

PLAT NO. S/D 79-86 MAP NO. 5947

NAME ROCKWOOD SOUTH FIFTH ADDITION

LOCATION: West of Armour Drive, between Kellogg
and Douglas Avenues

ENGINEER Law/Kingdon, P.A. Attention: J. Russell Jones

OWNER The Estate of James Campbell, et al

APPLICATION FILED 7-2-79

SKETCH PLAT FILED _____

PRELIMINARY FILED _____

S/D ACTION _____

FINAL FILED 7-2-79

S/D ACTION 7-12-79 approve

MAPC ACTION 7-19-79 approve

BCC ACTION 9-11-79 Approved

RECORDED 9-19-79

REMARKS _____

S/D 79-86 -ROCKWOOD SOUTH FIFTH
ADD'N. -West of Armour Drive, bet.
Kellogg and Douglas Avenues. By
Van Doren-Hazard-Stallings

*
POSTED
7-5-79
[Signature]

ACTION

	DATE
S/D COMMITTEE <i>Genial appraisals</i>	<u>7-12-79</u>
M.A.P.C. <i>approval</i>	<u>7-19-79</u>
B.C.C./B.C.C. <i>Approval</i>	<u>9-11-79</u>

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 79-86 Name Rockwood South Fifth Addition
Application & Sketch Filed: 7-2--79
Preliminary Plat Filed: N/A Approved by S/D: N/A
Final Plat Filed: 7-2-79 Approved by S/D: 7-12-79
Approved by Metropolitan Area Planning Commission: 7-19-79

DESCRIPTION

General Location: West of Armour Drive between Kellogg and Douglas

Surveyor or Engineer: Law/Kingdon, P.A.

Owner: Estate of James Campbell, c/o Phillip Frick, Attorney
Address: 700 Fourth Financial Center, 67202

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>24</u> | 6. Access Control |
| 2. Number of Lots | St. <u>Douglas</u> No. Openings <u>One</u> |
| Residential _____ | St. _____ No. Openings _____ |
| Commercial <u>2</u> | St. _____ No. Openings _____ |
| Industrial _____ | 7. Req'd Improvements |
| Other <u>12</u> | St. Paving <u>Yes</u> Water <u>Yes</u> |
| Total Number of Lots: <u>14</u> | Sidewalk <u>No</u> Drainage <u>Yes</u> |
| 3. Minimum Lot Area: <u>0.5 Acres</u> | Sewer <u>Yes</u> Other _____ |
| 4. Existing Zoning: <u>LC with C.U.P.</u> | |
| 5. Special Problems Discussed: _____ | |

The applicant has repetitoned for water, street paving and drainage improvements. Petitions for sanitary sewers and the decel lane on Douglas as well as the letter of credit guaranteeing installation of plant materials, the covenant binding all property owners to maintain the landscaping in accordance with the approved landscape plan, and the avigational easement and noise covenant which were submitted with the plat of Rockwood South Fourth Addition are still valid. The applicant has submitted a document which declares that these guarantees are applicable and binding on Rockwood South Fifth Addition.

Planning Commission recommendation: That this plat be approved subject to recording within 30 days after approval by the Board of City Commissioners.

Bayouth moved, Cole seconded and it carried unanimously. Jones, Shook and Taylor were absent.

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 new petitions and instruct the Director of Law to prepare the necessary resolutions; instruct the City Clerk to file the Declaration with the Register of Deeds; approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

DECLARATION

THIS DECLARATION affecting all of Rockwood South Fifth Addition to Wichita, Sedgwick County, Kansas, is executed this 30th day of August, 1979, by the undersigned as the owners of said property:

W I T N E S S E T H: That,

WHEREAS, the undersigned, as owners of Rockwood South Fourth Addition have heretofore filed with the City of Wichita, Kansas, and/or the Register of Deeds of Sedgwick County, Kansas, certain petitions for public improvements, easements, restrictive covenants and other documents, and

WHEREAS, the said Rockwood South Fourth Addition has been replatted as Rockwood South Fifth Addition and the undersigned desire that certain of the hereinabove mentioned documents apply to and be binding upon Rockwood South Fifth Addition.

NOW, THEREFORE, the undersigned hereby declare that those certain documents set out and described on Exhibit A attached hereto and made a part hereof, and heretofore filed as part of the platting of Rockwood South Fourth Addition shall, insofar as the terms and conditions thereof shall be relevant to, be binding upon all of Rockwood South Fifth Addition to Wichita, Sedgwick County, Kansas.

Executed on the date first above written.

FRED E. TROTTER,
H. C. EICHELBERGER,
W. H. McVAY, and
P. R. CASSIDAY,
Trustees under the will and of
the estate of James Campbell,
deceased.

By Phillip S. Frick
Phillip S. Frick, Attorney-in-fact

STATE OF KANSAS)
) ss:
COUNTY OF SEDGWICK)

BE IT REMEMBERED, that on this 30th day of August, 1979, personally appeared Phillip S. Frick,

Attorney-in-fact for Fred E. Trotter, H. C. Eichelberger, W. H. McVay, and P. R. Cassidy, Trustees under the will and of the estate of James Campbell, deceased, who is personally known to me and known to me to be the same person who executed the within Declaration, and said person duly acknowledged to me his execution of said Declaration as and for his free and voluntary act and deed, for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by notarial seal at Wichita, Kansas, the day and year last above written.

Mary S. Stucky
Notary Public

My Appointment Expires:



EXHIBIT A

1. Restrictive covenant dated May 30th, 1979, regarding approved landscape plan.
2. Restrictive covenant dated May 29th, 1979, regarding noise pollution.
3. Avagational easement dated May 29, 1979.
4. ~~Acknowledgement regarding construction of sidewalk dated May 29, 1979.~~
5. Asphaltic concrete paving petition relating to acceleration and deceleration lane.
6. Sanitary sewer petition.
7. Sanitary sewer-lateral petition.
8. Letter of credit dated May 29, 1979, (\$28,512.64).

LAW OFFICES
FOULSTON, SIEFKIN, POWERS & EBERHARDT

700 FOURTH FINANCIAL CENTER

BROADWAY AT DOUGLAS
WICHITA, KANSAS 67202

(316) 267-6371

ROBERT C. FOULSTON (1888-1947)
GEORGE SIEFKIN (1895-1954)

STUART H. CARTER
OF COUNSEL

GEORGE B. POWERS
JOHN F. EBERHARDT
ROBERT C. FOULSTON
MALCOLM MILLER
ROBERT H. PARTIDGE
ROBERT H. SIEFKIN
RICHARD C. HARRIS
GERALD SMITHERY
DONALD L. CONDES
ROBERT L. HOWARD
CHARLES J. WOODDIN
MIKEL L. STOUT
BENJAMIN C. LANDOEL
JERRY G. ELLIOTT
WILLIAM H. DYE
PHILLIP S. FRICK
STANLEY D. ANDEDEL
FREDERICK L. HAAG
RICHARD D. EWY

DARRELL L. WIRTH
CHARLES E. COLE, JR.
WILLIAM R. BAMPSON
HARVEY R. SORENSEN
CHRISTOPHER P. CHRISTIAN
MICHAEL KIM WOODRE
JAMES H. ARMSTRONG
MARY KATHLEEN MARGOL
CHARLES R. EFFLANDT
BERNARD L. GREEN
JAMES D. OLIVER
SAMUEL D. OGELBY
H. RAY ROYSE
NICHOLAS B. DALY
GARY L. AYERS
LINDA CONSTABLE
LARRY G. RAPP
ROBERT D. REAGAN

August 30, 1979

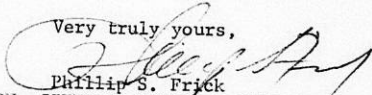
Metropolitan Area Planning Department
City Hall, Tenth Floor
455 North Main Street
Wichita, Kansas 67202

RE: Final plat of Rockwood South Fifth Addition

Gentlemen:

We are the attorneys for the trustees of the estate of James Campbell, the record title owner of the property being platted as Rockwood South Fifth Addition. This is your advice that pursuant to the terms of the last will and testament of James Campbell, deceased, said will being dated July 8th, 1896, said trustees have full power and authority to act on behalf of said estate including the execution of plats and all documents relating to platting and, further, that binding action in regard thereto may be taken by any three of the four trustees under said last will and testament.

Very truly yours,



Phillip S. Frick
of FOULSTON, SIEFKIN, POWERS & EBERHARDT

PSF/ms

LAW OFFICES
FOULSTON, SIEFKIN, POWERS & EBERHARDT

700 FOURTH FINANCIAL CENTER

BROADWAY AT DOUGLAS
WICHITA, KANSAS 67202

(316) 267-6371

ROBERT C. FOULSTON (1888-1947)
GEORGE SIEFKIN (1885-1954)

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OF COUNSEL

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MALCOLM MILLER
ROBERT N. PANTHRODE
ROBERT H. SIEFKIN
RICHARD C. HARRIS
GERALD SAWTHERY
DONALD L. CORDES
ROBERT L. HOWARD
CHARLES J. WOODIN
MIRIEL L. STOUT
BENJAMIN C. LANGEL
JERRY G. ELLIOTT
WILLIAM H. DYE
PHILLIP S. FRICK
STANLEY G. ANDEEL
FREDERICK L. HAAG
RICHARD D. EBY

DARRELL L. WATA
CHARLES E. COLE, JR.
WILLIAM R. SANDSON
HARVEY R. SORENSON
CHRISTOPHER R. CHRISTIAN

MICHAEL KIM MOORE
JAMES M. ARMSTRONG
MARY KATHLEEN BARDOCK
CHARLES P. EFFLANDY
GERALD L. GREEN
JAMES D. OLIVER
SAMUEL D. COLEBY
M. KAY ROYSE
NICHOLAS S. DAILY
GARY L. STEERS
LINDA CONSTABLE
LARRY G. RAPP
ROBERT D. NEGAN

July 26, 1979

TITLE OPINION

WICHITA - SEDGWICK COUNTY METROPOLITAN
AREA PLANNING COMMISSION:

RE: S/D 79-86-Final Plat of Rockwood
South Fifth Addition

This is to certify that we have examined the
referenced instruments covering the following described
property and report upon title herein as follows:

PROPERTY:

Rockwood South Fourth Addition to
Wichita, Sedgwick County, Kansas.

INSTRUMENT EXAMINED:

Platting commitment number 277127 issued by Chicago
Title Insurance Company under date of May 25, 1979, covering
all of Rockwood South Fourth Addition and relevant public records.

FEE SIMPLE TITLE:

From our examination of the platting commitment, we
are of the opinion that the fee simple title to the captioned
property is vested in:

FRED L. TROTTER, H. C. EICHELBERGER and
WADE H. McVAY a/k/a W. H. McVAY, Trustees
under the will and of the estate of James
Campbell, deceased, acting in their fiduciary,
and not in their individual capacities.

LIENS AND ENCUMBRANCES:

None.

TAXES:

Taxes for the year 1978 and prior years are shown
to be paid.

COMMENTS:

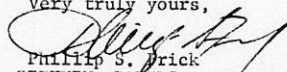
None.

REQUIREMENTS:

None.

Title is satisfactory for platting.

Very truly yours,



Phillip S. Brick
of FOULSTON, SIEFKIN, POWERS & EBERHARDT

PSF/ms

July 20, 1979

Law/Kingdon, P.A.
Attention: J. Russell Jones
P.O.Box 1139
Wichita, Kansas 67201

Re: Final plat of Rockwood South Fifth Addition

Dear Mr. Jones:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, July 19, 1979, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Sub-division Committee subject to the conditions stated in our letter of July 13, 1979.

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:

- 8.29 1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 8.29 2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
- 8.29 3. Certification that all taxes due and payable for 1978 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Louise Olivarez
Senior Planner

LO:bh

cc: The Estate of James Campbell, Atten: Robert H. Johnson
Suite 500, 829 Fort Street Mall, Honolulu, Hawaii
Phillip S. Frick, Attorney-at-Law, 700 Fourth Financial Center
67202

July 13, 1979

Law/Kingdon, P.A.
Attention: J. Russell Jones
313-S. Market *P.O. Box 1139*
Wichita, Ks. 67207

Re: S/D 79-86 - Final plat of Rockwood South Fifth Addition

Dear Mr. Jones:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 12, 1979, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The final plat tracing shall show complete access control where the proposed vacated West Armour Drive meets the unvacated portion of the same street.
- B. The 16-foot utility easement along the east side of Block 2 shall be increased to 20 feet.
- C. A 10-foot utility easement shall be added between Lots 8 and 9, Block 1.
- D. The applicant shall submit a new drainage concept plan to the City Engineer's Office for review and approval.
- petitions* E. *8-30-79 Mike Lindeloh Drainage OK.* The applicant shall contact the City Engineer's Office about repetitioning for street paving and drainage. *100%*
- F. The Flood Control Office requests that the utility and storm sewer easements be separated. *86%*
- G. A document shall be submitted for recording with the plat which states that restrictive covenants, letters of credit, certain petitions, etc., which were submitted with the plat of Rockwood South Fourth Addition are still applicable and binding on the Fifth Addition.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Law/Kingdon, P.A.
7-13-79
Page 2

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 19, 1979, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely yours,

Louise Olivares
Senior Planner

LO:bh

cc: The Estate of James Campbell, Attention: Robert H. Johnson
Suite 500, 828 Fort Street Mall, Honolulu, Hawaii

Dean Sellers, Assistant City Engineer

Phillip S. Frick, Attorney-at-law, 700 Fourth Financial Center

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 79-86 Name Rockwood South Fifth Addition
Date Application Rec'd. July 3, 1979 Preliminary Approval _____
Scheduled S/D Meeting 7-12-79

DESCRIPTION

General Location West of Armour Drive between Kellogg Avenue & Douglas Avenue

Owner The estate of James Campbell - Atten: Robert H. Johnson
Surveyor/Engineer Law/Kingdon, P.A., Atten: J. Russell Jones
Address 313 S. Market, Wichita, Ks. 67202 Phone 265-8584

- | | |
|---|------------------------------------|
| 1. Gross Acreage of Plat <u>24.22 acres</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>70'</u> R/W <u>1,780</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>2</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other <u>12</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>14</u> | TOTAL <u>1,780</u> ft. |
| 3. Minimum Lot Frontage <u>61.37</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>21,440</u> ft. | streets? <u>yes</u> <u>xx</u> no |
| 5. Existing Zoning <u>LC</u> | |
| 6. Proposed Zoning <u>LC</u> | |
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) No (Yes-No)
12. City of Wichita Yes : Three-Mile Area _____

STAFF COMMENTS:

- A. This plat represents a replat of the recently approved Rockwood South 4th Addition. The major feature of the replat is the proposed vacation of West Armour Drive. City Engineering should be prepared to comment on the 16-foot utility easement within the right-of-way of the proposed vacated street and the possible need for additional drainage easement or dedication from the easterly line of Block 2, for the Armour Drive drainage ditch.
- B. The final plat tracing shall show complete access control where the proposed vacated West Armour Drive meets the unvacated portion of the same street.
- C. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Map No.: 5947
Section No.: 19
Twp. No.: 27
Range: 2E

S/D No. 79-86

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Rockwood South Fifth Addition
Wichita, Sedgwick County, Kansas
General Location: West of Armour Drive between Kellogg Avenue and Douglas Avenue

Name of Property Owner: The Estate of James Campbell - Attention Robert H. Johnson
Address: Suite 500, 828 Fort Street Mall, Honolulu, Hawaii Phone: (808)-536-2961
Name of Subdivider: Same Address: 96813 Phone: _____
Name of Agent/Surveyor: LAW/KINGDON, P.A. Attention J. Russell Jones
Address: 313 South Market, Wichita, Kansas 67202 Phone: (316)-265-8584
Date of Application: _____

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 24.22 acres
2. Number of Lots:
Residential _____
Commercial 2
Industrial _____
Other 12
Total Number of Lots 14
3. Minimum Lot Frontage 61.37 ft.
4. Minimum Lot Area 21,440 ft.
5. Existing Zoning LC
6. Proposed Zoning LC
7. Lineal Feet of New Streets:
a. 70' R/W 1,780 ft.
b. _____ R/W _____ ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL 1,780 ft.
8. Sidewalk adjacent to all streets? yes XX no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) No (Yes-No)
12. City of Wichita Yes Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Phillip S. Frick
Phillip S. Frick, Agent

Wichita-Sedgwick County Metropolitan Area
Planning Commission, Room 402, City Building
Annex, 104 South Main Street, Wichita, Kansas

Received by F. C. N.
Date July 3, 1979
Fee Submitted \$89.00



LAW/ KINGDON, P.A.
Architects, Planners, & Engineers

313 S. MARKET PO. BOX 1139
WICHITA, KANSAS 67201 (316)265-8584

TO: Metropolitan Area Planning Commission
10th Floor, City Hall
Wichita, Kansas 67201

PROJECT

ROCKWOOD SOUTH, 5th Addition
Wichita, Sedgwick County, Kansas

ATTN: MS. Louise Oliverez

TENANT SPACE _____

WE SEND YOU HEREWITH UNDER SEPARATE COVER

Twenty-nine (29) copies of the Final Plat of Rockwood South, 5th Addition
to Wichita, Kansas, and fifteen (15) copies of Site Plan of same.

THESE ARE:

- For your review and approval. Please return 1 copies with approval or corrections noted.
- For your information. For your files.
- Reviewed for compliance with Contract Documents.
- Reviewed and required corrections noted. Send _____ sepia transparencies and _____ ozalid prints of corrected drawings.
- Revise and resubmit per required corrections. Send _____ sepia transparencies and _____ ozalid prints of corrected drawings. Send _____ copies of submittal data.
- Rejected. See Contract Documents.

Remarks: Site Plan is to show location of proposed bridge as per request of
Mr. Galbraith.

By J. Russell Jones
J. Russell Jones
 Architects Preliminary Drawings
 Architects Drawings for Pricing
 Architects Drawings for Construction
 Tenant Drawings
 Shop Drawings
 Submittal Data
 Samples
 Final Plat and Site Plan

Copies To:

Mr. Robert Johnson
Mr. Mike Weigand
Mr. Tom Bonneville
Mr. Robert Friesen

Date: July 2, 1979

TRANSMITTAL **TR**

FORM 021

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT

NAME _____

ADDRESS _____

FUND _____ DUE DATE _____

COMMENTS _____

DATE _____ BY _____

site
traffic
analysis

WICHITA
EAST
TARGET

Prepared for
Target Stores, Inc.

Target Stores



777 Nicollet Mall
Minneapolis, Minnesota 55402
612-370-5804

Thomas A. Bonneville
Project Administrator

SITE TRAFFIC ANALYSIS
FOR
PROPOSED WICHITA EAST
TARGET STORE
WICHITA, KANSAS

Prepared for
TARGET STORES, INC.

Prepared by
Barton-Aschman Associates, Inc.
Minneapolis, Minnesota
March, 1979

CONTENTS

	<u>Page</u>
LIST OF FIGURES AND TABLES	1
1. Introduction	2
2. Major Findings and Recommendations	3
3. Study Methodology	4
4. Proposed Site Location	5
5. Existing Conditions	7
Area Roadways	9
Existing Traffic Volumes	11
6. Traffic Characteristics of the Proposed Development	11
Directions of Approach	11
Site Generated Traffic	16 - 18
7. Roadway and Access Analysis	19
8. Access Recommendations	

LIST OF FIGURES

	<u>Page</u>
1. Site Location	6
2. Area Roadway System	8
3. Average Daily Traffic Volumes	10
4. Estimated Directions of Approach	12
5. Site Traffic Assignment	14
6. Estimated p.m. Peak Hour Volumes	15
7. Proposed Roadways - Kellogg Mall C.U.P.	17
8. Recommended Access and Parking Concept Plan	20

LIST OF TABLES

1. Estimated Site Generated Traffic	13
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I
INTRODUCTION

This report will provide the findings and conclusions of a traffic access analysis for a proposed Target Store site located in the easterly portion of the City of Wichita, Kansas. The report will discuss existing roadway characteristics and access potentials which may affect site development. Traffic to be generated by the development will be estimated and assigned to the area roadway system. The access system proposed for the site will be analyzed based upon existing and projected traffic volumes. Recommended access for the site is contained in this document.

The intent of the analysis is to provide input to the development proposal, input regarding transportation efficiencies that will maximize site access and public roadway system traffic operations.

II MAJOR FINDINGS AND RECOMMENDATIONS

The following provides a brief summation of the major findings and recommendations provided as a result of a traffic analysis of the proposed Target site located along Armour Drive in Wichita, Kansas.

1. The site is well situated with regard to regional and urban arterial roadway facilities.
2. The primary access route is estimated to be Kellogg, while secondary access will be from Douglas Avenue and from the Towne East regional shopping center.
3. These access roadways and areas will each provide effective access to Armour Drive East which is a four-lane undivided roadway.
4. There is sufficient capacity at the primary intersections (Armour Drive at Kellogg and at Douglas Avenue) to accommodate existing plus Target generated traffic. Improvements at these intersections will not be necessary.
5. One structure, providing a crossing of the drainage ditch paralleling (on the west) Armour Drive East will be necessary to accommodate site traffic. The location of this crossing must not allow access to Target and to Towne East to be directly opposite one another.
6. Armour Drive West should be extended from its present terminus, hence northerly to the first proposed access to Target.
7. The access recommendations and a concept parking plan are contained on Figure 8 of this report.
9. Adherence to the recommendations contained within this report will provide for efficient site access and circulation. The traffic generated by the site will not create any unmanageable traffic situations along the public roadway systems.
10. The recommendations contained herein should be discussed with proper City of Wichita staff in order to gain concurrence of same.

III STUDY METHODOLOGY

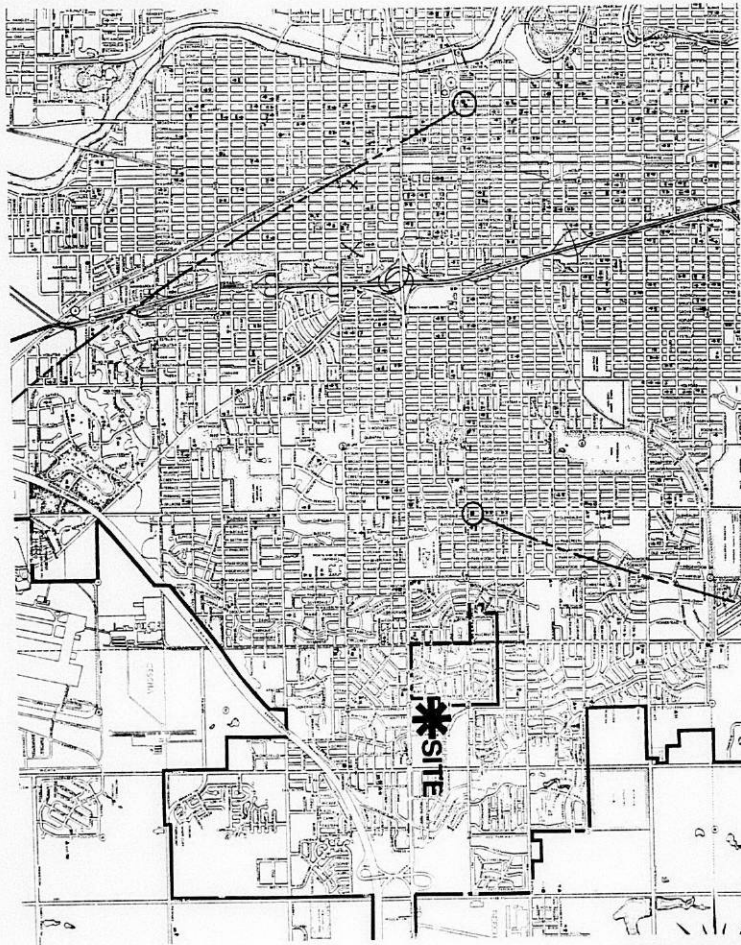
In order to provide a proper, yet comprehensive analysis of the expected traffic impact of the proposed development, certain work tasks were conducted. These tasks are listed below.

1. A field reconnaissance of the site and area roadways was conducted. This reconnaissance provided a "feel" for existing traffic operations characteristics on those area roadways.
2. Existing, and pertinent, traffic volume data for those roadways in the site vicinity was obtained from the City of Wichita.
3. Discussion with the Traffic Engineer of the City was held in order to obtain information concerning planned/proposed roadway improvements in the site vicinity.
4. Utilizing historic traffic data concerning developments of this type, estimates of traffic to be generated by the proposed development were prepared.
5. Considering existing population data and studies of the regional center located adjacent to the site, directions of approach for potential site patrons were prepared.
6. Traffic to be generated by the site development was assigned to the roadway and access locations.
7. The ability of the roadways and intersections to accommodate site and non-site traffic was analyzed.
8. Roadway and access improvement recommendations, if deemed necessary, were developed.
9. The culmination of the previous work tasks was the preparation of this report presenting the findings and conclusions of the traffic analysis.

IV
PROPOSED SITE LOCATION

The site under consideration is located in the eastern portion of the City of Wichita. Located on the west of the site is the City of Eastborough, a City that is bounded on all sides by Wichita. The general location of the site in the regional context is shown on Figure 1.

The proposal is to construct a Target Store of 100,000 square feet of gross area. The site is located on the west side of Armour Drive, north of Kellogg and south of Douglas Avenue. Armour Drive (proposed) would abut the site on the east. The size of the site is approximately 8.5 acres and is located just westerly of the Towne East regional shopping center. The Towne East regional center and the proposed Target Store are separated by existing Armour Drive.



SITE LOCATION
Figure 1

V
EXISTING CONDITIONS

This chapter will provide a general discussion of the existing roadway system and traffic volumes on that system within the immediate vicinity of the site.

Area Roadways

The site, located in the east portion of the City of Wichita, is readily accessible from a series of urban arterial roadways. Figure 2 illustrates the major roadway systems available within the site vicinity.

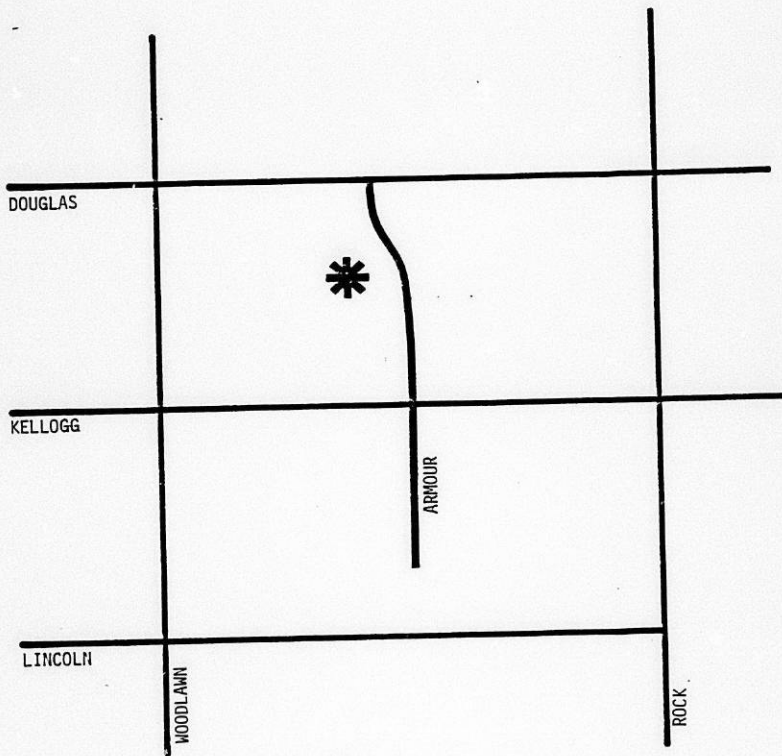
Southerly of the site, there exists a major east-west crosstown arterial roadway, Kellogg, which will be of primary importance to those potential patrons of the Target Store. Kellogg, in the vicinity of the site, is a four lane divided roadway. Turn lanes are provided at selected locations. Kellogg's importance is accentuated by an interchange with the Kansas Turnpike east of the site vicinity, and in addition to providing for an east-west travel route across the City, contains an interchange with I-235 on the west side of the City.

North of the site, although not abutting the site is Douglas Avenue. Douglas Avenue also provides for an east-west travel route across the City. In the site vicinity, Douglas Avenue is a four-lane undivided roadway. Easterly of the intersection of Douglas Avenue with Armour, Douglas splits ("Y" junction) and two-way traffic is handled by a one-way pair in the City of Eastborough. The one-way pair joins on the other side of Eastborough and two-way traffic is again accommodated on a singular roadway.

Rock Road, east of the site, provides a north-south travel route thru the east part of Wichita. Rock Road also provides for major access to the Towne East regional shopping center. In the vicinity of the regional center, Rock Road provides for six thru lanes and contains exclusive turn lanes at several locations.

The only roadway presently abutting the site is Armour. This roadway, situated on the east side of a stream, is a four-lane undivided roadway. Armour intersects with Douglas, at a "T" intersection north of the site, and intersects with Kellogg at a signalized intersection south of the site. From this point southerly, Armour is primarily a local street.

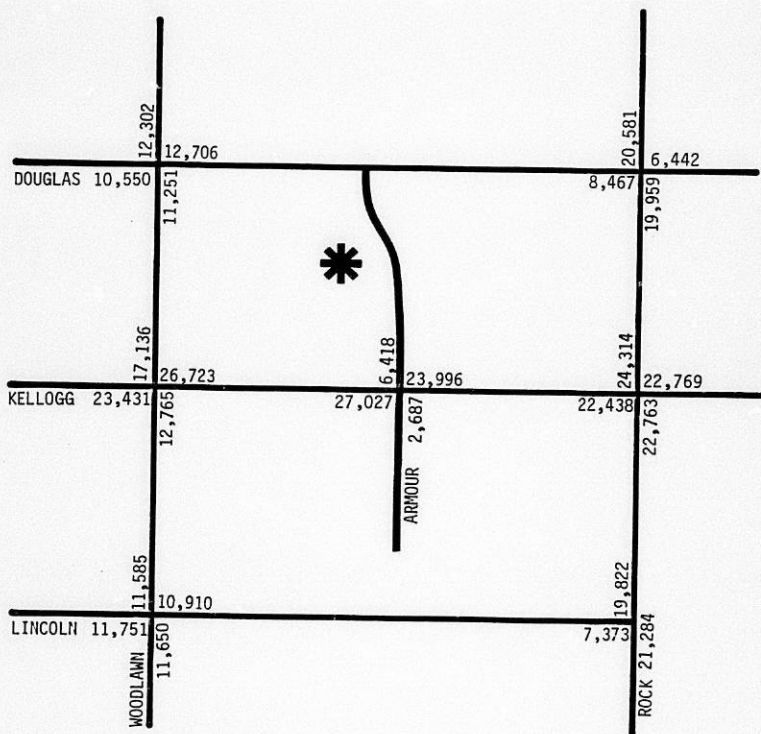
From the perspective of access to the proposed site, Kellogg, Douglas, and Armour are of primary importance.



AREA ROADWAY SYSTEM
Figure 2

Existing Traffic Volumes

Existing traffic volume information was obtained from the Traffic Engineering Division of the City of Wichita. The 1978 average daily traffic volumes are shown on Figure 3 for those roadways within the vicinity of the site. From the traffic volume information, the importance of Kellogg, Douglas, Rock, and certain other roadways, to the transportation system can be visualized.



AVERAGE DAILY TRAFFIC VOLUMES
Figure 3

VI
TRAFFIC CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

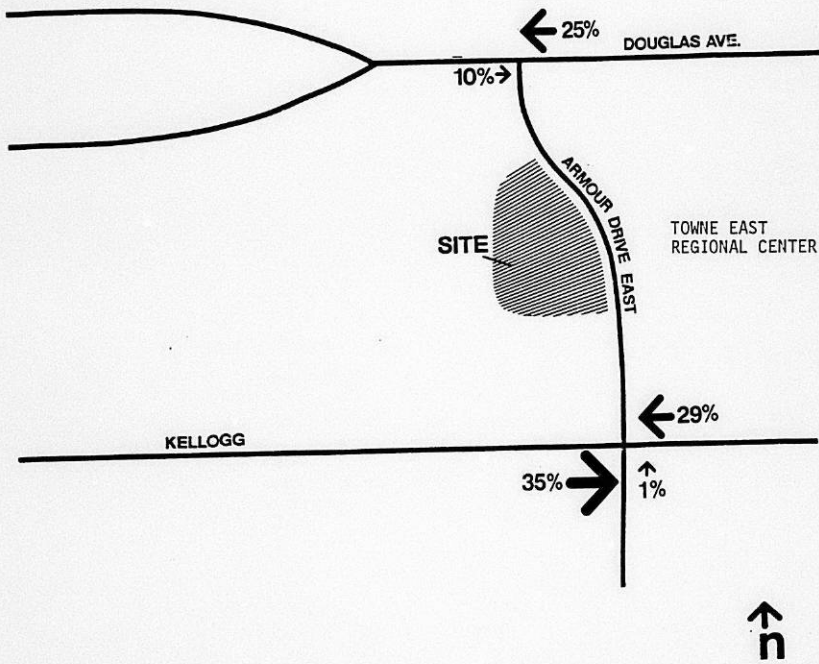
This chapter will provide a discussion and estimates of the vehicular direction of approach, site generated traffic and an assignment of site traffic to the site access system.

Directions of Approach

Utilizing traffic count data provided by the City at access locations to Towne East, and generalized population data within this area of the City, estimates of directions of approach for potential site patrons were accomplished. These direction of approach estimates are illustrated on Figure 4. It is envisioned that approximately two-thirds of the site patrons will utilize Kellogg to arrive at Armour and subsequently the site. The remaining traffic will be on Douglas Avenue. Additionally, approximately twenty percent of the site traffic will come from the Towne East center area. While this is not illustrated on Figure 4, it is taken into consideration in the assignment of site traffic to the roadway system which follows.

Site Generated Traffic

The Target store will contain approximately 100,000 square feet of gross leasable floor area. A development of this type normally experiences three traffic peak hours. The high inbound hour occurs in the early evening between 7:00 and 8:00 p.m. and the high outbound hour occurs near the closing of the store between 8:30 and 9:30 p.m. The third peak hour occurs in conjunction with the adjacent roadway peak hour between 4:30 and 5:30 p.m. Numerous historical counts are available which provides information as to the expected traffic to be generated by a facility of this type. Table 1 presents the estimated site traffic generated by the proposed Target store. These volumes are expected to occur on the 20 or 30 highest days of the year and can be considered to be design hour volumes for the Target development.



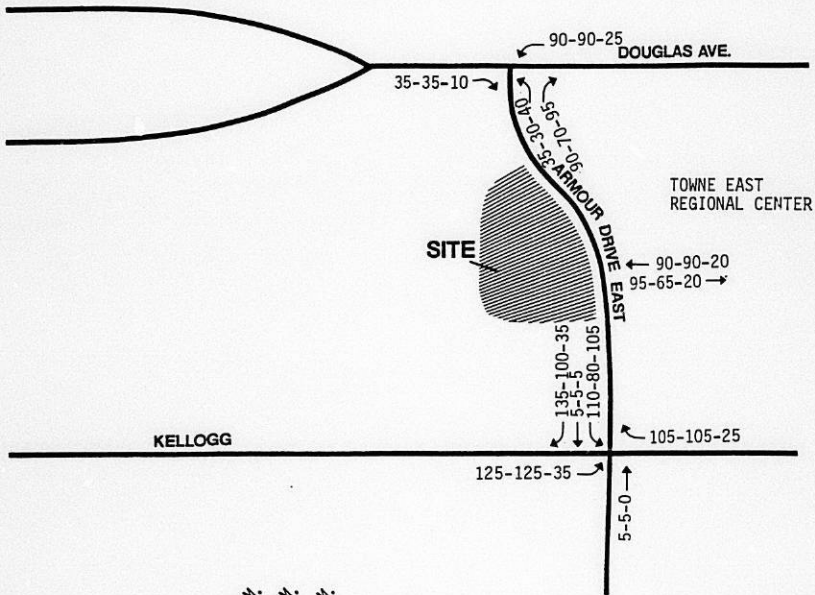
ESTIMATED DIRECTIONS OF APPROACH
Figure 4

TABLE 1
ESTIMATED SITE GENERATED TRAFFIC

Time Period	In	Out	Total
4:30-5:30 p.m.	450	470	920
7:00-8:00 p.m.	520	380	900
8:30-9:30 p.m.	115	500	615
Design Day	4,000	4,000	8,000

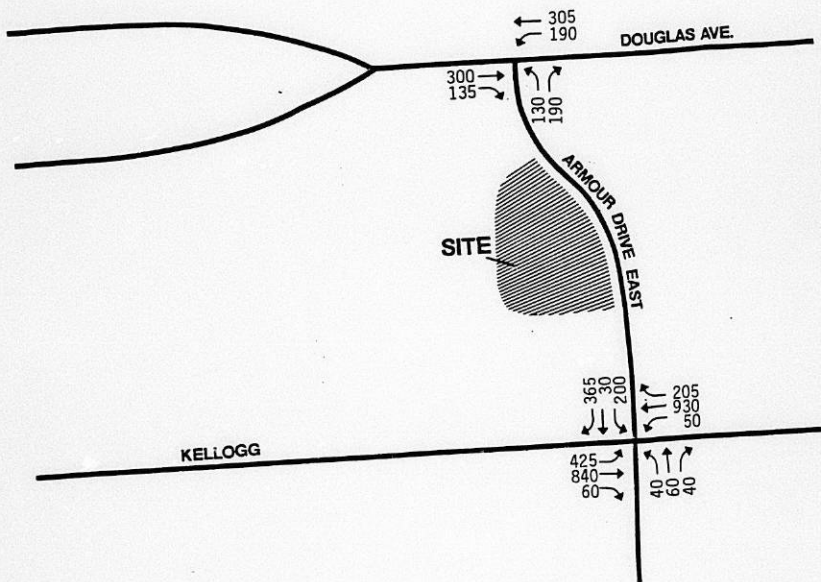
Based on the direction of approach estimates, the site generated traffic has been assigned to the site access system. The assignments have been prepared for the three time periods shown in Table 1. These assignments are illustrated on Figure 5.

In order that the effect of the site generated traffic upon the area roadway system can be tested, an analysis of the site traffic in conjunction with existing thru traffic has been prepared. This analysis is conducted for the 4:30 to 5:30 p.m. peak hour as this is the time period in which thru traffic plus site traffic normally creates the highest volumes on the public roadway system. Utilizing existing count data, peak hour volumes and turn movement assumptions were made and to this was added the site generated traffic. The estimated p.m. peak hour volumes for the intersections of Armour Drive at Kellogg and at Douglas Avenue are contained on Figure 6. It should be noted that site generated traffic was added to existing thru traffic assumptions. In reality, a certain percentage of the site traffic will include existing traffic on the system. While the estimates shown on Figure 6 do not reflect this "double-counting" of certain trips, it provides a conservatively high estimate which will ensure that the analysis and recommendations will contain a comfort level regarding projected operations.



4:30-5:30 P.M.
 7:00-8:00 P.M.
 8:30-9:30 P.M.
 000-000-000
 Note: Site Generated Traffic Only

SITE TRAFFIC ASSIGNMENT
 Figure 5



Note: Estimates Include Thru Traffic Plus Site Generated Traffic

ESTIMATED P.M. PEAK HOUR VOLUMES
Figure 6

VII
ROADWAY AND ACCESS ANALYSIS

The proposed site is well located with respect to regional and local access. The presence of the well planned and designed grid network of streets allows for efficient area wide access. The presence of the Kansas Turnpike and the interchange capability with Kellogg allows for east-west regional access along this freeway corridor.

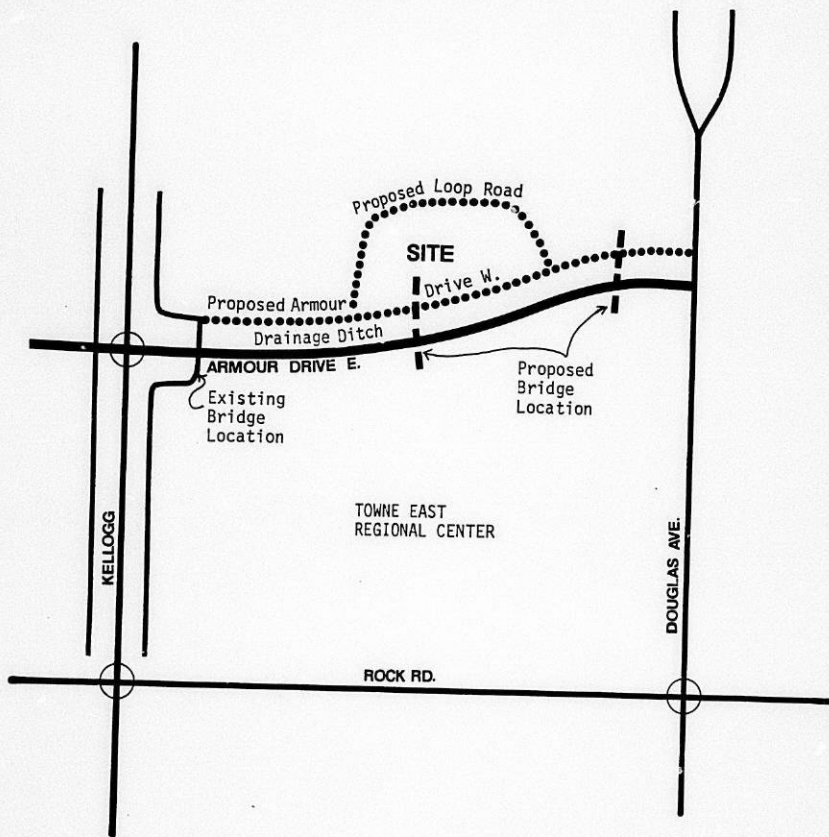
Arterial roadway facilities in the immediate site vicinity include Kellogg, Douglas, Rock, and Woodlawn. These facilities provide high capacity facilities capable of providing efficient ingress/egress for the area from all directions.

Access to the site proper must come from Armour Drive East. This facility functions as a collector of trips for those land uses adjacent to the roadway. Since Armour Drive terminates at Douglas Avenue on the north and intersects with Kellogg southerly of the site it would seem reasonable to assume that traffic volumes on this portion of roadway would not become unmanageable as the facility will serve as an access roadway to adjacent properties. South of Kellogg, Armour Drive becomes a local street providing for residential access. Therefore Armour Drive is not planned to accommodate long trips, only to serve as a collector and to provide property access.

In order to gain site access from Armour Drive East, a crossing of the stream or drainage ditch, that lies on the west side of Armour Drive East must be provided. In order to accommodate the site traffic estimates, one stream crossing will be sufficient to provide acceptable access.

The area in which the site is located, is a part of the Kellogg Mall Community Unit Plan. In this planned unit development, there are proposed bridge crossing locations and certain proposed streets shown as a part of the plan. Figure 7 illustrates the proposed streets and bridge crossing locations. The proposed streets include an extension of Armour Drive West and provision of a loop street around the proposed Target site. Access to Douglas Avenue from proposed Armour Drive West is discouraged except for the parcel located in the southwest corner of Douglas and extended Armour Drive West.

Discussion with staff of the City Traffic Engineering Division brought forth the desire that any bridge location should not be such that would allow for direct access from the Towne East center to the proposed site. In other words, the preference is for the creation of "T" intersections rather than provision of access points that "line up", on both sides, with the bridge.



PROPOSED ROADWAYS-KELLOGG MALL C.U.P.
Figure 7

This preference has been taken into consideration in the recommendations contained in the next chapter of this report.

The intersection most affected by site traffic will be the signalized location of Kellogg and Armour Drive.

A critical movement analysis of this intersection indicates that the intersection will operate at a level of service B. This analysis considers the p.m. peak hour volume estimates that include site generated traffic. (See Figure 6).

The intersection of Douglas Avenue with Armour Drive, presently having stop sign control for Armour Drive will in our opinion, operate at a satisfactory level of service. The existing roadway cross-sections, providing four-lanes on both streets is sufficient to accommodate the demand. The existing traffic control at this location will be sufficient to accommodate the additional traffic.

VIII
ACCESS RECOMMENDATIONS

Based upon the considerations and analysis contained within this report, access recommendations for the proposed Target Store have been prepared. These recommendations are discussed below.

There aren't any improvements necessary for the intersections of Armour Drive with Kellogg or Armour Drive with Douglas Avenue. Both intersections contain sufficient capacity within which accommodation of additional demand can be adequately handled.

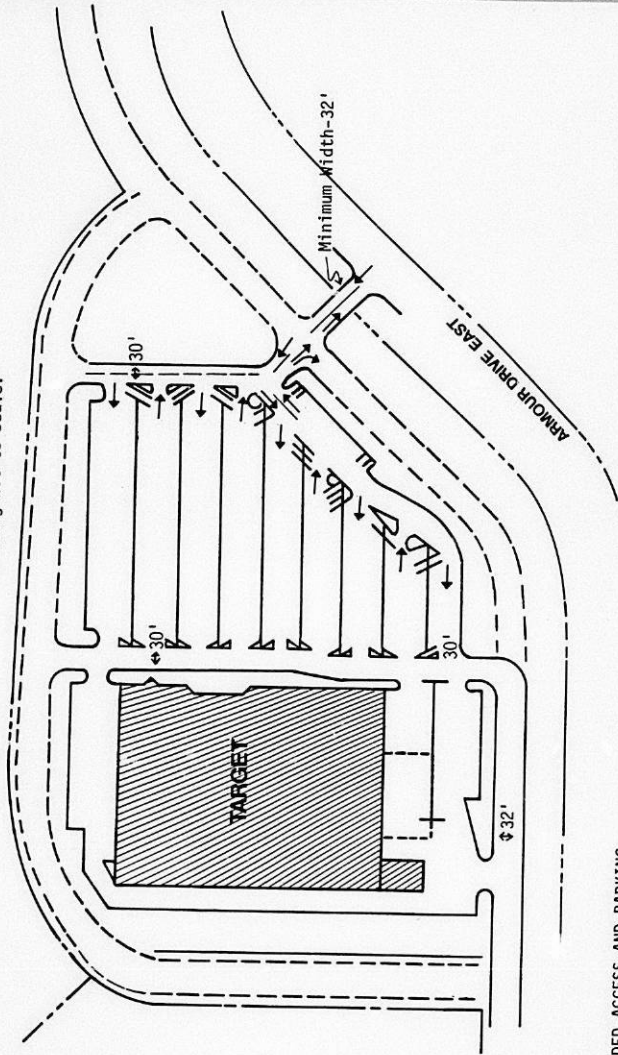
The section of Armour Drive East, from Kellogg to Douglas Avenue, containing four traffic lanes, is also capable of accommodating the increased volumes without creating a detrimental effect upon traffic operations.

Considering the present site plan proposal, we have recommended a location for the drainage ditch crossing which will provide for effective site access while adhering to City recommendations of not locating access points directly opposite both sides of the drainage ditch crossing. The location of the crossing will provide for effective access given the concept recommendations shown on Figure 8. A separation of traffic and pedestrians along the storefront will have been encouraged and if Armour Drive West is extended from its present terminus near Kellogg, there will be some separation of inbound and outbound movement to/from the south along Armour Drive.

It would appear advantageous to the development to have Armour Drive West extended to at least the first access located near the building. Any further extension of Armour Drive west is not necessary for this development. Similarly, the provision of the proposed loop street around the Target site is not necessary for this development. Such a roadway would appear necessary for those undeveloped parcels on the west and south sides of the Target site.

The preliminary access concept plan also contains a recommended parking concept for the site. The parking supply shown is in excess of 500 spaces. Refinement of the site plan should provide a parking supply of 525-550 spaces. This type of detail will be accomplished during the next phase of site plan refinement.

Note: Roadways indicated by --- are not necessary for Target Site Development.
Note: Approximate Parking Supply-555 Spaces
Drawing not to scale.



RECOMMENDED ACCESS AND PARKING
CONCEPT PLAN
Figure 8



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