

WICHITA, KANSAS



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

October 2, 1981

Hardage Enterprises, Inc.
Attn: S.A. Hardage
100 South Main
Wichita, Kansas 67202

File in plat file

RE: The Fountains Addition
Outside Corporate Limits
Sewer Application

Dear Sir:

Enclosed is your copy of the executed and recorded application
as per platting requirements.

Very truly yours,

D.R. Brewer, Jr.
Superintendent
Sewer Maintenance Division

DRB:te

cc: John D. Wynkoop, Director of Water and Water Pollution Control/attach.
D.R. Morgan, Superintendent of Water Pollution Control/attach.
Robert Shepherd, Central Inspection/attach.
Don Schneider, Sanitary Sewer Design Chief/attach. ✓
File/attach.

APPLICATION

Approved by Board of Commissioners

this SEP 8 1981

FOR OUT-OF-CITY SERVICE BY
CITY OF WICHITA

AND RELATED PETITION AND CONSENT TO ANNEXATION, AGREEMENTS AND COVENANTS

Application is hereby made to the City of Wichita for sewerage service to serve the following described property:

The Fountains, an addition to Sedgwick County, Kansas (Central Avenue east of Greenwich Road).

Owner: _____

The primary use of the above described property is of the type or types indicated below:

Residential property (buildings used as dwellings only)

Number of families living in above residential property () 330 maximum

Commercial property (non-residential buildings used for other than the manufacturing of salable products)

Industrial property (buildings used for the manufacture and processing of salable products)

Other property (explain): _____

STATE OF KANSAS }
SEDGWICK COUNTY }
FILED FOR RECORD AT
SEP 17 1981

NO. 5 54983
DETTIE F. McCART
REGISTER OF DEEDS

*Pat K...
Repety*

The undersigned covenants and agrees as follows:

- To connect to the sewer system of the City at a point or points designated by the City in accordance with plans and specifications approved by the Director of Engineering and the current sewer ordinances of the City, and subject to inspection by the Superintendent of Central Inspection.
- To discharge into the City sanitary sewer system only ordinary sanitary wastes and to discharge no toxic or hazardous pollutants, radioactive materials, corrosive, or abrasive matter, air conditioning water, surface or building drainage, any sewage prohibited by current sewer ordinances, or any sewage other than that being discharged at the time of this application, without the written consent of the City.
- It is further stipulated and agreed that all sewer lines on said land and all connections to the sanitary sewer system of the City shall be maintained in good repair during the time this agreement and permit is in force and effect and that the City will not be responsible for maintaining

said sewer facilities serving the above described property. However, should the services of the City be desired and the City consents to perform such services, it is agreed that the applicant will pay all actual costs incurred by the City in performing such services.

4. The undersigned hereby releases, indemnifies, and agrees to hold harmless the said City and all its agents and employees from any claim for damages to persons or property of every kind of character arising or claimed to arise by reason of this application and permit.
5. The undersigned agrees not to transfer title to the above premises or any portion thereof without notifying the purchaser of the existence of this application and permit, but failures of purchasers of above-described property or any portion thereof to have actual notice of this application and permit shall in no way diminish or enlarge the rights or obligations imposed hereunder.
6. The undersigned agrees that upon failure to comply with the terms of this agreement and permit, the covered service may be denied to the property above described and said service may be terminated without notice, all in accordance with the ordinance and regulations of the City. This remedy is in addition to all other legal remedies available to the City to assure full compliance with this agreement and permit.
7. The owners of land covered hereunder to hereby petition and consent to the annexation of such lands by the City at such time as it determines appropriate (as contemplated in K.S.A. 12-519 et. seq.). Until such time as the annexation occurs, the owners covenant and agree they will not seek incorporation as a separate city nor annexation to any other city of the land, or any part thereof.
8. The foregoing petition and consent to annexation and covenants are hereby made binding on all heirs, successors and assigns and constitute covenants to run with the land and shall not be withdrawn without the consent of the City of Wichita; and in the event such consent is given, said services above may be terminated at the option of the City of Wichita.

Executed at Wichita, Kansas, this 31st day of August, 1981.

THE UNDERSIGNED: (Fill in lines applicable)

(Name-Typed)

(Name-Typed)

(If an individual, application must be signed by husband and wife, if there be such) (See acknowledgment attached)

A PARTNERSHIP

By (Name-Typed)

(If a partnership, all partners must sign or if only one partner signs, proof of partnership authority by other partners must be attached) (See form of acknowledgment on attached sheet)

ATTEST:

A CORPORATION
HARDAGE ENTERPRISES, INC.

Candace S. Barker
(Name-Typed) Secretary
Candace S. Barker

By Samuel A. Hardage
(Name-Typed), President
Samuel A. Hardage

(If a corporation it must be signed by the President and attested by the Secretary)
(See form of acknowledgment on attached sheet)

APPROVED BY:

John D. Wynkoop
John D. Wynkoop, Director of Water
and Water Pollution Control

Robert A. Lakin
Robert A. Lakin, Director of Planning

R. W. Bruggeman
R. W. Bruggeman, Director of Engineering

In consideration of the above and foregoing application, and pursuant to the terms of such application and by virtue of the authority granted by ordinances of the City of Wichita, Kansas, the applicant is hereby granted a revocable permit to discharge sewage into the sanitary sewer system of the City of Wichita, and the fee shall be as provided in Section 16.04.040 of the Code of the City of Wichita, Kansas.

EXECUTED AT WICHITA, KANSAS, this 21st day of SEPT, 1980, by authority of the Board of Commissioners of the City of Wichita.

Attest:

CITY OF WICHITA, KANSAS

Donald C. Gisick
Donald C. Gisick, City Clerk

R. C. Brown
R. C. BROWN Mayor

STATE OF KANSAS, SEDGWICK COUNTY, SS:

BE IT REMEMBERED, that on this _____ day of _____, 19____, personally appeared before me, a Notary Public in and for the County and State aforesaid, _____, husband and wife, to me personally known to be the same person(s) who executed the foregoing instrument of writing and duly acknowledged the execution thereof.

Notary Public

My Appointment Expires: _____

BE IT REMEMBERED, that on this _____ day of _____, 19____, personally appeared before me, a Notary Public in and for the County and State aforesaid, _____, being all of the partners of _____, a Co-partnership, to be personally known to be the same person(s) who executed the foregoing instrument of writing and duly acknowledged the execution thereof.

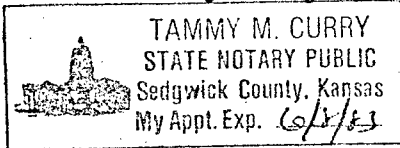
Notary Public

My Appointment Expires: _____

STATE OF KANSAS, SEDGWICK COUNTY, SS:

BE IT REMEMBERED, that on this _____ day of _____, 19____, personally appeared before me, a Notary Public in and for the County and State aforesaid, Samuel A. Hardage, President of Hardage Enterprises, Inc. and Candace S. Barker, Secretary of Hardage Enterprises, Inc., to me personally known to be the same person(s) who executed the foregoing instrument of writing and duly acknowledged the execution of the same, for and on behalf, and as the act and deed of said company.

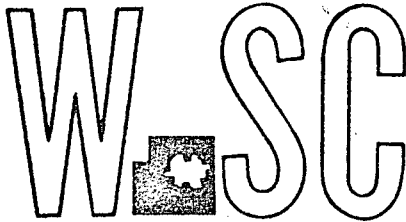
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year above written.



Tammy M. Curry
Notary Public

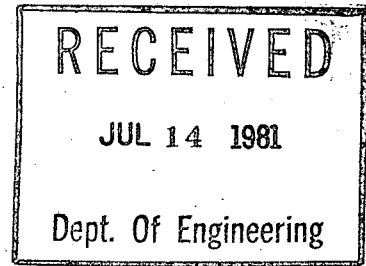
My Appointment Expires: 6-8-83

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



July 13, 1981

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

Re: S/D 81-31 - Final plat of The Fountains

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on July 9, 1981, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The applicant shall submit a covenant for recording with this plat which prohibits the obtaining of a building permit on this Lot until either the required detention pond has been constructed or a guarantee submitted.
- B. The final plat tracing shall indicate right-of-way for the construction of the required sanitary sewer pump station.
- C. The word "structures" shall be substituted for the word "building" in the floodway language of the plat's text.
- D. The applicant shall submit an application for outside-the-City Water service.
- E. The applicant shall guarantee extension of City sanitary sewer service to the site. This will require the construction of a lift station and force main, as well as laterals and an application for outside-the-City sewer service. The applicant is hereby advised that the property may also be assessed for Four-Mile Creek sewer improvements in the future.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

P.E.C., P.A.
Gary Wiley
7-13-81
Page 2

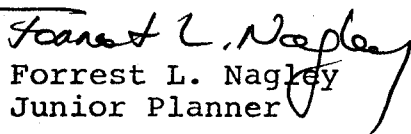
- G. The applicant shall contact Harry Price of the County Fire Department about hydrant locations prior to development of this site.
- H. Since approximately the west 20 feet of this plat is within 350 feet of the intersection of Central and Greenwich, the right-of-way for Central on the final plat tracing shall be adjusted to show the extra right-of-way which is required at the intersection of arterials.
- I. In accordance with Article 5-101(c) of the Subdivision Regulations, closure computations shall be submitted with the final plat tracing.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit are available from this office.

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

This matter will be forwarded to the Planning Commission for its consideration on July 16, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

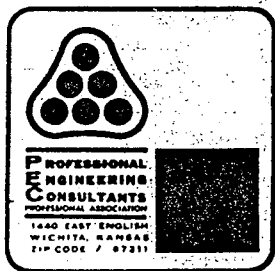
Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Amarado Investment Co., Inc., (David H. Brasted), 230 S. Market, 67203
Hardage Enterprises (Jefferson S. Smith, Vice-President) Hardage Center,
100 S. Main, 67202
Andy Harkness, County Department of Public Works
X Mike Lindebak, City Engineering

MEMO



TO: Claud S. Shelor, P.E.

PROJECT NO. 36-81141-1183

Sedgwick County Dept. of Public Works

PROJECT: The Fountains

1248 S. Seneca

COPIES TO:

ATTN: Phil Dietrich

DATE: April 27, 1981

Chris Breitenstein ✓

FROM: Kristen Hart, E.I.T.

Dick Linn

REFERENCE: Revised Drainage Plan

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Enclosed find a Revised Drainage Plan for the Fountains, an Addition to Sedgwick County Kansas. We have made the revisions as requested, and hope this meets with your approval.

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 81-31 Name The Fountains
Date Application Rec'd. 4-3-81 Preliminary Approval 4-16-81
Scheduled S/D Meeting 7-9-81

DESCRIPTION

General Location On the south side of Central, in an area east of Greenwich Rd.

Owner Amarado Investment Co., Inc. (David H. Brasted)
Surveyor/Engineer Professional Engineering Consultants, P.A.
Address 1440 E. English, Wichita, Ks. Zip Code 67211 Phone 263-1107

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>22.8+</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots :
Residential <u>1</u>
Commercial _____
Industrial _____
Other _____
Total Number of Lots <u>1</u> | a. _____ R/W _____ ft.
b. _____ R/W _____ ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL <u>0-New</u> ft. |
| 3. Minimum Lot Frontage <u>462</u> | 8. Sidewalk adjacent to all streets <u>yes</u> no |
| 4. Minimum Lot Area <u>21.83+</u> | |
| 5. Existing Zoning <u>R-1 and LC</u> | |
| 6. Proposed Zoning <u>AA with conditional use permit for apartments</u> | |
| 9. Is public water available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>(N/A)</u> Yes _____ No | |
| 12. City of Wichita _____ 3-Mile Area <u>x</u> Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

NOTE: This property has been approved for "AA" County zoning with a conditional use for apartments not exceeding 15 dwelling units per net acre. The conditional use permit as approved by the Board of County Commissioners is subject to there being at least two points of vehicular access to the site, at least 50% of the net area remaining free from impervious material, and the project being fenced with a privacy type fence along all of its boundaries.

- A. The County Public Works' representative should be prepared to comment on the acceptability of the applicant's final drainage plan and state what drainage improvements need to be guaranteed with the platting of this property.
- B. The applicant shall submit an application for outside-the-City water service.
- C. The applicant shall guarantee extension of City sanitary sewer service to the site. This will require the construction of a lift station and force main, as well as laterals and an application for outside-the-City sewer service. The applicant is hereby advised that the property may also be assessed for Four-Mile Creek sewer improvements in the future.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall contact Harry Price of the County Fire Department about hydrant locations prior to development of this site.
- F. Since approximately the west 20 feet of this plat is within 350 feet of the intersection of Central and Greenwich, the right-of-way for Central on the final plat tracing shall be adjusted to show the extra right-of-way which is required at the intersection of arterials.

- G. In accordance with Article 5-101(c) of the Subdivision Regulations, closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 81-31 Name The Fountains
Date Application Rec'd. 4-3-81 Preliminary Approval _____
Scheduled S/D Meeting 4-16-81

DESCRIPTION

General Location On the south side of Central, in an area east of Greenwich Road

Owner Amarado Investment Co., Inc. (David H. Brasted)
Surveyor/Engineer Professional Engineering Consultants, P.A.
Address 1440 E. English, 67211 Phone 263-1107

- 1. Gross Acreage of Plat 22.8+
- 2. Number of Lots:
 - Residential 1
 - Commercial _____
 - Industrial _____
 - Other _____
- 3. Minimum Lot Frontage 462 ft.
- 4. Minimum Lot Area 21.83 AC+
- 5. Existing Zoning R-1 and LC
- 6. Proposed Zoning AA with conditional use permit for apartments
- 7. Lineal Feet of New Streets:
 - a. R/W ft.
 - b. R/W ft.
 - c. R/W ft.
 - d. R/W ft.
 - e. R/W ft.
 - TOTAL 0-New ft.
- 8. Sidewalk adjacent to all streets? yes 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) N/A (Yes-No)
- 12. City of Wichita : Three-Mile Area X

STAFF COMMENTS:

NOTE: This property has been approved for "AA" County zoning with a conditional use permit for apartments not exceeding 15 dwelling units per net acre. The conditonal use permit as approved by the Board of County Commissioners is subject to there being at least two points of vehicular access to the site, at least 50% of the net area remaining free from impervious material, and the project being fenced with a privacy type fence along all of its boundaries.

- A. The applicant shall guarantee extension of City water to serve the proposed development and shall submit an application for outside-the-City water service.
- B. The applicant shall guarantee extension of City sanitary sewer service to the site. This will require the construction of a lift station and force main, as well as laterals and an applica-tion for outside-the-City sewer service.
- C. The County Public Works' representative shall be prepared to comment on the applicant's drainage concept and state what drainage improvements need to be guaranteed with the platting of this property.
- D. Since approximately the west 20 feet of this plat is within 350 feet of the intersection of Central and Greenwich, the right-of-way for Central shall be adjusted to show the extra right-of-way which is required at the intersection of arterials.
- E. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).



Date 4-16-81 Page 1 of 4

Project The Fountains

Item Q₁₀₀ from exterior

Area A (Drainage from West)

$$DA = 28.5 \text{ acres} \quad L = 2000' \quad S = 1.7\% \quad C = 0.4$$

$$T_c = \frac{1.8(1.1-0.4)(2000)^{1/2}}{(1.7)^{1/3}} = 47.2 \text{ min}$$

$$I_{int,100} = 4.8 \text{ in/hr}$$

$$Q_{100} = (0.4)(4.80)(28.5) = 55 \text{ cfs}$$

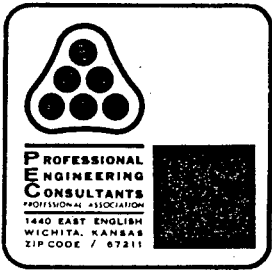
Area B (Drainage from South)

$$DA = 11.9 \text{ acres} \quad L = 1500' \quad S = 1.7\%$$

$$T_c = \frac{1.8(1.1-0.4)(1500)^{1/2}}{(1.7)^{1/3}} = 40.9 \text{ min}$$

$$I_{int,100} = 5.3 \text{ in/hr}$$

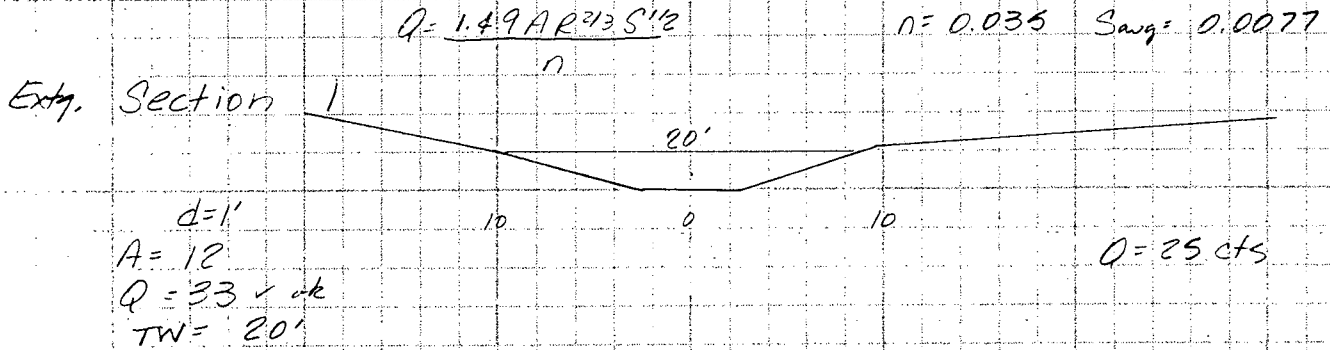
$$Q_{100} = 0.4(5.3)(11.9) = 25 \text{ cfs}$$



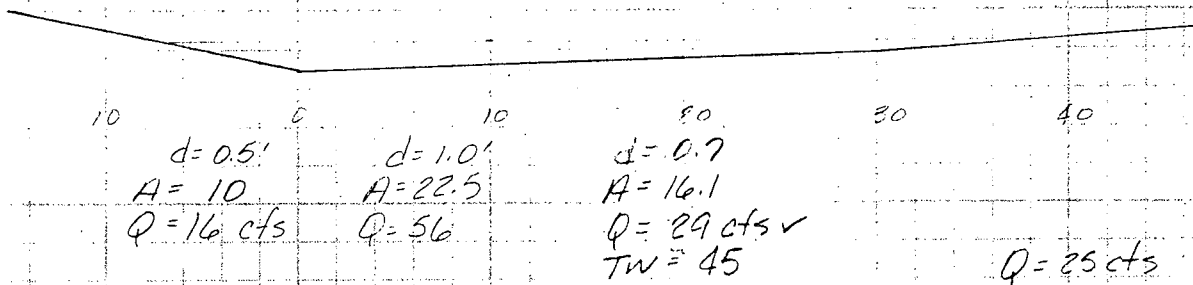
Date 4-16-81 Page 2 of 4

Project The Fountains

Item Floodway needed to carry Q_{100}



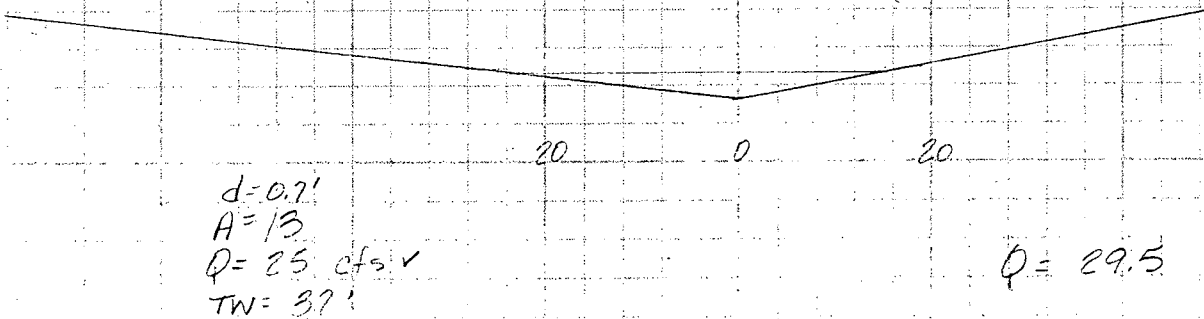
Extg. Section 2



Drainage to Section 3

$DA = 11.9 + 3.8 = 15.7$ ac $L = 1900$ $s = 1.5\%$
 $T_c = 1.8(1.1 - 0.4)(1900)^{1/2} / (1.7)^{1/3} = 48$ min $INT_{100} = 4.7$ in/hr
 $Q_{100} = 0.4(4.7)(15.7) = 29.5$

Extg. Section 3



Section 3 ok, defined floodway 60'

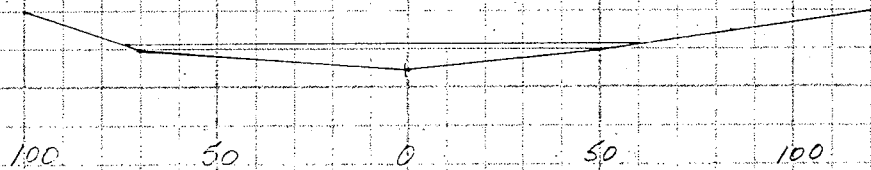


Date 4-16-81 Page 3 of 4

Project Fountains

Item R-ow needed to carry Q_{100}

Extg. Section 4

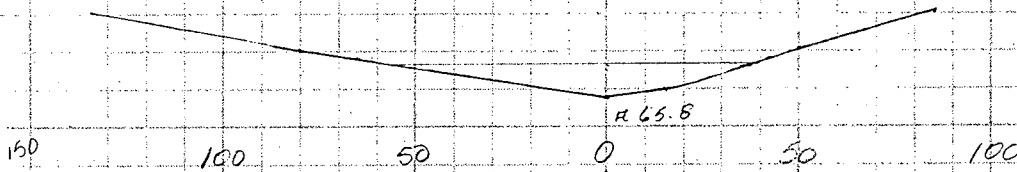


$d = 0.5'$	$d = 0.6'$	$Q = 55 \text{ cfs}$
$A = 30$	$A = 44$	
$Q = 44 \text{ cfs}$	$Q = 79 \text{ cfs}$	
$TW = 120$	$TW = 135'$	
$TW \sim 130$		

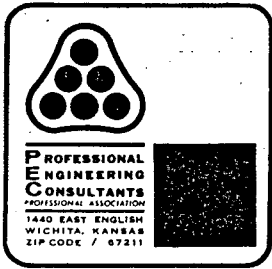
Drainage to Section 5

$DA = 23.5 + 11.9 + 7.3 = 47.7 \text{ ac}$ $L = 2350$ $S = 1.65 \%$
 $T_c = 1.8(0.7)(2350)^{0.7} / (1.65)^{0.5} = 51.6 \text{ min}$ $Int_{100} = 4.4 \text{ in/hr}$
 $Q_{100} = 0.9(4.4)(47.7) = 84 \text{ cfs}$

Existing Section 5



$d = 0.7$	$d = 1.0'$	$d = 0.8$	$d = 0.9$	$Q = 84 \text{ cfs}$
$A = 28$	$A = 57$	$A = 36$	$A = 42$	
$Q = 52 \text{ cfs}$	$Q = 133$	$Q = 73 \text{ cfs}$	$Q = 92 \text{ cfs}$	
		$TW = 90'$	$TW = 95'$	



Date 4-20-81 Page 4 of 4

Project Fountains

Item _____

Existing Section 6

64

100 50 0 50 100

$d = 1.0'$	$d = 0.8$	$d = 0.9$
$A = 55$	$A = 38$	$A = 46$
$Q = 129 \text{ cfs}$	$Q = 79 \text{ cfs}$	$Q = 104 \text{ cfs}$
	$TW = 90'$	$TW = 100' \checkmark$

Existing Section 7

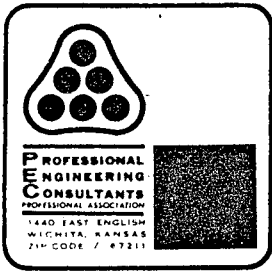
64

150 100 50 0 50 100 150 200

$d = 0.9'$	Elev 65.0	$d = 0.7$	$d = 0.8$
Area = 72 sq ft		Area = 44 sq ft	$A = 52$
$Q = 158 \text{ cfs}$		$Q = 82 \text{ cfs}$	$Q = 105 \text{ cfs} \checkmark$
		$TW = 125'$	$TW = 130'$

Total Drainage (exterior + interior)

$DA = 28.5 + 11.9 + 17.5 = 58 \text{ ac}$ $L = 2750$ $S = 1.5\%$
 $T_c = 1.8(0.7)(2750)^{1/2} / (1.5)^{1/3} = 58 \text{ min}$ $Int_{100} = 4.1 \text{ in/hr}$
 $Q = 0.4(58)(4.1) = 95.3 \text{ cfs} \checkmark$



MEMO

TO: Claud S. Shelor, P.E.
Sedgwick County Department of
Public Works

PROJECT NO. 36-81141-1183

PROJECT: The Fountains

1248 S. Seneca

COPIES TO:

ATTN: Phil Dietrich

DATE: April 21, 1981

Chris Breitenstein ✓

FROM: Kristen Hart, E.I.T.

Dick Linn

REFERENCE: Drainage Plan

File

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Enclosed find a copy of the Drainage Plan for the Fountains, and Addition to Sedgwick County, Kansas. A floodway has been defined to insure the Q 100 from the exterior can drain through the property without obstruction. The calculations to determine the floodway boundry have also been enclosed.

Should you have any questions or require any further information in your review of the plan, please advise.

We would appreciate your comments as soon as possible.



Date 4-16-81 Page 1 of

Project The Fountains

Item Q₁₀₀ from exterior

Area A (Drainage from West)

$$DA = 28.5 \text{ acres} \quad L = 2000' \quad S = 1.7\% \quad C = 0.4$$

$$T_c = \frac{0.8(1.1-0.4)(2000)^{1/2}}{(1.7)^{1/3}} = 47.2 \text{ min}$$

$$I_{int,100} = 4.8 \text{ in/hr}$$

$$Q_{100} = (0.4)(4.80)(28.5) = 55 \text{ cfs}$$

Area B (Drainage from South)

$$DA = 11.9 \text{ acres} \quad L = 1500' \quad S = 1.7\%$$

$$T_c = \frac{1.8(1.1-0.4)(1500)^{1/2}}{(1.7)^{1/3}} = 40.9 \text{ min}$$

$$I_{int,100} = 5.3 \text{ in/hr}$$

$$Q_{100} = 0.4(5.3)(11.9) = 25 \text{ cfs}$$



Date 4-16-81 Page 2 of

Project The Fountains

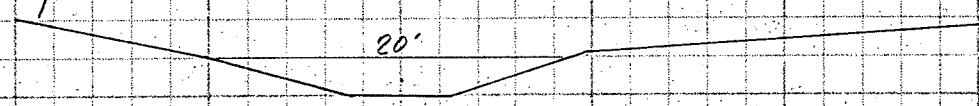
Item Floodway needed to carry Q_{100}

$Q = 1.49AR^{2/3}S^{1/2}$
n

$n = 0.035$ $S_{avg} = 0.0077$

Extg. Section 1

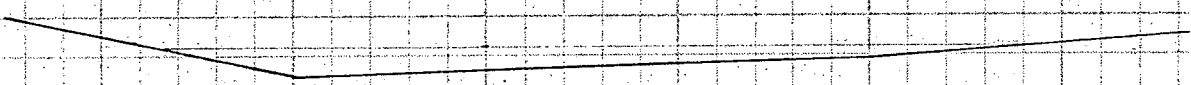
$d = 1'$
 $A = 12$
 $Q = 33 \checkmark$
 $TW = 20'$



$Q = 25 \text{ cfs}$

Extg. Section 2

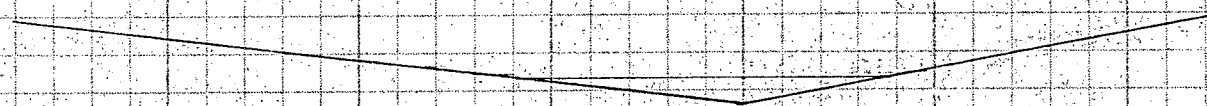
$d = 0.5'$ $A = 10$ $Q = 16 \text{ cfs}$
 $d = 1.0'$ $A = 22.5$ $Q = 56$
 $d = 0.7$ $A = 16.1$ $Q = 29 \text{ cfs} \checkmark$
 $TW = 45$



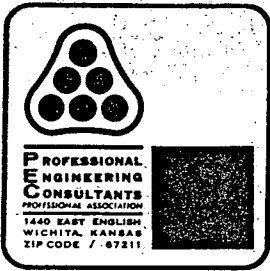
$Q = 25 \text{ cfs}$

Extg. Section 3

$d = 0.7'$
 $A = 13$
 $Q = 25 \text{ cfs} \checkmark$
 $TW = 37'$



$Q = 25 \text{ cfs}$

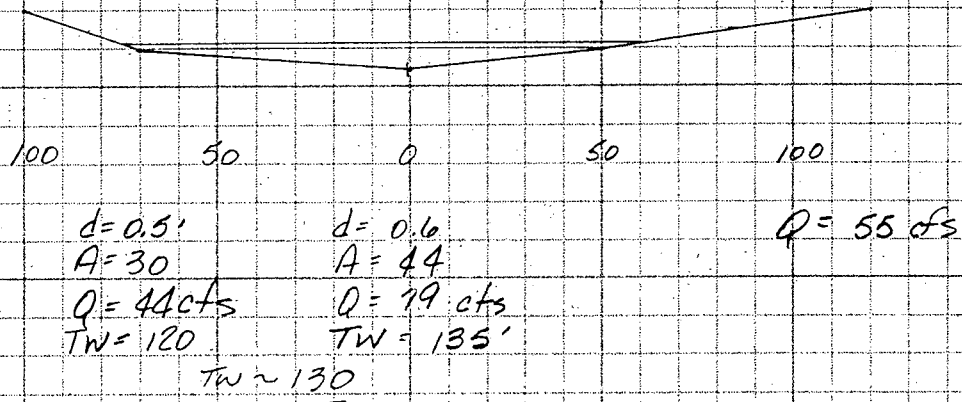


Date 4-16-81 Page 3 of

Project Fountains

Item R-ow needed to carry Q₁₀₀

Extg. Section 4



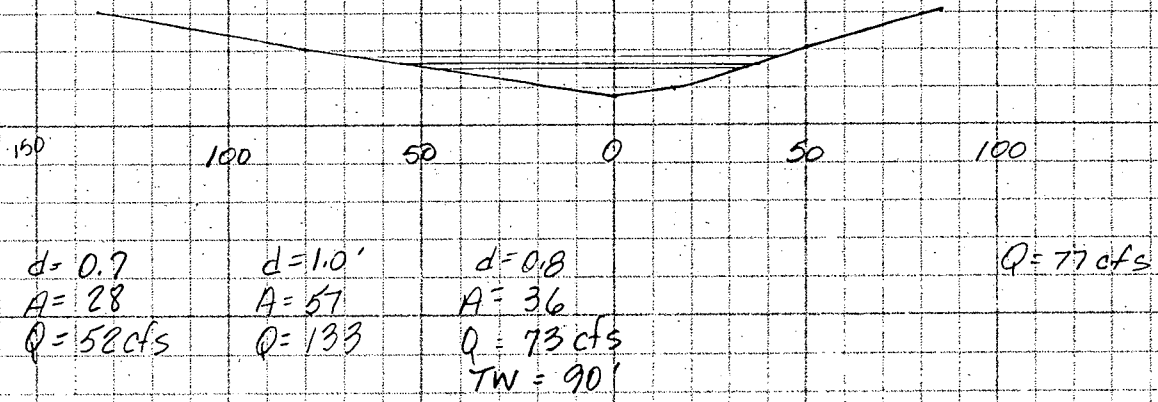
Combined Q

$Q_1 = 25 \text{ cfs}$
 $Q_2 = 54 \text{ cfs}$

$I_1 = 5.3$
 $I_2 = 4.8$

$Q_T = 54 + 25(4.8/5.3) = 77 \text{ cfs}$

Existing Section 5





Date 4-20-81 Page 4 of _____

Project Fountains

Item _____

Existing Section 6

GA

100 50 0 50 100

$d=1.0'$ $d=0.8$
 $A=55$ $A=38$
 $Q=129\text{ cfs}$ $Q=79\text{ cfs } \checkmark$
 TW = 90'

$Q=77\text{ cfs}$

Existing Section 7

GA

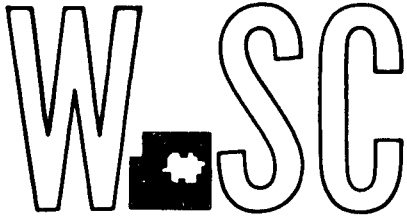
150 100 50 0 50 100 150 200

$d=0.9'$ ELEV 65.0
 Area = 78 sq ft
 $Q=158\text{ cfs}$

$d=0.7$
 Area = 44 sq ft
 $Q=82\text{ cfs}$
 TW = 125'

$Q=77\text{ cfs}$

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

April 17, 1981

Professional Engineering Consultants, P.A.

Gary Wiley
355 Ellis
Wichita, Kansas 67211

Re: S/D 81-31 - Preliminary plat of The Fountains

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission April 16, 1981, the above-captioned plat was considered. The action of the Committee was to approve the preliminary plat and authorize preparation of the final plat subject to the following:

- A. The property owner shall submit an application for outside-the-City water service.
- B. The applicant shall guarantee extension of City sanitary sewer service to the site. This will require the construction of a lift station and force main, as well as laterals and an application for outside-the-City sewer service. The applicant shall be advised that this property may also be assessed for Four-Mile Creek sewer improvements in the future.
- C. The applicant or his agent shall meet with City Engineering to determine the location of the lift station.
- D. A final drainage plan shall be submitted to the County Public Works Department and approved prior to submission of the final plat.
- E. The applicant shall contact Harry Price in the County Fire Department about hydrant locations prior to development of this site.
- F. Since approximately the west 20 feet of this plat is within 350 feet of the intersection of Central and Greenwich, the right-of-way for Central shall be adjusted to show the extra right-of-way which is required at the intersection of arterials.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

RECEIVED

APR 21 1981


Dept. Of Engineering

P.E.C. P.A.
Gary Wiley
Page 2
April 17, 1981

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
Senior Planner

LO:bh

cc Amarado Investment Co., Inc. (David H. Brasted)-230 S. Market,
67202
Hardage Enterprises (Jefferson S. Smith, Vice-President) Hardage
Center, 100 S. Main, 67202
Mike Lundebak, City Engineering
Andy Harkness, County Department of Public Works

MEMO



TO: Mr. Dean Sellers, P.E.
Acting City Engineer
City of Wichita

PROJECT NO. 30-80045-1183

PROJECT: Hardage Sewer Study

COPIES TO:

ATTN:

DATE: May 8, 1980

Mr. Don Schneider, P.E. ✓

FROM: Lynn Moore

Mr. Dean Leslie

REFERENCE: Lift Station Sizing for Area
Surrounding the Proposed Hardage
Apartments.

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

The sanitary sewer study for the Hardage development at Central and Greenwich Road proposes construction of a 120 gpm temporary lift station to serve the planned apartment development and adjacent property owned by a church. The City has inquired about the feasibility of providing sewer service to other residential areas near the proposed Hardage apartment site. To extend service to these surrounding areas, the lift station capacity will need to be increased and an alternate lift station site may need to be selected.

The following calculations and comments are offered concerning the alternate temporary lift station to serve the proposed Hardage tract and other nearby residential areas.

1. Assume 2 DU/Acre for residential areas outside Hardage tract.
2. There are approximately 90 acres which can be served by gravity to a lift station south of Central.
3. Approximately 180 DU can be expected in this service area at ultimate development which will be occupied by approximately 540 PE. (Assuming average occupancy rate is 3.0 PE/DU).
4. Including the proposed apartments (730 PE), the total area population will be approximately 1270 PE.
5. Average wastewater contribution, at 8 gpcd, will be 101,600 gal/day (70 gpm).
6. Assume peak flow rate is 2.5 times average, which will be 254,000 gal/day (176 gpm).
7. A lift station with 180 gpm capacity will handle flows from the area.

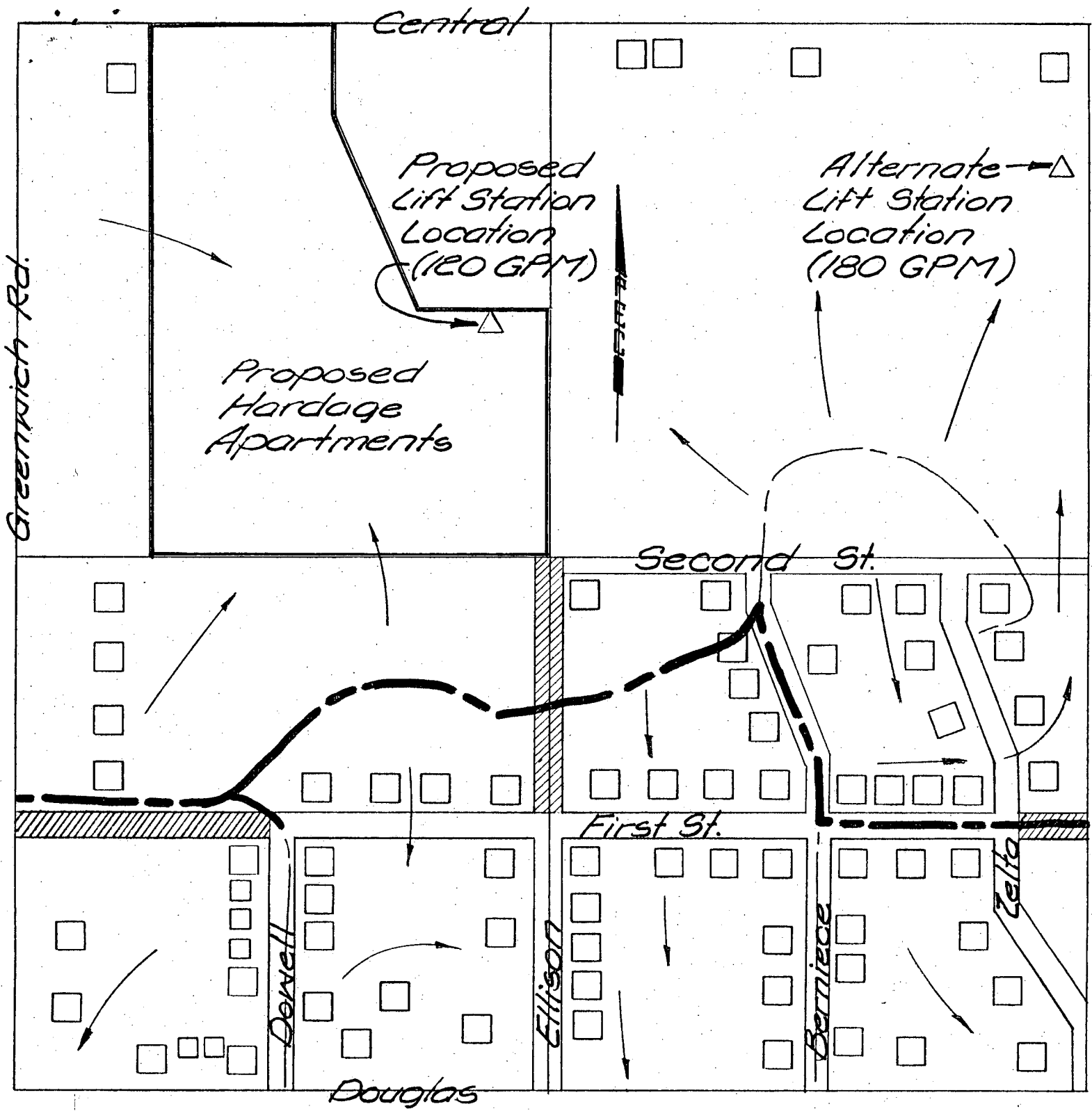
It does not appear that sewer service can be extended to the area east of Dowell Street between Douglas and First. The slope of the terrain is away from the manhole at Douglas & Greenwich Road and also away from the proposed lift station site.

It should be noted that with a 180 gpm lift station, the receiving line south of Lewis Street will be loaded at 90 to 95 percent of its full capacity at peak periods when the entire study area is totally developed.

Memo
Page Two
May 8, 1980

The attached map shows the general drainage patterns and the potential lift stations service area. The map area north of the heavy ridge line is the maximum area which could be served by a single lift station in the NW 1/4 of Section 22 where the proposed development is located.

It is possible that a smaller benefit district will be formed and other lift station sites may be considered.

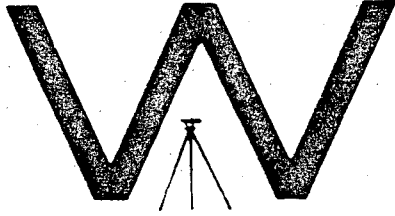


Legend

- Existing Homes
- Ridge Line
- ▨ Vacated Street
- Direction of surface drainage flow

Potential Service Area of Temporary Lift Station near Central & Greenwich Road

THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY HALL — SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4501

May 1, 1980

Dear Citizen:

This letter serves as notification to the property which may be included in a benefit district liable for the assessment for construction of a storm water sewer. If you lease or rent this property, please forward this notice to the landowner.

Three drainage alternatives are under consideration to improve the drainage in the general vicinity of 13th and Woodlawn. Your property could be included in the benefit district for one or more of these alternatives.

The initiation of this project will be considered by the Governing Body of the City of Wichita on May 13, 1980 at 11:00 a.m., in the Commission Room of City Hall located at 455 North Main.

Citizen Participation Organization Councils "H" and "I" will review this project at a neighborhood hearing on May 6. The meeting will be at Dellrose United Methodist Church, 14th and Oliver, at 7:00 p.m. For additional information about the CPO meeting, call 268-4516.

Three alternative designs will be presented. It is estimated that assessments to individual properties in the benefit district are expected to be \$0.07 per square foot.

The Special Assessment Assistance Program approved for CDA funding provides for payment of special assessments for owners who meet the income guidelines of this program. Detailed information regarding this program may be obtained from the City Clerk's office, phone 268-4526.

If you desire, you may express your opinion on this matter by writing the Board of City Commissioners, c/o the City Commission, 1st Floor, City Hall, 455 North Main Street, Wichita, Kansas 67202. You also are welcome to speak or be represented by a spokesperson at the Commission Meeting at which this matter will be considered. Petitions of protest and other documents related to the project also may be presented or forwarded to the Board of City Commissioners for review at the meeting.

May 1, 1980
Page 2

Should you require additional information about the project or any of the procedures outlined above, please direct your inquiries to the City of Wichita, Public Works Engineering Division, 7th Floor, City Hall, 455 North Main Street, Wichita, Kansas 67202 or you may telephone 268-4502.

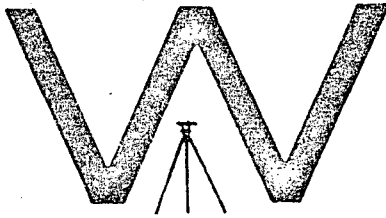
Very truly yours,

A handwritten signature in cursive script that reads "Mike Lindebak".

Mike Lindebak
Program Development Engineer

ML/gf

THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY HALL — SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4501

April 24, 1980

Dear Citizen:

This letter is to determine if the property owners in an area generally bounded by Greenwich Road on the west, Douglas on the south, Zelta on the east, and Central on the north, are interested in obtaining sanitary sewer service.

The City Engineer's office has been contacted by a number of property owners and prospective owners in the past two years about the availability of sanitary sewer service for this area. To provide sewer service to this area today requires the construction of a temporary lift station and force main to pump waste water to the intersection of Kellogg and Greenwich Road. The lift station would be utilized until a treatment plant is constructed near the Sedgwick/Butler County line.

A proposed development generally located on the south side of Central in an area east of Greenwich Road is considering the construction of a lift station and force main. (See attached map.) The lift station and force main could be sized to serve your property if the majority of the property owners desire service. If there is interest in a sanitary sewer service, cost estimates would be made, petitions prepared, and other activities necessary to initiate a project scheduled.

Please write or call Mike Lindebak, Program Development Engineer, 455 N. Main Street, 7th Floor, Wichita, Kansas 67202, 286-4502, if you are interested in sanitary sewer service.

Sincerely,

A handwritten signature in cursive script that reads "Mike Lindebak".

Mike Lindebak
Program Development Engineer

ML:ck

Attachment: (1)



SCALE: 1" = 1200'

GREENWICH RD.

PROPOSED DEVELOPMENT

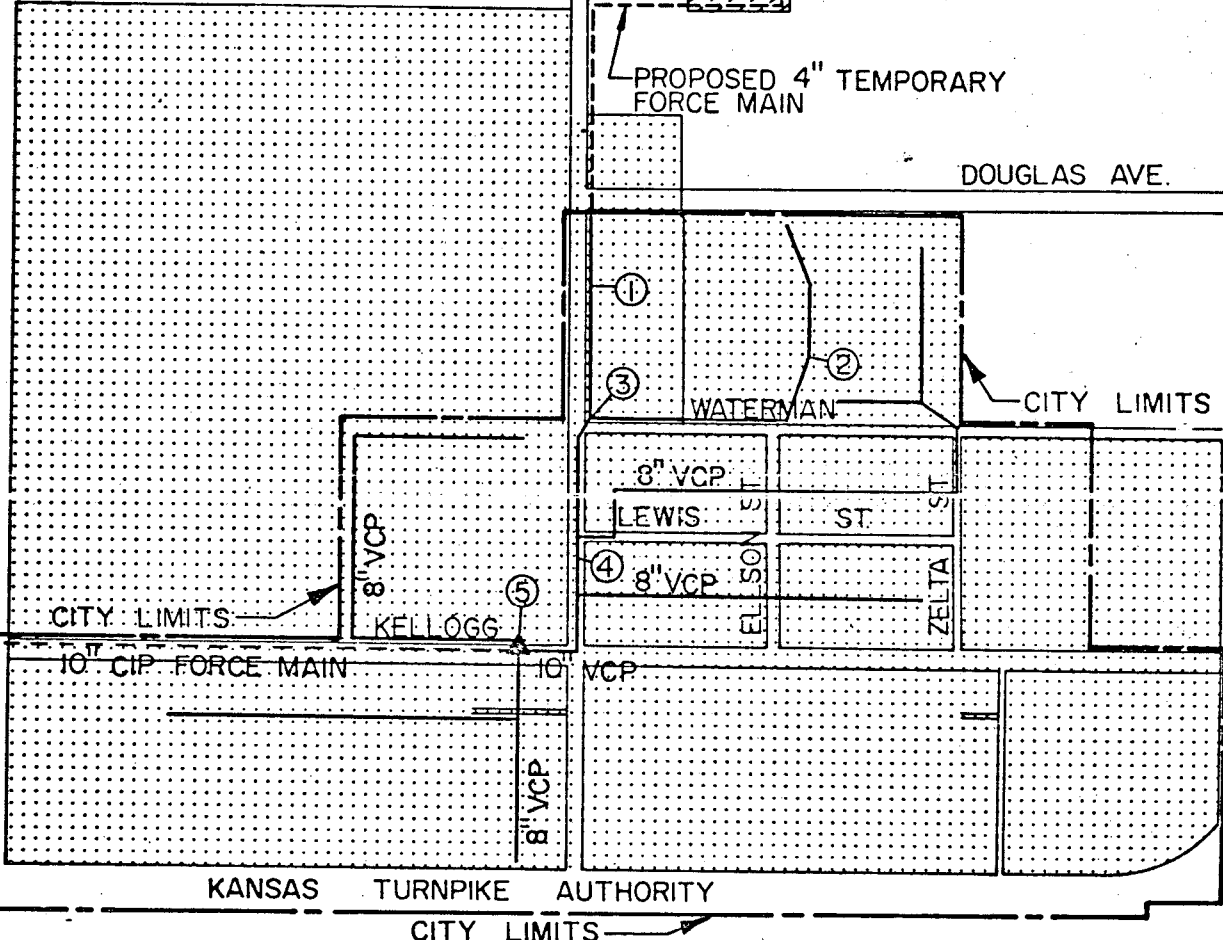
CENTRAL AVE.

FUTURE SEDGWICK COUNTY INTERCEPTOR





PROPOSED LIFT STATION

PROPOSED 4" TEMPORARY FORCE MAIN

DOUGLAS AVE.



LEGEND

-  STUDY AREA
-  LIFT STATION
-  SANITARY SEWER
-  10" FORCE MAIN

CENTRAL AVE & GREENWICH RD SEWER STUDY
PROPOSED FACILITIES
 LIFT STATION NO. 11 BENEFIT DISTRICT

1980

PROFESSIONAL ENGINEERING CONSULTANTS P.A.

ENGINEERS

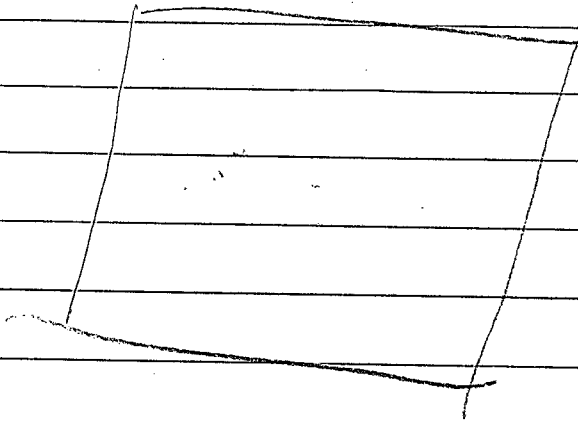
20

WICHITA, KANSAS

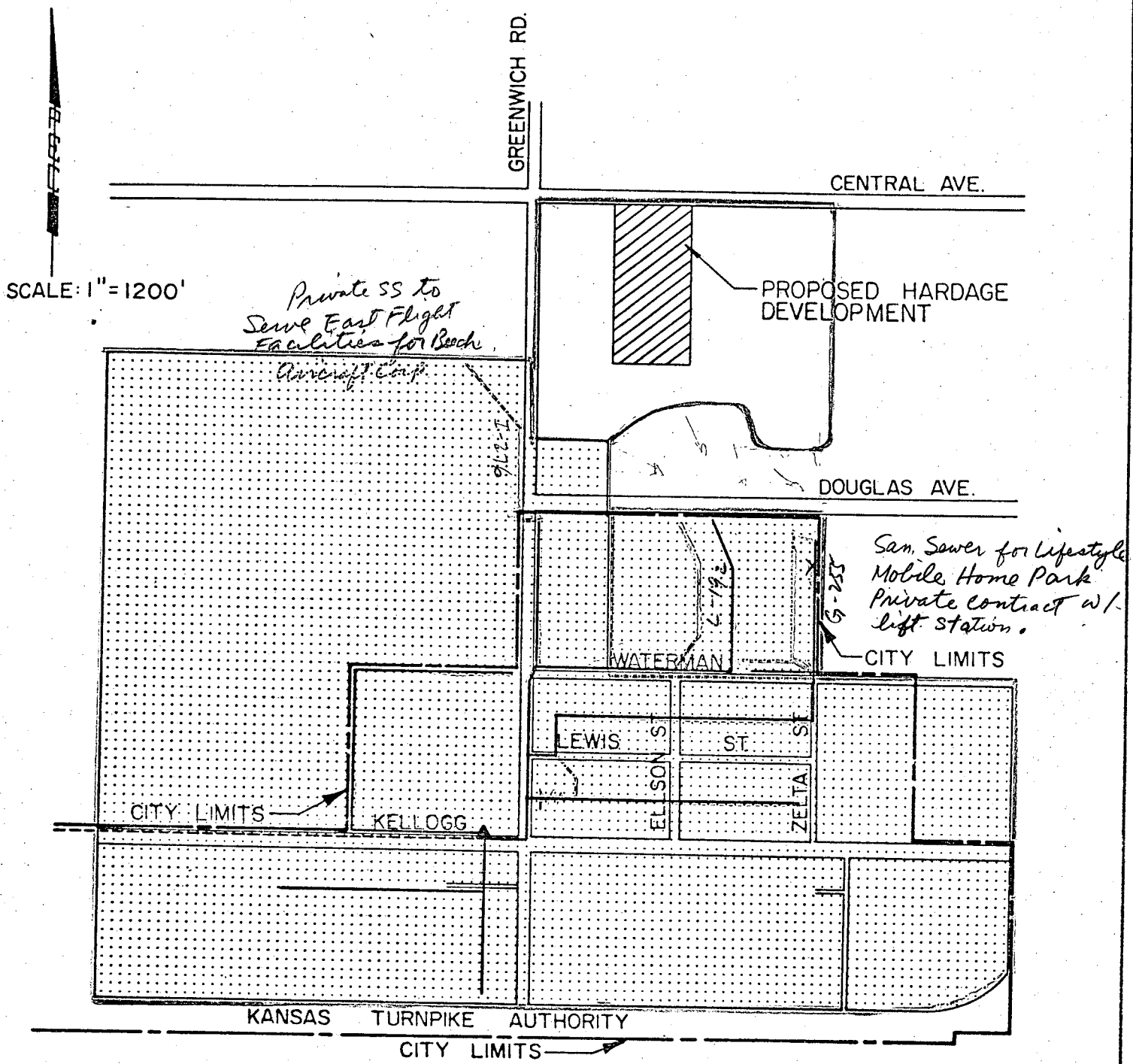
MAP 3

BASE MAP PROVIDED BY CITY OF WICHITA

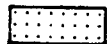


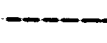
lift station in connection w/ Sub. 13, WIS



- ① original design service area
- ② original B/P
- ③ what can be served by gravity today
- ④ what area would be served by a pump stat for the Foundation



LEGEND

-  STUDY AREA
-  LIFT STATION
-  SANITARY SEWER
-  10" FORCE MAIN

*L-192 Park Village Mobile Home Park
San. Sewer Private Contract*

CENTRAL AVE & GREENWICH RD SEWER STUDY

STUDY AREA

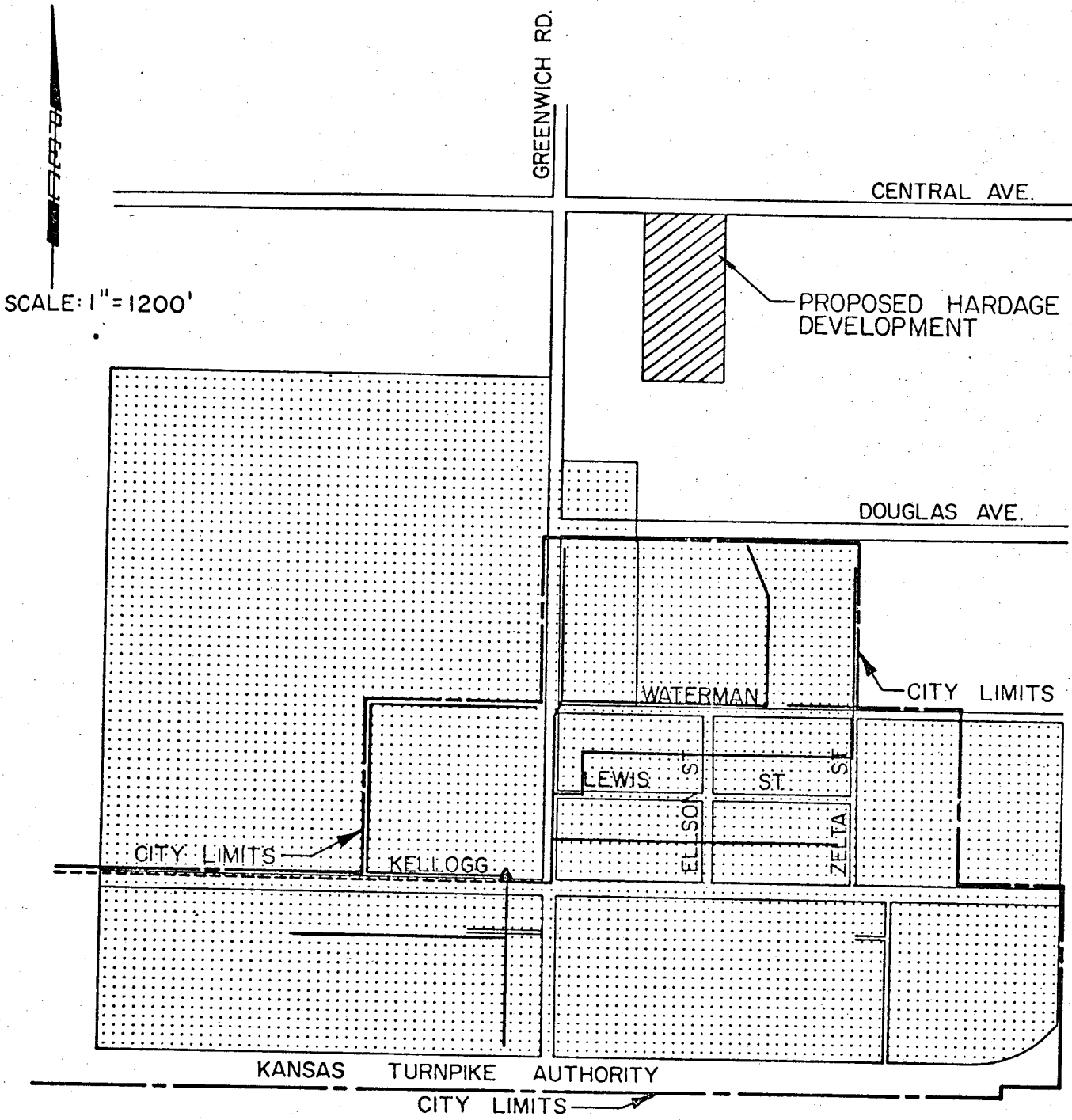
LIFT STATION NO. 11 BENEFIT DISTRICT

1980





PROFESSIONAL ENGINEERING CONSULTANTS P.A.
ENGINEERS

WICHITA, KANSAS

MAP 1



LEGEND

-  STUDY AREA
-  LIFT STATION
-  SANITARY SEWER
-  10" FORCE MAIN

CENTRAL AVE & GREENWICH RD SEWER STUDY

STUDY AREA

LIFT STATION NO. 11 BENEFIT DISTRICT

1980

PROFESSIONAL ENGINEERING CONSULTANTS P.A.

ENGINEERS

WICHITA, KANSAS

MAP 1

BASE MAP PROVIDED BY CITY OF WICHITA

Mattix - NO, but maybe Yes

Dan. Wiemer - NO, uncertain of cost
14700 E 2nd

Marr, Maybe
WA ROYSE, YES

Mc Cann, Yes