Runoff Ratio	Equivalent Area	Accumulative Equivalent Area	Time of Concentration (Mins)	Rainfall Rate (in./hr)	Flow cu. ft. per sec	Ditch Width	Length	Ditch slope	Side Slope Left	Side Slope Rt.	Capacity	Time of Flow (Min)	Depth of Water	Upper End Elev.	Lower End Elev.
	A	7.37	0.65	4.7905	9.7905	17.42	6.5"	31.14	24'	200'	0.3%	3:1	3:1	1.955	1.70	1.25'		
	B	1.9054	0.65	1.2385	6.029	19.12	6.3"	37.98	24'	200'	0.3%	3:1	3:1	2.074	1.61	1.38'		
	C	1.1299	0.65	0.7312	6.7602	20.23	6.0"	40.56	24'	192'	0.3%	3:1	3:1	2.1145	1.51	1.44'		
	D	0.3636	0.65	0.2364	6.9966	22.24	6.0"	42	24'	192'	0.3%	3:1	3:1	2.619	1.47'	1.5'		
FOR 5-YEAR STORM:																		
	A	7.37	0.65	4.7905	17.42	4.0"	19.16	24'	200'	200'	0.3%	3:1	3:1	1.68	1.98	0.95'		
	B	1.9054	0.65	1.2385	6.029	19.40	3.8"	22.91	24'	200'	0.3%	3:1	3:1	1.78	1.88	1.05'		
	C	1.1299	0.65	0.7312	6.7602	21.28	3.7"	25.01	24'	192'	0.3%	3:1	3:1	1.83	1.75	1.11'		
	D	0.3636	0.65	0.2364	6.9966	25.03	3.6"	25.19	24'	192'	0.3%	3:1	3:1	1.87	1.75	1.11'		
		10.7657																

plus 1' freeboard
equals 2.5' deep.

DITCH (North Side Lot 5)
100- Year Storm

@ 1.25' depth:  $A = 15.9375 \text{ ft}^2$
 $W.P. = 16.905'$
 $R = 0.9427'$

$$Q = \frac{1.486}{0.04} \times 15.9375 \times (0.9427)^{\frac{2}{3}} \times (0.003)^{\frac{1}{2}} = 31.18 \text{ cfs}$$

$$V = \frac{Q}{A} = 1.956 \text{ fps (from point A to point B)}$$

@ 1.38' depth: $A = 18.1332 \text{ ft}^2$, $W.P. = 17.73'$, $R = 1.023'$

$$Q = \frac{1.486}{0.04} \times 18.1332 \times (1.023)^{\frac{2}{3}} \times (0.003)^{\frac{1}{2}} = 37.95 \text{ cfs}$$

$$V = \frac{Q}{A} = 2.066 \text{ fps}$$

@ 1.44' depth: $A = 19.1808 \text{ ft}^2$, $W.P. = 18.11'$, $R = 1.059'$

$$Q = \frac{1.486}{0.04} \times 19.1808 \times (1.059)^{\frac{2}{3}} \times (0.003)^{\frac{1}{2}} = 40.56$$

$$V = \frac{Q}{A} = 2.11 \text{ fps}$$

@ 1.47' depth: $A = 19.7127 \text{ ft}^2$, $W.P. = 18.297'$, $R = 1.077'$

$$Q = \frac{1.486}{0.04} \times 19.7127 \times (1.077)^{\frac{2}{3}} \times (0.003)^{\frac{1}{2}} = 42.15 \text{ cfs}$$

Freeboard = 1'; Depth of Ditch = 2.5'

FOR 5 YR. STORM:

@ 0.95 depth: $A = 11.2575$; $W.P. = 15.01$; $R = 0.75$

$$Q = \frac{1.486}{0.04} \times 11.2575 \times (0.75)^{\frac{2}{3}} \times (0.003)^{\frac{1}{2}} = 18.91 \text{ cfs}; V = 1.60$$

@ 1.05 depth: $A = 12.7575$; $W.P. = 15.641$; $R = 0.81566$

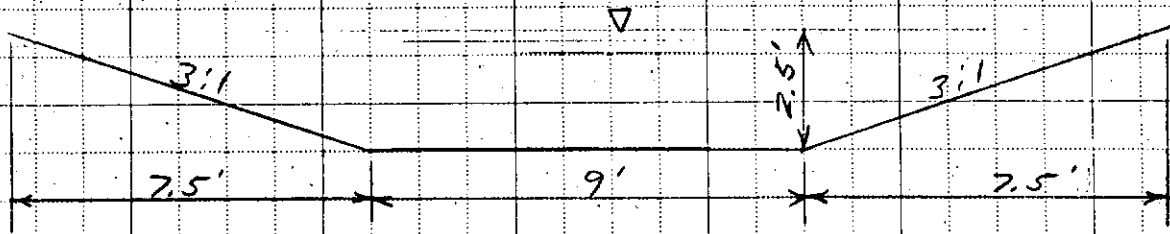
$$Q = \frac{1.486}{0.04} \times 12.7575 \times (0.81566)^{\frac{2}{3}} \times (0.003)^{\frac{1}{2}} = 22.66 \text{ cfs}; V = 1.776 \text{ fps}$$

@ 1.11 depth: $A = 13.6863$; $W.P. = 16.02$; $R = 0.8543$

$$Q = \frac{1.486}{0.04} \times 13.6863 \times (0.8543)^{\frac{2}{3}} \times (0.003)^{\frac{1}{2}} = 25.07 \text{ cfs}; V = 1.83$$

@ 1.12 depth: $A = 13.8432$; $W.P. = 16.08$; $R = 0.8607$

$$Q = \frac{1.486}{0.04} \times 13.8432 \times (0.8607)^{\frac{2}{3}} \times (0.003)^{\frac{1}{2}} = 25.90 \text{ cfs}$$



$A = 41.25 \text{ ft}^2$
 $W.P. = 24.81'$
 $R = 1.66'$
 $Q = \frac{1.486}{0.04} \times 41.25 \times (1.66)^{2/3} \times (0.003)^{1/2} = 117.8 \text{ cfs}$

@ 1.5' depth; $A = 20.25$; $W.P. = 18.99$; $R = 1.095$

$Q = \frac{1.486}{0.04} \times 20.25 \times (1.095)^{2/3} \times (0.003)^{1/2} = 43.78 > 42 \text{ CFS}$
 100-Yr. Storm ↑

∴ 1' of freeboard is provided.

RUNOFF FOR LOT 4:

$D.A. = 7.37 \text{ Acres}$
 $C = 0.65$
 $I_{100} = 6.5''$

$L = 800'$
 $S = \frac{2'}{800'}$
 $K = 0.06$
 $t_c = 17.42 \text{ min}$

$Q_{100} = C I A$
 $= (0.65)(6.5)(7.37)$
 $= 31.1 \text{ cfs}$

All t_c 's are shown on the blue line work print.

THE CITY OF WICHITA

OFFICE OF ENGINEERING

DATE DECEMBER 27, 1979

TO ROBERT B. FELDNER, SUPERINTENDANT OF CENTRAL INSPECTION DIVISION

FROM DEAN SELLERS, ACTING CITY ENGINEER

SUBJECT BRIDGEPORT INDUSTRIAL PARK II
DRAINAGE

The plat of Bridgeport Industrial Park II was approved by the City Commission on October 23, 1979. Lots 5, 6, 7 and 8 drain towards 37th Street North, an unimproved arterial street with poor drainage. The proposed 1980-1985 Capital Improvement Program includes the paving of 37th Street North from Broadway to Hydraulic in 1981 and notes the project will require an extensive drainage project.

Development should not occur on Lots 5, 6, 7 and 8, Bridgeport Industrial Park II until a storm water sewer is constructed in 37th Street North or the developer prepares an acceptable storm water detention plan for said lots.

Please insure that no building permits are issued on these lots. If additional information is desired, please contact me.

Dean Sellers
Acting City Engineer

ML/dla

cc: Don E. Anderson, Director of Economic Development
Kenneth H. Kitchen, Executive Director, Urban Renewal Agency

**POE & ASSOCIATES
OF KANSAS, INC.**

1720 East Morris

Wichita, Kansas 67211

CONSULTING ENGINEERS

(316) 262-1497

January 7, 1980

Mr. Don Schneider, P.E.
Sanitary Chief Engineer
Department of Public Works
Engineering Division
455 N. Main
Wichita, Kansas 67202

Re: Bridgeport II and III Sanitary Sewers

Dear Mr. Schneider:

Please find enclosed one set of blueline prints on the above referenced project for your review. Note that sheet number 6 has been previously submitted to you on January 26, 1979. The only revision made to this sheet is the connection to the new sewer from Bridgeport III.

We will be looking forward to your comments on January 14, 1980 in accordance with project scheduling. If you have any questions, please advise.

Yours truly,

POE & ASSOCIATES OF KANSAS, INC.



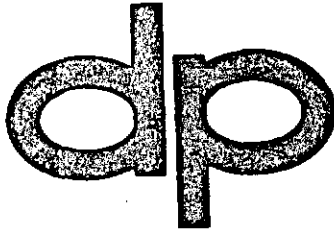
Jack Whitson, C.E.T.
For Theodore J. Turley, Project Manager

JW:csr

Encls.

cc: Mr. Chung T. Chang, U.R.A.

Mr. Dean Sellers,
Acting City Engineer



Poe & Associates of Kansas, Inc.
1720 East Morris
Wichita, Kansas 67211

316-262-1497

MEMO

DATE: March 27, 1980

PROJECT: 1191, Bridgeport Retention Pond

REFERENCE: Application of TP55, SCS

TO: Project File 1191

FROM: Ted Turley, Project Engineer

ATTENDING: Mike Lackey, Vicki Huang, Gary Lien, Jim Parsons,
Ted Turley

DISCUSSED: Use of technical paper 55, all agreed that if it were to be used it should be used consistently. There were no real disagreements to its use.

After discussion it was decided to use the following as design parameters.

1. Runoff factor 0.7 for improved condition of area
2. 100 year storm
3. 14.7 Cfs controlled outlet rate
4. 5.9" rain
5. Curve No. CN91
6. Correct lag time for "% impervious" factor of 0.69
7. Correct lag time for "improved water way" factor of 1.00
8. Design to be based on the assumption that: If the waterway area should be paved in the future, 3" high, rounded curb would be placed perpendicular to flow starting at the flow line and extending at least 25' feet into the waterway. The curbs would be placed at 300' intervals along the waterway and slotted at the flow line to allow complete drainage.
9. The hydrograph method will be used to determine storage volume developed by use of T.P.55
10. 0.3 freeboard will be provided.

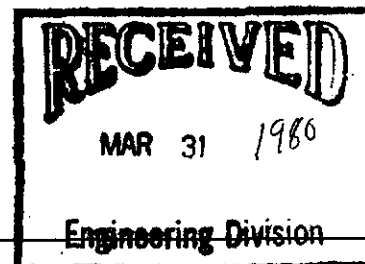
Poe & Associates of Kansas will prepare the above design computation and hydrograph and submit to Mr. Lackey for review.

Upon review and concurrence of the above, the retention pond will be altered to meet the new criteria.

cc: Lackey, Huang, Lien, Parsons

FROM:

Ted Turley



(5-30)

THE CITY OF WICHITA


OFFICE OF REDEVELOPMENT AND REHABILITATION DATE May 22, 1980

TO Distribution
FROM Kenneth H. Kitchen, Director

SUBJECT Bridgeport

The Redevelopment and Rehabilitation Board acted on May 22 to recommend to the City Commission petition for waiver of development policy for the purpose of installing public improvements in Bridgeport II and III. Accordingly, I am sending you a copy of the petition for review.

Should you have any questions, please do not hesitate to contact either Chung Chang or myself.


Kenneth H. Kitchen
Director

KHK/CTC/abv
Attachment

cc: John Wynkoop, Director of Water Dept. & Water Pollution Control
Ray Bruggeman, Director of Public Works ✓
Robert Lakin, Director of Planning
Russell Brenner, Director of Administration
E. H. Denton, City Manager

RECEIVED
MAY 23
Engineering Division

RECEIVED
MAY 22 1980
Director of Public Works

MLC *RWB*

PETITION FOR WAIVER OF DEVELOPMENT POLICY

INTRODUCTION

The Development Policy of the City requires that after property has been platted and the necessary petition filed with the City for the installation of streets, sewers, water mains, and drainage systems, the City will install these facilities using City credit on a special assessment basis whenever reasonable assurances have been provided by the developer that the City's credit will not be adversely affected by installing and financing such improvements.

This petition for waiver procedure, approved by the Board of City Commissioners, will be used in evaluating any requests from developers that public improvements be installed by the City in advance of 35% development and without the assurances that the City's credit will not be adversely affected whenever it is determined that such action is overwhelmingly in the public interest, such a criteria to include a review by the Department of Water, Department of Public Works, Planning Department, and Department of Administration.

PETITION SUPPORT INFORMATION

The undersigned hereby represents:

1. That the public improvements are in the public interest for the following reasons: Bridgeport Industrial Park was acquired by the public for industrial development. In order to dispose of the land for industrial users, public improvements will be necessary. Disposing of the land will improve industrial base for this city and will take the properties off the city's land inventory.

2. That City of Wichita Dept. of Redevelopment and Rehabilitation (Telephone 268-4381) is the owner(s) of record of the subdivision, and that Kenneth H. Kitchen (Telephone 268-4381) is authorized to represent the owner(s).

3. That it is intended that the subdivision will be developed in accordance with the following schedule and manner: Final plat, engineering work, and petitions for improvements has been completed. Upon approval for waiver, bid packages may be ready within two weeks. Improvements will begin upon receiving bids. These include storm sewers, sanitary sewers, water mains, and paving.

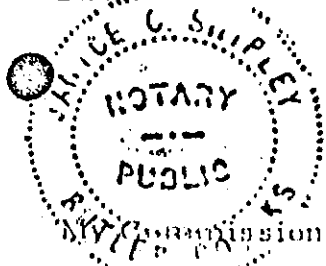
(type of construction, i. e., residential, commercial, industrial) units having a total estimated construction (XXXXX) cost of \$36,000,000.00 are to be constructed in accordance with the following timetable: Based on staff estimate, 95 acres of land may be disposed of in three years. Construction for industrial facilities will probably take six years.

I hereby declare that the foregoing statements are true and correct to the best of my knowledge and belief:

Applicant City of Wichita
Owner of Record City of Wichita Kenneth H. Kitchen, Director
Developer City of Wichita

STATE OF KANSAS)
SEDCWICK COUNTY) SS

Sworn to and subscribed before me this 14th day of May, 1980.



Alice C. Shipley
Notary Public
My commission expires July 26, 1981

DEPARTMENTAL REVIEW FOR FEASIBILITY

WATER MAIN EXTENSION FEASIBILITY

ENGINEERING FEASIBILITY

PLANNING FEASIBILITY

FINANCIAL FEASIBILITY

DEPARTMENT APPROVAL

APPROVED BY:

DATE:

Director of Water & Water Pollution Control

Director of Public Works

Director of Planning

Director of Administration

NOTE: If not approved, please direct memo of explanation to the Office of the City Manager with a copy to the Director of Economic Development

THE CITY OF WICHITA

OFFICE OF Redevelopment and Rehabilitation **DATE** July 22, 1980

TO DISTRIBUTION


FROM Chung T. Chang, Operations Officer

SUBJECT Bridgeport Improvements

At the request of Spencer Depew, a meeting was held on July 21, 1980 to discuss the schedule for completion of improvements in Bridgeport II. Those in attendance included Mike Lindebak, Gary Lien, Spencer Depew, Bob Rasberry, and myself. Bob Rasberry and Spencer Depew, representing Professional Agricultural Products, expressed strong concern that the paving will not be completed on time for their use. Accordingly, the following items were decided:

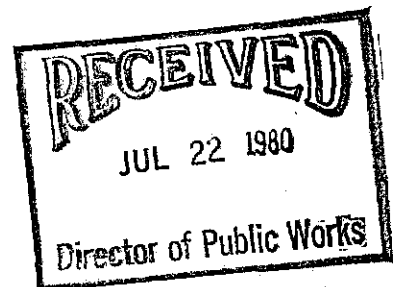
1. Poe and Associates will prepare an alignment showing a 20-foot wide temporary easement.
2. Poe and Associates will prepare specifications for a temporary road to parcel 3 in Bridgeport II.
3. Mike Lindebak will assist Redevelopment and Rehabilitation in petitioning the cost for temporary road.

This solution should make it possible for Professional Agricultural Products to meet their construction and operations schedules.


Chung T. Chang
Operations Officer

CTC/abv

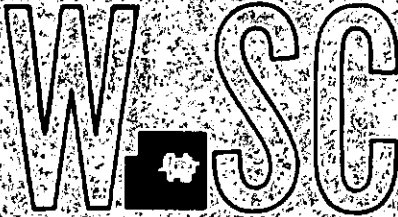
DISTRIBUTION: Ray Bruggeman ✓
Ken Kitchen
Bob Finkbiner
Steve Potucek
Gary Lien
Mike Linkebak
Steve Lackey
Spencer Depew
Bob Rasberry



ML

PWTB

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET

WICHITA, KANSAS 67202

November 16, 1980

(616) 260-4331

Mr. Wilmer Freund
Delamater, Freund & Associates
412 Century Plaza
111 W. Douglas
Wichita, Ks. 67202

Re: Refile of Bridgeport Industrial Park II

Dear Mr. Freund:

We have reviewed your request to refile the plat of Bridgeport Industrial Park II for the purpose of correcting several dimensions and angles in the east outer perimeter adjacent to the I-135 highway right-of-way. Authorization is hereby given for this refile. After the plat has been corrected and refiled, please furnish our office and the City Engineer's office (attention: Jim Veon) with a print of the corrected plat.

Sincerely,


Robert A. Lakin
Director of Planning

RAL:LO:bh

cc: Bette McCart, Register of Deeds
Jim Veon, City Engineering

RECEIVED
NOV 18 1980
Dept. Of Engineering

RECEIVED

AUG 26 1981

Dept. Of Engineering

THE CITY OF WICHITA

OFFICE OF CITY MANAGER

DATE August 25, 1981

TO R. W. Bruggeman, Director of Engineering

FROM Robert G. Finch, Deputy City Manager

SUBJECT Proposed Assessments -- Sand Street in Bridgeport Industrial Park II

Hearing on the subject item was continued one week from the meeting of August 25, 1981.

Please accept responsibility for providing a written response to the concerns expressed by James Mason, 700 North Beech, which included:

- 1) The temporary road being placed across his property without his knowledge or permission, resulting in the necessity to relocate the site of his proposed building.
- 2) Curb cuts being placed in locations other than he requested, resulting in one being of no practical use.
- 3) Being billed for curb cuts when he had been told there would be no charge.

Some of these concerns will need to be checked back through the Department of Housing and Economic Development.

Robert G. Finch
Deputy City Manager

RGF/pd

cc: Don E. Anderson, Director of Housing and Economic Development
Wayne Isaac, Federal Aid Coordinator

P.S. Wayne Isaac has a copy of Title Insurance.

Lot 1 - 1 drive - 2978 / 46
 " 3 - " " 2929 / 06

THE CITY OF WICHITA

OFFICE OF Industrial Development

DATE

August 27, 1981

RECEIVED

AUG 28 1981

Dept. Of Engineering

TO E. H. Denton, City Manager

FROM Joe E. Boyd, Economic and Industrial Development Officer

SUBJECT James Mason - Bridgeport II Lots

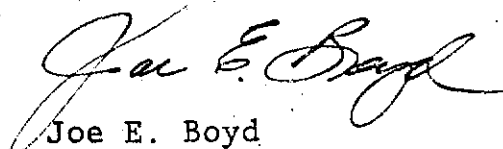
I have attached a copy of Gary Lien's memo of August 27, 1981, regarding James Mason Lots 1 and 2, Bridgeport II. As you will recall, Mr. Mason appeared before the City Commission last Tuesday to protest the special assessments of his two lots plus his portion of the cost for the temporary road.

I concur with all of Mr. Lien's comments regarding our efforts to satisfy Mr. Mason's requests. However, the temporary road was installed prior to my receiving the responsibility for the three parks, but I have always been under the impression that the temporary road was to be assessed back against the benefit district.

Mr. Lien is absolutely correct by stating that we did provide 4,000+ cubic yards of dirt at no charge for his project and it was at my direction that he did so.

In view of the above I feel we have been more than fair with Mr. Mason.

I will be most happy to discuss this matter further if you so desire.



Joe E. Boyd
Economic and Industrial
Development Officer

JEB/st

cc: Don E. Anderson
Ray Bruggeman
Gary Lien

THE CITY OF WICHITA

OFFICE OF Housing & Economic Development DATE August 27, 1981

ROUTING	
<input type="checkbox"/> 33	_____
<input type="checkbox"/> 116	_____
<input type="checkbox"/> 11	_____
AUG 27 1981	
<input type="checkbox"/>	_____
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TO Joe E. Boyd, Economic and Industrial Development Officer

FROM Gary Lien, Construction Coordinator

SUBJECT Bridgeport Lots 1 & 2

Per your request, I have prepared below a synopsis of the history of the R21-II temporary road and approaches on the Jim Mason Property. Lots 1 & 2 in Bridgeport II.

Prior to taking bids for construction of Bridgeport Circle Street, it was realized we needed some form of access to the properties north of 37th Street when the street improvements were being completed. It should be noted that at this time, property had already been sold to Professional Agricultural Products, Inc. and developers were interested in other properties. At that time it was decided by the Department of Redevelopment and Rehabilitation, with concurrence from the Department of Engineering, to construct a temporary sand road to provide access to the north lots during construction of Bridgeport Circle. This would provide access for potential buyers to view the properties and for construction access for Pro Ag and any other developer who might acquire property before the street improvements were completed.

Before construction of this temporary road, Lot #1 was sold to James Mason. Mr. Mason wanted to construct his building on top of the temporary road which was agreed upon if he would provide access across the west end of his property to the temporary road. This was agreed upon. It should be pointed out that Mason eventually blocked that access and we worked an alternate route across private property with Sanbothe Woodworking.

During construction of Bridgeport Circle, Mason expressed a desire to acquire Lot #2 just north of Lot #1 which he then owned. Lot #2 was sold to him with a \$.35 limited ceiling in the cost of special improvements. We also received notice from Ritchie Paving they needed to know the location of curb cuts when they finished curbing on Bridgeport Circle. Joe Boyd and I met with Jim Mason in Joe's office and explained we had to know where Mr. Mason wanted these curb cuts within three (3) days. We asked him to give us measurements from his property lines to locate the curb cuts. Mr. Mason agreed to this and left the office. The next day, Mr. Mason contacted me and asked if I could meet him at his property and help him locate the curb cuts. I told him I could not as I had other commitments. I suggested again he could simply provide me measurements from his property lines and we would have the contractor install the curb cuts accordingly. Mr. Mason did not call back for several days after which I contacted him and explained we no longer could put the curb cuts in under the contract price and he would have to pay extra for any curb cuts. Mr. Mason did not like this and criticized us for not telling him where he had to place the curb cuts.

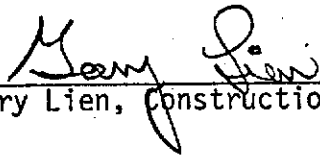
In summary, it was Mr. Mason who wanted the curb cuts. We had a bid by the contractor to do the work if Mason could respond with a location within three days. Mason did not respond and is now upset because he has to pay for the additional work.

Memo: Joe Boyd
August 27, 1981
Page 2

The temporary street was necessary to provide access to the rear properties of Bridgeport II for future developers to view the lots and for at least one developer to begin construction on his property.

It should be pointed out that we worked very hard to help Mason develop his property. We authorized him to use in excess of 4,000 cubic yards of fill from our stockpile at no charge. We allowed him to move his building east over the top of the temporary road if he would allow access on the west edge of his property. We found an alternate route when Mason blocked his entire property off and we attempted to provide curb cuts wherever he desired if he would just indicate the location.

It is my belief that Mr. Mason's complaints are not justified and have been leveled at the City because of his unpreparedness to finance the project improvements.



Gary Lien, Construction Coordinator

GL/gt

September 12, 1983

WICHITA SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

Karl Kennedy, Industrial Analyst, Department of Housing and
Economic Development

RECEIVED

SEP 13 1983

Dept. Of Engineering

TO Forrest L. Nagley, Junior Planner

FROM

SUBJECT L/S-0585 - Request for lot split approval of Lots 7 and 8,
Bridgeport Industrial Park II, together with parts of Lots
3 and 4, North Wichita Gardens.

We have completed our review of the above-referenced request for lot split approval and find that approval can be granted subject to the following conditions:

1. For Tract I:

- A.** Guarantee the extension of sanitary sewer to serve Tract I. Obtain a memorandum from City Engineering stating satisfactory arrangements have been made.
- B.** Grant the required 20-foot easement necessary to extend sanitary sewer to Tract I. If the necessary easement is to be a general utility easement, then, the document needs to be submitted to this office for processing and revised drawings should omit reference to a "sanitary sewer easement" and include the note: "To be granted by separate instrument." If the easement is, in fact, to be strictly for sanitary sewer then, record the necessary instrument and indicate the recorded film and page numbers on revised lot split drawings. Provide this office with a copy of the recorded instrument.

2. For Tract III:

- A.** Indicate a 35-foot building setback for 37th Street North across the tract's entire street frontage.
- B.** Grant by separate instrument "access control except for one opening" to 37th Street North across the south line of this tract where access control presently does not exist. Indicate on revised drawing that this access control is "to be dedicated by separate instrument."
- C.** Only 35 feet of half-street right-of-way exists for 37th Street North adjacent to those parts of Lots 3 and 4 of North Wichita Gardens that are included in this application. Dedicate by separate instrument an additional 15 feet of right-of-way for 37th Street. Correct the lot split drawing to show that this street dedication is "to be by separate instrument" in conjunction with this lot split.
- D.** On revised lot split drawings indicate "Film 395, page 792" for the 20-foot utility easement on the north 20 feet of the south 35 feet of Lots 3 and 4, North Wichita Gardens.

COPY

[Handwritten signatures]

Karl Kennedy, Housing and Economic Development
September 12, 1983
Page 2

3. For all 3 tracts:

Submit a lot grading plan to the City Engineer's office for review and approval.

Once the above-outlined conditions of approval have been met, we will approve this lot split request. Should you have any questions, please advise.


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Lowell D. High, 1542 S. St. Francis, 67211
Chris Breitenstein, Drainage Section, City Engineering
Mike Lindebak, City Engineer