



AREA 1 (NW Corner of Platted area)

D.A. = 2.6 acre
Length = 390'
Fall = (87 - 84.5) = 2.5'
Slope = 2.5/390 = 0.64%
COR (residential) = 0.5

$$TOC = 1.8 (1.1 - 0.5) (390)^{0.5} = 24.7 \text{ min}$$

$$INT_2 = 11.67 (24.7)^{0.39} = 3.34 \text{ in/hr}$$

$$INT_{100} = 25.8 (24.7)^{-0.39} = 7.38 \text{ in/hr}$$

$$Q_2 = 4.34 \text{ cfs}$$

$$Q_{100} = 9.60 \text{ cfs}$$

Travel Time = 2.51 min (18" pipe)

$$TOC \text{ at Area 2} = 27.26$$

AREA 2

D.A. = 2.0 acre
Length = 380'
Fall = 2.45'
Slope = 2.45/380 = 0.64%
COR (residential) = 0.5

$$TOC = 24.3 \text{ min}$$

$$INT_2 = 3.36 \text{ in/hr}$$

$$INT_{100} = 7.42 \text{ in/hr}$$

$$Q_2 = 3.36 \text{ cfs}$$

$$Q_{100} = 7.42 \text{ cfs}$$

Travel Time = 0.88

$$TOC \text{ at outlet} = 25.31 \text{ min}$$



Date 7-23-80 Page 2 of

Project Seneca Hills

Item Drainage

AREA 3

Identical to AREA 1

AREA 4

Identical to AREA 2

AREA 5 (Proposed "R-5")

D.A. = 8.3 acres

Length = 950'

Fall = 85 - 83 = 2.0'

Slope = 2.0/9.5 = 0.21%

COR - (Apartments, light density) = 0.6

TOC = $\frac{1.8 (1.1 - 0.6) (950)^{0.5}}{(0.21)^{0.33}} = 46.4 \text{ min}$

INT₂ = $39.6 (46.4)^{0.77} = 2.06 \text{ in/hr}$

INT₁₀₀ = $100.0 (46.4)^{0.79} = 4.82 \text{ in/hr}$

Q₂ = (0.6)(2.06)(8.3) = 10.3 cfs

Q₁₀₀ = (0.6)(4.82)(8.3) = 24 cfs

Volume of Detention Available

$$\text{Vol} = \frac{(A_1 + A_2) D}{2}$$

Berm elevation - 84.0

W.S. elevation - 83.0

Static pool - 79.0

Depth of H₂O = 4.0'

A₁ = 1.46

A₂ = 0.93

$$\text{Vol} = \frac{(1.46 + 0.93) 4.0}{2} = 4.77 \text{ ac-ft}$$

Depth of H₂O = 6.0'

A₁ = 1.46 ac

A₂ = 0.80 ac

$$\text{Volume} = \frac{(1.46 + 0.80) 6}{2} = 6.79 \text{ ac-ft}$$



Date 7-23-80 Page 3 of

Project Seneca Hills

Item Calculator Data

NO. ?	1.		Σ Q. ?	9.6	CFS	NO. ?	2.	
CDR?	0.5		DIA. ?	18.	INCH	CDR?	0.5	
AREA?	2.6	ACRE	LEN. ?	370.	FEET	AREA?	2.	ACRE
SLSB?	0.64	%		1.11	S (%)	SLSB?	0.64	%
LSB?	390.	FEET		5.49	VEL	LSB?	380.	FEET
FREQ?	2.	YEAR		1.14	TOT	FREQ?	100.	YEAR
	24.75	TDC	NO. ?	2.			24.43	TDC
	3.34	INT	CDR?	0.5			7.42	INT
	4.34	Q2	AREA?	2.	ACRE		7.42	Q100
Σ Q. ?	4.34	CFS	SLSB?	0.64	%		25.88	TDC
DIA. ?	18.	INCH	LSB?	380.	FEET		7.25	INT
LEN. ?	370.	FEET	FREQ?	2.	YEAR		7.25	Q100
	0.23	S (%)		24.43	TDC	Σ Q. ?	16.95	CFS
	2.46	VEL		3.36	INT	DIA. ?	24.	INCH
	2.51	TOT		3.36	Q2	LEN. ?	130.	FEET
	27.26	TDC					0.74	S (%)
NO. ?	1.			27.26	TDC		5.36	VEL
CDR?	0.5			3.13	INT		0.4	TOT
AREA?	2.6	ACRE		3.13	Q2		26.28	TDC
SLSB?	0.64	%	Σ Q. ?	7.47	CFS			
LSB?	390.	FEET	DIA. ?	24.	INCH			
FREQ?	100.	YEAR	LEN. ?	130.	FEET			
	24.75	TDC		0.15	S (%)			
	7.38	INT		2.38	VEL			
	9.6	Q100		0.91	TOT			
				28.17	TDC			



Date 7-25-82 Page 4 of

Project Seneca Hills

Item Calculator Data

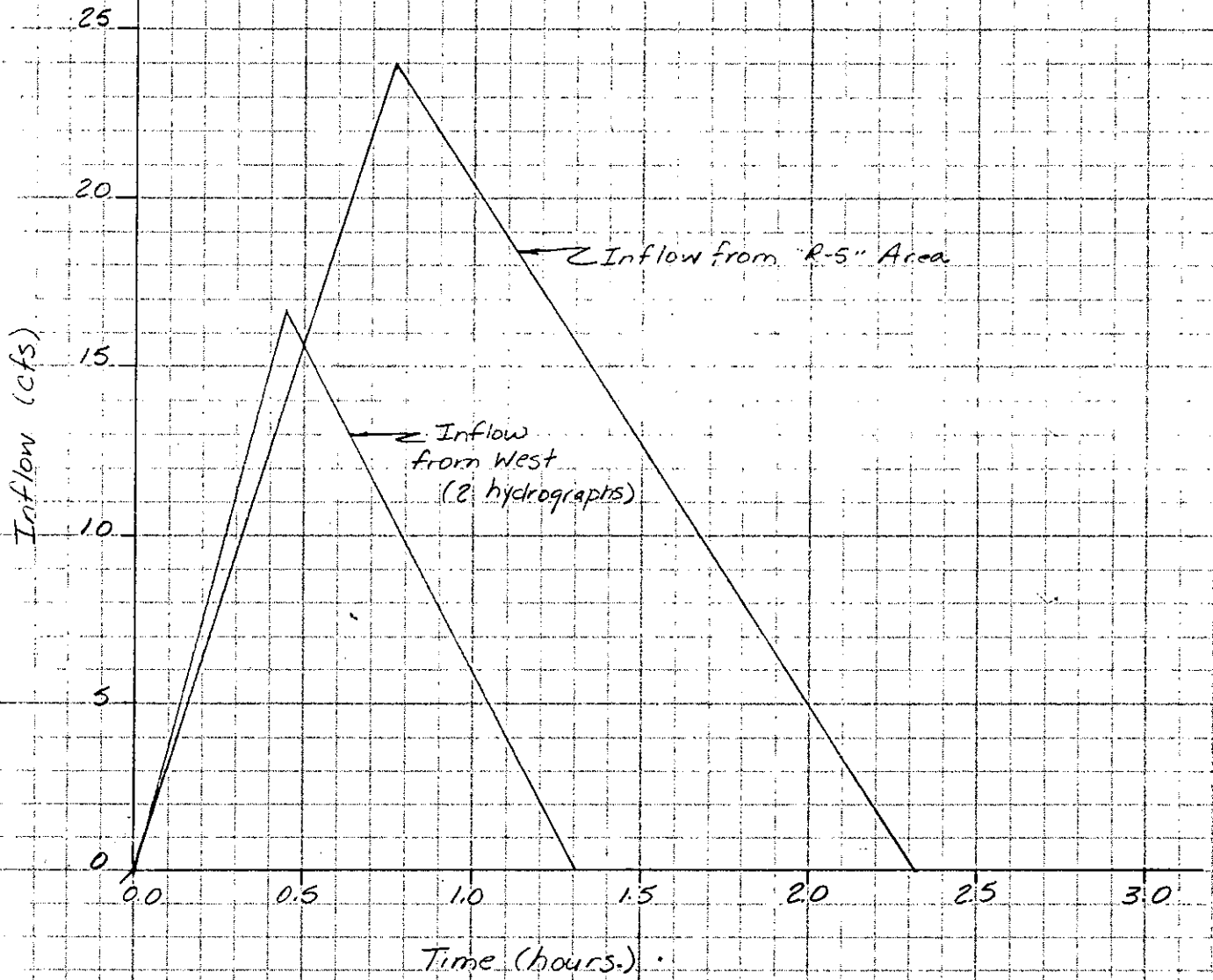
NO. ?	5.						
CDR?				100 yr	9.6	Q (P)	
AREA?	0.6				18.	DIA.	
SLSB?	8.3	ACRE			5.432466724	VEL.	
LSB?	0.21	%			.8352280336	SLOP	
FREQ?	950.	FEET			370.	LEN.	
	100.	YEAR			3.090343724	LOSS	
				3 yr	4.34	Q (P)	
	46.67	TDC			18.	DIA.	
	4.8	INT			2.455937611	VEL.	
	23.91	Q100			.1707038545	SLOP	
					370.	LEN.	
					.6316024116	LOSS	
NO. ?	5.						
CDR?							
AREA?	0.6			2 yr	7.7	Q (P)	
SLSB?	8.3	ACRE			24.	DIA.	
LSB?	0.21	%			2.450986124	VEL.	
FREQ?	950.	FEET			.1158521554	SLOP	
	2.	YEAR			130.	LEN.	
					.1506078021	LOSS	
	46.67	TDC		100 yr	17.02	Q (P)	
	2.05	INT			24.	DIA.	
	10.2	Q2			5.417634263	VEL.	
					.5660330364	SLOP	
					130.	LEN.	
					.7358429473	LOSS	



Date 7-23-80 Page 5 of

Project Seneca Hills

Item Hydrographs

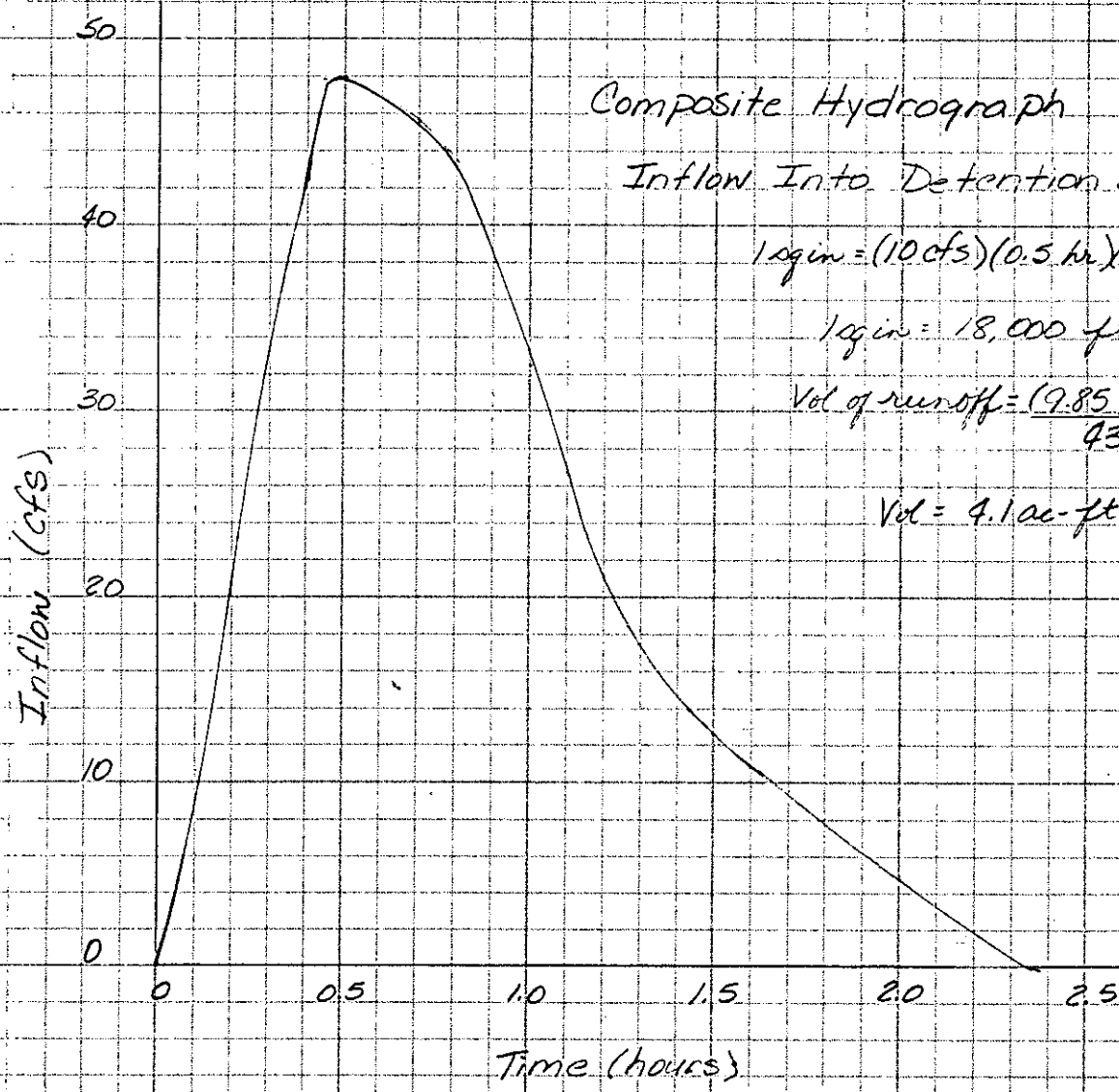




Date 7-24-80 Page 6 of

Project Seneca Hills

Item Composite Hydrograph



Composite Hydrograph
 Inflow Into Detention System
 $I_{avg} = (10 \text{ cfs})(0.5 \text{ hr})(3600 \text{ s/hr})$
 $I_{avg} = 18,000 \text{ ft}^3$
 $\text{Vol of runoff} = \frac{(9.85)(18,000)}{43560}$
 $\text{Vol} = 4.1 \text{ ac-ft}$

Volume of Runoff (SCS)

Hydrologic soil group - Canadian Soil Type B 100%

D.A.

total - 19.4 acres		
Single housing - 9.1 ac	47%	CN-80
apartments - 10.3 ac	53%	CN-85



Date 7-24-80 Page 7 of

Project Seneca Hills

Item Drainage

$$CN = 0.47(80) + 0.53(85) = 83$$

$$I = 1000/83 - 10 = 2.05$$

$$R = \frac{(5.9 - 0.2(2.05))^2}{(5.9 + 0.8(2.05))} = 4.0 \text{ in}$$

$$Vol = \frac{(4.0 \text{ in})(19.4 \text{ acre})}{12 \text{ in/ft}} = 6.5 \text{ ac-ft}$$

Vol of runoff from hydrograph - 4.1 ac-ft

$$\text{Ratio } \frac{6.5}{4.1} = 1.6$$

PREDEVELOPED CONDITION

$$D.A. = 19.4 \text{ acre}$$

Land Use - Pasture, good condition

$$CN = 61$$

$$I = 1000/61 - 10 = 6.4$$

$$R = \frac{(5.9 - 0.2(6.4))^2}{(5.9 + 0.8(6.4))} = 1.9 \text{ in}$$

$$Vol = (19.4)(1.9)/12 = 3.1 \text{ ac-ft}$$

Length of Basin - 2100 ft - 0.40 mi

Fall thru basin - 87 - 84 = 3'

$$\text{Slope} = 3/2100 = 0.14\%$$

$$TCC = \frac{(11.9(0.40)^3)^{0.385}}{3} \cdot 0.59 \text{ hr} = 35.4 \text{ min}$$

$$q_a = 0.48 \text{ cfs/ac-in}$$

$$Q_p = (0.48 \text{ cfs/ac-in})(19.4 \text{ ac})(1.9 \text{ in}) = 17.7 \text{ cfs}$$



Date 7-24-80 Page 8 of _____

Project Seneca Hills

Item Summary of Drainage info.

Summary

Volume of Runoff - 6.5 ac-ft

Volume of Detention - 6.3 ac-ft

Predeveloped Runoff - 3.1 ac-ft

Predeveloped Discharge - 17.7 cfs

Developed Discharge - 47.8 cfs

Detention System

Outside dimensions 170' x 528'

15' berm along entire perimeter - elevation 84^o

W.S. Elevation - 83^o

5:1 side slopes with 7' total depth, 6' water depth

Channel System from Pond to Seneca St. Road Ditch

10' bottom

4:1 side slopes

EL at Seneca Ditch 82³⁸

0.1% bottom slope



MEMO

TO: Chris Breitenstein
Drainage Design Engineer
455 N. Main

PROJECT NO. 30-79372-524

PROJECT: Seneca Hills Addition

Wichita, Kansas 67202

COPIES TO:

ATTN:

DATE: August 11, 1980

Paul Johnston

FROM: Kristen Hart

Mike Lindebak

REFERENCE: Seneca Hills Addition Drainage Concept
and supportive calculations.

Louise Olivarez

Dick Linn

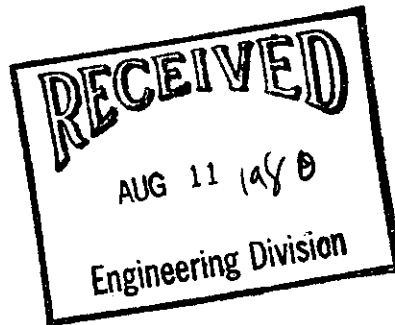
PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Enclosed is the Drainage Concept and calculations for Seneca Hills Addition.

As noted on the plan, the outfall channel from the detention pond has an initial flowline elevation equal to the design water surface elevations.

If any addition information is needed in your review of the plan, please contact Dick Linn or myself.

We would appreciate comments as soon as possible.



THE CITY OF WICHITA

OFFICE OF

DEPARTMENT OF ENGINEERING

DATE

August 25, 1980

TO

Jack Galbraith, Chief Planner

FROM

Chris J. Breitenstein, Acting Drainage Design Engineer

SUBJECT

Seneca Hills Addition
Drainage Concept

The above referenced drainage concept is approved as submitted.


Chris J. Breitenstein, P.E.
Acting Drainage Design Engr.

CJB:md

cc: Kristen Hart
Louise Olivarez
Mike Lindebak ✓



MEMO

TO: Paul Graves
Chief Engineer
City Hall - Seventh Floor
455 N. Main
Wichita, Kansas 67202

PROJECT NO. 30-79372-524

PROJECT: Seneca Hills
Addition

COPIES TO:

ATTN: Chris Breitenstein, P.E. ✓

DATE: October 9, 1980

Louise Olivarez

FROM: Kristen Hart

Mike Lindebak

REFERENCE: Drainage Plan and Supportive
Calculations

Dick Linn

File

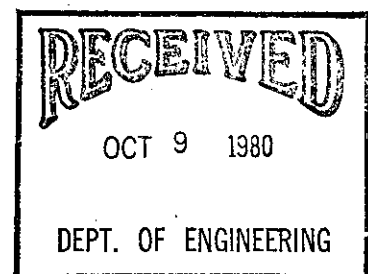
PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Enclosed find a copy of Seneca Hills Drainage Plan including hydrology and hydraulic information on the storm sewer system.

The pond and ditch geometrics and hydraulics are as calculated for the drainage concept.

Should you need any further information or clarification, please contact me.

We would appreciate your comments as soon as possible.





Date 10-9-80 Page 2 of 2

Project Seneca Hills

Item Hydraulics

2-YR Hydraulics

NODE	Hyd. Slope	Fric. Loss	HGL Elev.	Des. Elev.	Diff.
100	0.19	0.06	80.62	83.0	2.38
200	0.43	1.39	80.56	83.0	2.44
300	0.44	0.67	79.17	82.50	3.33
400	0	0	78.50	78.50	0

The 100 yr runoff from the platted area is to go thru the last length of pipe. (300 to 400)

100 YR Hydraulics

NODE	Hyd. Slope	Fric. Loss	HGL Elev.	Des. Elev.	Diff.
100	0.19	0.06	83.17	83.0	-0.17
200	0.43	1.39	83.11	83.0	-0.11
300	2.15	3.22	81.72	82.50	0.78
400	0	0	78.50	78.50	0

Notes:

- 1) Starting HGL equal Pond Floor Elev. plus pipe diameter.
- 2) Since system 500-800 is identical to the above system, the hydraulics and hydrology are equivalent also.

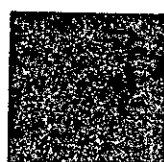
HYDROLOGY DATA SHEET

PAGE 1 OF 2

PROJECT: Seneca Hills PROJECT NO. _____

ITEM: Hydrology DATE: 10-9-80

RETURN PERIOD: 2 yr COMPUTATIONS BY: KJH REVISIONS BY: _____



**PROFESSIONAL
ENGINEERING
CONSULTANTS**
PROFESSIONAL ASSOCIATION

1440 EAST ENGLISH
WICHITA, KANSAS 67211
(316) 262-2691

SCHEMATIC DIAGRAM:



Note: System 500-800 has the same layout as above.

HYDROLOGY DATA SHEET																		
TRIBUTARY AREA					HYDROLOGY SUMMATION					CONDUIT DATA								
SUB-BASIN (1)	C (2)	AREA (acres) (3)	SLOPE (%) (4)	LENGTH (feet) (5)	T _c (minutes) (6)	I ₀ in./hr. (7)	Q ₀ (cfs) (8)	T _c (minutes) (9)	I in./hr. (10)	Q (cfs) (11)	Σ Q (cfs) (12)	PIPE (inches) (13)	SLOPE (%) (14)	VELOCITY (ft./sec.) (15)	LENGTH (feet) (16)	T _t (minutes) (17)	T _c + T _t (minutes) (18)	
100	0.5	1.70	0.63	400	25.2	3.52	2.82	25.2	3.82	2.82	2.82	15	0.19	2.3	30	0.22	25.42	
200	0.5	0.85	0.75	260	19.2	3.69	1.57	25.42	3.50	1.40	4.22	15	0.43	3.4	325	1.58	27.00	
300	0.5	1.76	0.72	340	22.22	3.48	3.06	27.00	3.16	2.18	7.00	18	0.44	4.0	150	0.63	27.63	
400	OUTLET																	
100 YR																		
300	0.5	4.31	-	-	27.0	7.14	15.4	27.0	7.14	15.4	15.4	18	2.15	8.7	150	0.29	27.29	
400	OUTLET																	

THE CITY OF WICHITA


OFFICE OF DEPARTMENT OF ENGINEERING DATE October 10, 1980

TO Jack Galbraith, Chief Planner

FROM Chris J. Breitenstein, Acting Drainage Design Engineer

SUBJECT Seneca Hills Addition
Drainage Plan

The above referenced drainage plan is approved.


Chris J. Breitenstein
Acting Drainage Engineer

CJB:md

cc: Louise Olivarez
Kristen Hart

S/D NO. 80-72 Name Seneca Hills Addition
Date Application Rec'd. 9-4-80 Preliminary Approval _____
Scheduled S/D Meeting 10-16-80

DESCRIPTION

General Location West side of Seneca in an area south of 48th St., South.

Owner Amarado Inv. Co., Inc.
Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)
Address 355 Ellis, Wichita, Ks. 67211 Phone 263-1107

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>20.0 +</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>58</u> R/W <u>1180</u> ft. |
| Residential <u>33</u> | b. <u>60</u> R/W <u>530</u> ft. |
| Commercial <u>0</u> | c. _____ R/W _____ ft. |
| Industrial <u>0</u> | d. _____ R/W _____ ft. |
| Other <u>0</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>33</u> | TOTAL <u>1710</u> ft. |
| 3. Minimum Lot Frontage <u>60' @ setback</u> <u>ft.</u> | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> <input type="checkbox"/> |
| 4. Minimum Lot Area <u>8,500 sq. ft.</u> | |
| 5. Existing Zoning <u>"AA"</u> | |
| 6. Proposed Zoning <u>R-5 and AA (Z-2208)</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) <u>N/A</u> (Yes-No) | |
| 12. City of Wichita <u>Yes</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

NOTE: The applicant's associated zone case for Lot 21, Block 4 (Z-2208) requesting "AA" to "R-5" has been approved by the Board of City Commissioners subject to platting.

- A. The applicant's drainage concept has been approved. Prior to or at the time of submitting a final plat, a final drainage plan shall be submitted to City Engineering for review and approval.
- B. The final plat shall indicate the west 170 feet of Lot 21, Block 4 as a reserve for drainage purposes. The applicant shall submit a restrictive covenant providing for the ownership and continued maintenance of this reserve. The covenant shall contain a provision which gives the City authority to maintain the reserve and charge the costs to the owner(s) in the event the owner(s) fail to maintain the reserve.
- C. The applicant shall guarantee the paving of all interior streets including hammerhead turn-arounds for Dodge Street and the temporary cul-de-sacs for 47th Street South and Fairhaven.
- D. The applicant shall guarantee the extension of City water to serve each lot being platted.
- E. The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted.
- F. Depending on the final drainage plan calculations, the final plat shall indicate appropriate wide drainage easements centered on the common lot lines between Lots 5 and 6, and Lots 15 and 16, Block 4.
- G. No sidewalks are required for this subdivision.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department.

- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D NO. 80-72 Name Seneca Hills Addition
Date Application Rec'd. 9-4-80 Preliminary Approval _____
Scheduled S/D Meeting 10-16-80

DESCRIPTION

General Location West side of Seneca in an area south of 48th St., South.

Owner Amarado Inv. Co., Inc.
Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)
Address 355 Ellis, Wichita, Ks. 67211 Phone 263-1107

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>20.0 +</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>58</u> R/W <u>1180</u> ft. |
| Residential <u>33</u> | b. <u>60</u> R/W <u>530</u> ft. |
| Commercial <u>0</u> | c. _____ R/W _____ ft. |
| Industrial <u>0</u> | d. _____ R/W _____ ft. |
| Other <u>0</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>33</u> | TOTAL <u>1710</u> ft. |
| 3. Minimum Lot Frontage <u>60' @ setback</u> <u>xx</u> | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>8,500 sq. ft.</u> | |
| 5. Existing Zoning <u>"AA"</u> | |
| 6. Proposed Zoning <u>R-5 and AA (Z-2208)</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) <u>N/A</u> (Yes-No) | |
| 12. City of Wichita <u>Yes</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

NOTE: The applicant's associated zone case for Lot 21, Block 4 (Z-2208) requesting "AA" to "R-5" has been approved by the Board of City Commissioners subject to platting.

- A. The applicant's drainage concept has been approved. Prior to or at the time of submitting a final plat, a final drainage plan shall be submitted to City Engineering for review and approval.
- B. The final plat shall indicate the west 170 feet of Lot 21, Block 4 as a reserve for drainage purposes. The applicant shall submit a restrictive covenant providing for the ownership and continued maintenance of this reserve. The covenant shall contain a provision which gives the City authority to maintain the reserve and charge the costs to the owner(s) in the event the owner(s) fail to maintain the reserve.
- C. The applicant shall guarantee the paving of all interior streets including hammerhead turn-arounds for Dodge Street and the temporary cul-de-sacs for 47th Street South and Fairhaven.
- D. The applicant shall guarantee the extension of City water to serve each lot being platted.
- E. The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted.
- F. Depending on the final drainage plan calculations, the final plat shall indicate appropriate wide drainage easements centered on the common lot lines between Lots 5 and 6, and Lots 15 and 16, Block 4.
- G. No sidewalks are required for this subdivision.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department.

- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-72 Name Seneca Hills Addition
Date Application Rec'd. 9-4-80 Preliminary Approval 10-16-80
Scheduled S/D Meeting 10-30-80

DESCRIPTION

General Location West side of Seneca in an area south of 48th St. South

Owner Amarado Inv. Co., Inc.
Surveyor/Engineer Professional Engineering Consultants, P.A.
Address 355 Ellis, 67211 Phone 263-1107

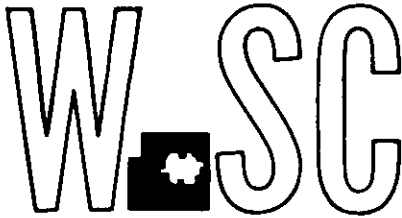
- 1. Gross Acreage of Plat 10+
- 2. Number of Lots:
 - Residential 1
 - Commercial _____
 - Industrial _____
 - Other _____
- 3. Minimum Lot Frontage 527 ft.
- 4. Minimum Lot Area _____
- 5. Existing Zoning _____
- 6. Proposed Zoning R-5 (Z-2208)
- 7. Lineal Feet of New Streets:
 - a. _____ R/W _____ ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 0 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 x : Three-Mile Area _____

STAFF COMMENTS:

Note: The applicant's associated zone case for this proposed lot requesting "AA" to "R-5" has been approved by the Board of City Commissioners subject to platting. (Z-2208).

- A. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's final drainage plan.
- B. The applicant shall submit a restrictive covenant providing for the ownership and continued maintenance of the reserve. The covenant shall contain a provision which gives the City authority to maintain the reserve and charge the costs to the owner(s) in the event the owner(s) fail to maintain the reserve. The covenant shall also specify that the property to the west, which was included in the overall preliminary plat, shall have the right to utilize the reserve for handling their drainage.
- C. The applicant shall guarantee the construction of hammerhead turn-arounds for Dodge Street to the north and south of this property.
- D. The final plat shall indicate "complete access control" to the terminated segments of Dodge Street to the north and south of this plat. Appropriate language shall be added to the plat's text.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department.
- F. The applicant shall guarantee all drainage improvements required by the platting of this property.
- G. 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) 269-4561

October 17, 1980

Professional Engineering Consultants, P.A.
Attention: Gary Wiley
355 Ellis
Wichita, Ks. 67211

Re: S/D 80-72 - Preliminary plat of Seneca Hills Addition

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 16, 1980, 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 final plat shall indicate the west 170 feet of Lot 21, Block 4 as a reserve for drainage purposes. The applicant shall submit a restrictive covenant providing for the ownership and continued maintenance of this reserve. The covenant shall contain a provision which gives the City authority to maintain the reserve and charge the costs to the owner(s) in the event the owner(s) fail to maintain the reserve.
- B. The applicant shall guarantee the paving of all interior streets including hammerhead turnarounds for Dodge Street and the temporary cul-de-sacs for 47th Street South and Fairhaven.
- C. The applicant shall guarantee the extension of City water to serve each lot being platted.
- D. The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted.
- E. The final plat shall indicate appropriately wide storm sewer easements centered on the common lot lines between Lots 5 and 6, and Lots 15 and 16, Block 4.
- F. No sidewalks are required for this subdivision.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department.

P. E. C., P.A.
Attention: Gary Wiley
10-17-80
Page 2

- 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
Louise Olivarez
Senior Planner

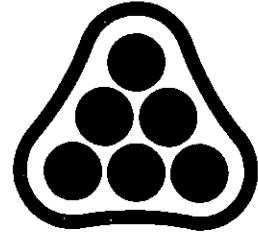
LO:bh

cc: Amarado Inv. Co., Inc., Attention: Lowell Richardson, 230 S. Market
67202
X Mike Lindebak, City Engineering

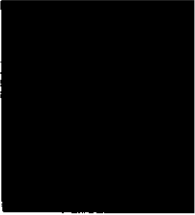
DIRECTORS

C. O. KNOP, P.E.
R. B. PEUGH, P.E.
C. J. FREUND, P.E.
W. H. KELTNER, P.E.
R. D. PLETCHER, P.E.
F. D. MIDDLETON, JR., P.E.
D. E. MALTBIE, P.E.
M. D. SCHOMAKER, P.E.

File



PROFESSIONAL
ENGINEERING
CONSULTANTS
PROFESSIONAL ASSOCIATION



February 12, 1981

Mr. Mike Lindebak, Program Development Engineer
City Hall - 7th Floor
455 N. Main
Wichita, Kansas 67202

RE: Seneca Hills Drainage Plan
PEC File No. 36-79372-524

Dear Mr. Lindebak:

The above-referenced drainage plan was approved on October 10, 1980.

The plan provides for a detention pond located in Reserve "A", Block 1, with a volume of 6.5 acre feet (Q 100). The bottom of the pond is to be at elevation 77.0 with the water surface at elevation 83.0 and a berm elevation of 84.0.

The outfall channel from the pond slopes from the pond at elevation 83.0 to match the existing roadside ditch on Seneca Avenue at elevation 82.3 (10' bottom, 4:1 side slopes, 0.1% slope).

It will be necessary for the developer of lot 1, Block 1, Seneca Hills Addition to provide a pump system (100 gpm minimum) to pump the storm runoff from the pond into the outfall channel.

If additional information is necessary, please contact me.

Very Truly Yours,

Richard W. Linn, P.E.
Manager, Land Development

cc: Lowell Richardson
Chris Breitenstein
Robert Feldner

1440 EAST ENGLISH
WICHITA, KANSAS 67211
(316) 262-2691

REQUEST FOR PETITION

DATE: 3-20-87

I. NAME: Dick Linn PHONE _____

ADDRESS: _____

II. PAVEMENT *Susca Hills Add³ platting req or vacat*

Street Dodge St From Hammer heads

To _____

Street _____ From _____

To _____

SANITARY SEWER

STORM WATER SEWER

(1) Lot(s) Block(s) Addition

(2) Address _____

(3) Other Detention Res, Outfall & pump

III. COMPLETED PETITION:

Mail

Name _____

Address _____

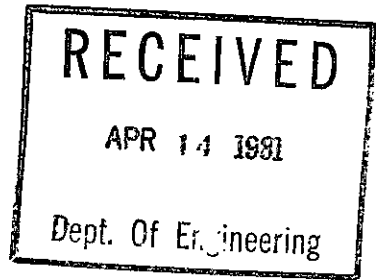
Phone

Name Same

Number _____

*Done
SLLP*

IV. ADDITIONAL INFORMATION:



April 10, 1981

Mr. Ray Bruggeman
Director of Engineering
7th Floor - City Hall
455 North Main
Wichita, Kansas 67202

RE: Seneca Hills Addition
Guarantee of Drainage Improvements

Dear Mr. Bruggeman:

The final plat of Seneca Hills Addition includes a reserve for a drainage detention pond. A restrictive covenant will provide for the ownership and continued maintenance of the reserve.

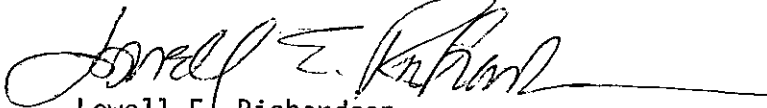
The conditions of approval of the final plat required a guarantee of the drainage improvements. The construction of the detention pond and drainage system should be included in the site grading and site improvements at the time of site development.

Please consider this letter as a request that the method of guarantee of drainage improvements be a condition of approval of the site development plans and building permit.

If additional information is desired, please advise.

Very truly yours,

AMARADO INVESTMENT COMPANY, INC.


Lowell E. Richardson
Vice President

LER:sd

cc: Mike Lindebak
Robert Feldner
Louise Olivarez

5-28-81 Petition submitted 5-26-81 RWB

230 South Market / Wichita, Kansas 67202 / (316) 267-1261



RWB