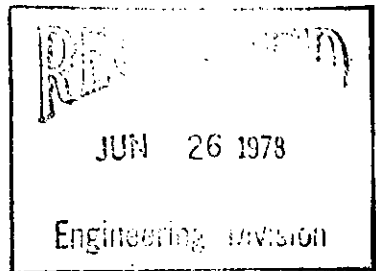


KENNETH O. TAYLOR

*Consulting Engineer*

1542 SOUTH ST. FRANCIS  
WICHITA, KANSAS 67211



June 23, 1978

Mr. Dick Linn, City Engineer  
City Hall  
455 No. Main  
Wichita, Kansas 67202

RE: South Seneca Gardens  
Fourth Addition

Dear Dick:

Based on the meeting that the owners, John Gist and I had with you and Yash Desai on about June 1, 1978, the following is my analysis of the size of a retention pond needed for subject plat based on the following parameters:

1. The drainage area will include all the area south and east of Handley, Southwind and Oak as shown on the preliminary plat, plus the proposed right of way for McLean Blvd., approx. 62 acres.
2. The size of pond be based on a 6 hour-100 year storm, being 5.9 inches.
3. The ground surface at the test hole dug by Wichita Testing Lab. is El 81.0.
4. Pond-El. 80.0.
5. Maximum groundwater-El. 76.0.
6. Based on the above-Min. Pad-El. 83.0.

Most of the area falls in hydrological Group B and 10 to 12% is in hydrological Group D, as shown on the enclosed report from the local Soil Conservation Service Office. Most of the examples shown in SC5 Technical Release 55 cover several hundred acres. I thought for the small area of 62 acres, that the impervious areas could be estimated fairly accurately.

Dick Linn, City Engineer

June 23, 1978

Page 2.

My analysis follows:

Impervious area		
Paved streets		5.80 ac.
165 single family lots		
Roof and garage	2000 s.f.	
Drives - 25 x 20	500 s.f.	
Walks & Patios	500 s.f.	
Total	3000 s.f.	
$\frac{3000 \times 165}{43560} =$		11.36 ac.
6 - 2 family dwellings		
$\frac{6 \times 4000}{43560} =$		0.55 ac.
Drive approaches		
$\frac{171 \times 20^2}{4356}$		1.57 ac.
Lake =		6.00 ac.
	Total Impervious area	25.3 ac.
Total Imperious area		25.3 ac.
R-5 Zone		2.2 ac.
Open area, lawns and foliage		29.7 ac.
Total area outlined in red on prel. plat		57.2 ac.
R/W McLean Blvd.		4.8 ac.
	Total	62.0 ac.

Computation of curve number

Land Use	Percent	CN	Product
Impervious	41	98	4018
R-5	4	85	340
Lawns & foliage	48	74	3552
R/W McLean Blvd	7	61	427
	100		8337

$$\text{Weighted CN } \frac{8337}{100} = 83.37 \quad 83$$

From Table 2-1

$$Q = 4.01 \text{ in. (100 year - 6 hr)}$$

$$Q = 5.98 \text{ in. (100 year - 8 hr)}$$

Vol. required - 100 year - 6 hr.

$$V = \frac{4.01 \times 62}{43560} = 20.72 \text{ acre feet.}$$

For d = 4' Average Area =  $\frac{20.72}{4}$  = 5.18 acres.

Estimated areas of the lake for various depths is as follows, based on 4:1 slopes:

Elev.	Area-acres	Comment
71	4.03	Extreme bottom of lake
74	4.51	Ground water at time of test
75	4.67	Bottom limit of fair to good soil for site grading
76	4.84	Max. groundwater
78	5.18	Average area for storage
80	5.53	Max. pool elev.
81	5.72	Shore line - 1 ft. freeboard

Vol. of excavation

El. 71 to El. 75	28,100 c.y.	sand
El. 75 to El. 81	50,300 c.y.	site grading soil
<b>Total</b>	<b>78,400 c.y.</b>	<b>excavation</b>

Time to empty lake @ 2.0 cfs  
 20.72 A.F. = 902,563 c.f.

$\frac{902,563 \text{ c.f.}}{24 \times 3600 \times 2} = 5.22 \text{ days}$

24 x 3600 x 2

Open water volume and discharge  
 For 2 hours of lake emptying  
 by 10:00 AM

Very truly yours,

*K. O. Taylor*

K. O. Taylor

Computation of earth quantities  
 Land Use: Impermeable  
 KOT/at  
 Enclosures  
 Test hole log  
 SCS soil report  
 Prel. plat - print  
 cc: Yash Desai  
 John Gist  
 Mike Boyd  
 Bill Bell

Production  
 4017  
 3552  
 427



**WEIGAND-OMEGA MANAGEMENT, INC.**

August 18, 1995

Mr. Mike Lindebak  
City of Wichita  
455 S. Main  
Wichita, Kansas 67202

RE: Gold Coast Homeowner's Association  
55th St. South & Gold

Dear Mr. Lindebak:

Weigand-Omega Management is the management company for Gold Coast Homeowner's Association located at 55th St. South and Gold.

Gold Coast consists of 45 units facing a small lake located on the east side of the property. The developer was Duane Wadley. There are three storm sewer drains currently draining into the lake. These drains currently service the streets that are to the west of the property.

Our understanding is that the lake was dug and the storm sewer drains installed after the construction of the buildings. This indicates to me that the city has some responsibility to Gold Coast Homeowners.

With the recent heavy rains, the water level has risen substantially to the point that many of the homeowners and tenants are concerned that their living rooms will soon be under water. There is currently no overflow that will take any excess water out of the lake.

We discussed this matter with Mr. Bob Jennings and Ms. Suzanne Loomis today while the city was pumping water out of the lake, in an effort help lower the water level.

Mr. Wadley has reported to us that along with the city's continual development of the south end of town, pumps were to be installed in the south west corner of the lake to pump out the excess water.

It appears that the city should have considered the consequences of their street construction in conjunction with the drainage in the area and planned accordingly. The Gold Coast Homeowners do not believe they should be responsible for the costs that will be incurred to correct a problem that they have no control over and they certainly

do not look forward to having water inside their units. The majority of the water is coming into the lake through the storm sewer drains. Three days after the last rain, the water level continues to rise due to sump pumps running water into the streets from the west. We further understand that the drainage problem in the area has been compounded by the city's "temporary" storm water retention pond, which has raised the water table in the area. Ms. Loomis indicated that pumping the lake may not be a possible solution to the problem.

We are sure you can understand the concerns of the residents and owners at Gold Coast. Please advise what direction Gold Coast Homeowners and the City of Wichita need to take to resolve this matter. Our phone number is 263-2215. We look forward to hearing from you.

Sincerely,

*Kathy Baalmann*

Kathy Baalmann  
Property Manager

WEIGAND-OMEGA MANAGEMENT, INC.

CC: Gold Coast Board of Directors  
Bill Gale, City Council Member

RECEIVED

AUG 22 1995

CITY - ENGINEERING

KENNETH O. TAYLOR  
Consulting Engineer  
1542 SOUTH ST. FRANCIS  
WICHITA, KANSAS 67211

RECEIVED  
JUN 26 1978  
Engineering Division

June 23, 1978

Mr. Dick Linn, City Engineer  
City Hall  
455 No. Main  
Wichita, Kansas 67202

RE: South Seneca Gardens  
Fourth Addition

Dear Dick:

Based on the meeting that the owners, John Gist and I had with you and Yash Desai on about June 1, 1978, the following is my analysis of the size of a retention pond needed for subject plat based on the following parameters:

1. The drainage area will include all the area south and east of Handley, Southwind and Oak as shown on the preliminary plat, plus the proposed right of way for McLean Blvd., approx. 62 acres.
2. The size of pond be based on a 6 hour-100 year storm, being 5.9 inches.
3. The ground surface at the test hole dug by Wichita Testing Lab. is El 81.0.
4. Pond-El. 80.0.
5. Maximum groundwater-El. 76.0.
6. Based on the above-Min. Pad-El. 83.0.

Most of the area falls in hydrological Group B and 10 to 12% is in hydrological Group D, as shown on the enclosed report from the local Soil Conservation Service Office. Most of the examples shown in SC5 Technical Release 55 cover several hundred acres. I thought for the small area of 62 acres, that the impervious areas could be estimated fairly accurately.

Post-it® Fax Note	7671	Date	8/31/95	# of pages	9
To	Kathy Baalmann	From	Vicky Huang		
Co./Dept.	Wingard	Co.	City		
Phone #	263-2215	Phone #	268-4236		
Fax #	263-3228	Fax #	268-4114		

My analysis follows:

Impervious area  
 Paved streets 5.80 ac.  
 165 single family lots  
   Roof and garage 2000 s.f.  
   Drives - 25 x 20 500 s.f.  
   Walks & Patios 500 s.f.  
                   Total 3000 s.f.

$$\frac{3000 \times 165}{43560} = 11.36 \text{ ac.}$$

6 - 2 family dwellings  
 $\frac{6 \times 4000}{43560} = 0.55 \text{ ac.}$

Drive approaches  
 $\frac{171 \times 20^2}{4356} = 1.57 \text{ ac.}$

• Lake = 6.00 ac.  
 Total Impervious area 25.3 ac.

Total Imperious area 25.3 ac.  
 R-5 Zone 2.2 ac.  
 Open area, lawns and foliage 29.7 ac.  
 Total area outlined in red on prel. plat 57.2 ac.  
 R/W McLean Blvd. 4.8 ac.  
 Total 62.0 ac.

Computation of curve number

Land Use	Percent	CN	Product
Impervious	41	98	4018
R-5	4	85	340
Lawns & foliage	48	74	3552
R/W McLean Blvd	7	61	427
	100		8337

Weighted CN  $\frac{8337}{100} = 83.37$       83

From Table 2-1

Q = 4.01 in. (100 year - 6 hr)  
 Q = 5.98 in. (100 year - 8 hr)

Vol. required - 100 year - 6 hr  
 $V = \frac{4.01 \times 62}{43560} = 20.72 \text{ acre feet.}$

For d = 4' Average Area =  $\frac{20.72}{4} = 5.18$  acres.

Estimated areas of the lake for various depths is as follows, based on 4:1 slopes:

Elev.	Area-acres	Comment
71	4.03	Extreme depth of lake
74	4.51	Ground water at time of test
75	4.67	Bottom limit of fair to good soil for site grading
76	4.84	Max. groundwater
78	5.18	Average area for storage
80	5.53	Max. pool elev.
81	5.72	Shore line - 1 ft. freeboard

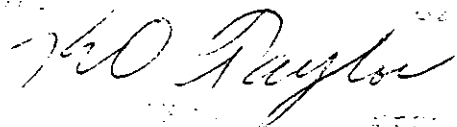
Vol. of excavation

El. 71 to El. 75	28,100 c.y.	sand
El. 75 to El. 81	<u>50,300</u> c.y.	site grading soil
Total	78,400 c.y.	excavation

\*Time to empty lake @ 2.0 cfs  
 20.72 A.F. = 902,563 c.f.

$\frac{902,563}{24 \times 3600 \times 2} = 5.22$  days

Very truly yours,

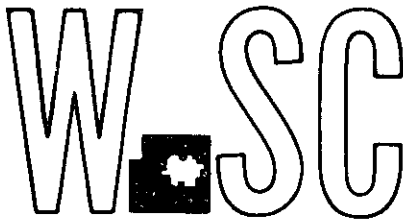


K. O. Taylor

COMMUNICATIONS SECTION  
 Mr. Taylor  
 Report Log  
 KOT/at  
 Enclosures  
 Test hole log  
 SCS soil report  
 Prel. plat - print  
 cc: Yash Desai  
 John Gist  
 Mike Boyd  
 Bill Bell

407  
 3852  
 427

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

November 17, 1978

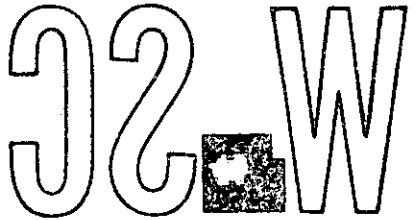
K. O. Taylor  
1542 S. St. Francis  
Wichita, Kansas 67211

Re: S/D 77-31 - Final plat of South Seneca Gardens 4th Addition

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 16, 1978, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant has submitted a drainage plan to the City Engineer's Office for review. This revised final plat will not be considered by MAPC until the drainage plan has been approved.
- B. The applicant's engineer shall submit a storm sewer layout plan to the City Engineer's office for review and approval.
- C. The applicant shall guarantee all drainage improvements required by the platting of this property including the construction of the lake and the underground storm sewers.
- D. The applicant shall guarantee the paving of all streets except Seneca and 55th Street.
- E. The right-of-way and condemnation case number for the west half of Handley shall be shown on the final plat tracing.
- F. The applicant shall guarantee the installation of sanitary sewer to serve each lot being platted.
- G. The applicant shall guarantee the installation of City water to serve each lot being platted.
- H. Sidewalks are required adjacent to both sides of all streets except for Seneca and 55th Street. The applicant shall submit a document to be recorded with the Register of Deeds acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL - TENTH FLOOR  
452 NORTH MAIN STREET  
WICHITA, KANSAS 67202

November 17, 1978

K. O. Taylor  
1542 S. St. Francis  
Wichita, Kansas 67211

Re: S/D 77-31 - Final plat of South Seneca Gardens 4th Addition

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 16, 1978, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant has submitted a drainage plan to the City Engineer's Office for review. This revised final plat will not be considered by MAPC until the drainage plan has been approved.
- B. The applicant's engineer shall submit a storm sewer layout plan to the City Engineer's office for review and approval.
- C. The applicant shall guarantee all drainage improvements required by the platting of this property including the construction of the lake and the underground storm sewers.
- D. The applicant shall guarantee the paving of all streets except Seneca and 5th Street.
- E. The right-of-way and condemnation case number for the west half of Handley shall be shown on the final plat tracing.
- F. The applicant shall guarantee the installation of sanitary sewer to serve each lot being platted.
- G. The applicant shall guarantee the installation of City water to serve each lot being platted.
- H. Sidewalks are required adjacent to both sides of all streets except for Seneca and 5th Street. The applicant shall submit a document to be recorded with the Register of Deeds acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.

K. O. Taylor  
11-17-78  
Page 2

- I. Many of the lots do not conform to the design requirements of the Subdivision Regulations regarding minimum widths based on the square footage of the lots. The Subdivision Committee has recommended a waiver of these design requirements.
- J. Gold Street shall be officially designated as a collector street.
- K. The applicant shall establish a Homeowners Association which provides for the continued maintenance of the reserve. Said association agreement shall also contain a provision or clause which will assure that the governing body can, upon proper notice and hearing, cause necessary maintenance to be done to the reserve area and the cost thereof assessed to the benefiting properties in the event the Homeowners Association fails to do so.
- L. All non-conforming billboards shall be removed from this site prior to release of the plat tracing for recording.
- M. Additional utility easements as shown on the engineers "marked copy" of the plat shall be added to the final tracing.
- N. 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. Forms for the bond and irrevocable letter of credit are available from this office.

We have tentatively scheduled this plat for consideration by the Planning Commission on December 7, 1978. We must receive notice of the drainage plan approval prior to that date if this plat is to remain on that agenda.

Please call if you have any questions.

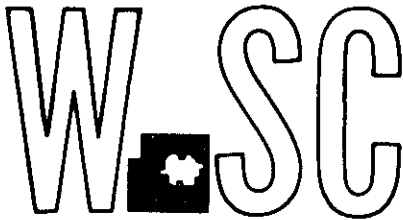
Sincerely yours,

  
Louise Olivarez  
Junior Planner

LO:bh

cc: Boyd Inv. Co. Inc., 128 S. Dellrose, 67218  
-Dean Sellers, Assistant City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

January 7, 1981

**Boyd Investment Company, Inc.**

**Attention: Mike Boyd**

**123 S. Dellrose  
Wichita, KS 67213**

**RE: Letter of Credit guaranteeing the construction of a storm water retention pond, Storm water pump, controls, piping headway, emergency spillway, sump pit, and electrical work to serve South Seneca Gardens Fourth Addition (Credit Number C-795)**

**Mr. Boyd:**

The letter of credit from the Fourth National Bank and Trust Company in the amount of sixty-five thousand dollars (\$65,000) guaranteeing the construction of the above referenced improvement is nearing expiration. The terms of the letter of credit indicate that you agreed to complete this improvement by December 20, 1980. The City Engineering Department has advised that the retention pond has been dug, but that the associated improvements (e.g., pumps, controls, electrical work, etc.), remain incomplete. Engineering has authorized a six-month extension of time for the completion of this improvement provided that a new letter of credit is submitted for the amount of \$40,000 with a default date of June 20, 1981 and a expiration date of August 20, 1981. I have enclosed the proper form for your use.

Once I have received the new \$40,000 guarantee I will proceed to release your existing \$65,000 letter of credit. It is imperative that the new guarantee be submitted no later than February 2, 1981.

RECEIVED

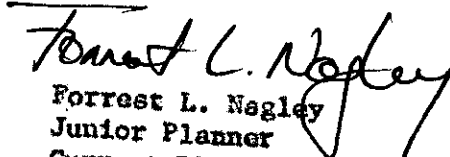
JAN 8 1981

Dept. Of Engineering

Page 2  
January 7, 1981  
Mike Boyd

Should you have any questions regarding this matter, please call me at  
268-4421.

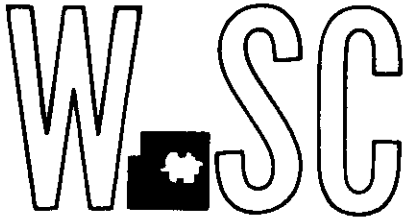
Sincerely,

  
Forrest L. Nagley  
Junior Planner  
Current Plans Division

FLN:vn  
Enclosure

cc: John W. Long, Vice President, Fourth National Bank & Trust Company  
100 N. Broadway, 67202  
Mike Lindebak, Program Development Engineer, City Engineering  
Chris Breitenstein, Acting Drainage and Flood Control Engineer,  
City Engineering

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
3-4561

July 17, 1981

Boyd Investment Company, Inc.  
Attention: Mike Boyd  
123 S. Dellrose  
Wichita, Ks. 67213

Re: Letter of credit guaranteeing the completion of the storm  
water retention pond to serve South Seneca Gardens 4th  
Addition (Credit Number C-795)

Gentlemen:

In January of this year you submitted a revised guarantee for the  
above-referenced improvement in the amount of \$17,500.00 from  
Fourth National Bank and Trust Company. City Engineering has  
recently field checked this site and has advised that, as of this  
date, the project has not been completed. The default date on your  
guarantee was June 20, 1981.

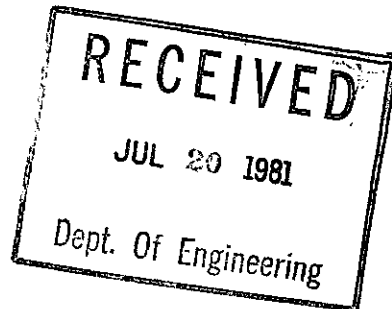
Please call me at your earliest convenience and advise me what your  
intentions are regarding this matter. If I have not heard from you  
by July 31, 1981, your letter of credit will be forwarded to City  
Engineering for their action.

Sincerely,

*Forrest L. Nagley*  
Forrest L. Nagley  
Junior Planner

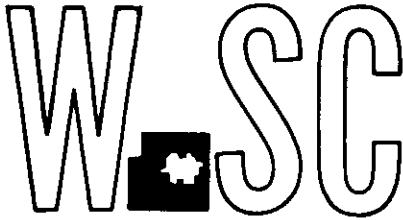
FLN:bh

cc: Chris Breitenstein, Drainage Engineer, City Engineering  
R. M. Briley, Assistant Vice President, 4th National  
Bank and Trust Company, 100 N. Broadway, 67202  
X Mike Lindebak, Project Development Engineer, City Engineering



*MKI*

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

July 17, 1981

Boyd Investment Company, Inc.  
Attention: Mike Boyd  
123 S. Dellrose  
Wichita, Ks. 67213

Re: Letter of credit guaranteeing the completion of the storm  
water retention pond to serve South Seneca Gardens 4th  
Addition (Credit Number C-795)

Gentlemen:

In January of this year you submitted a revised guarantee for the  
above-referenced improvement in the amount of \$17,500.00 from  
Fourth National Bank and Trust Company. City Engineering has  
recently field checked this site and has advised that, as of this  
date, the project has not been completed. The default date on your  
guarantee was June 20, 1981.

Please call me at your earliest convenience and advise me what your  
intentions are regarding this matter. If I have not heard from you  
by July 31, 1981, your letter of credit will be forwarded to City  
Engineering for their action.

Sincerely,

*Forrest L. Nagley*  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc:  Chris Breitenstein, Drainage Engineer, City Engineering  
R. M. Briley, Assistant Vice President, 4th National  
Bank and Trust Company, 100 N. Broadway, 67202  
Mike Lindebak, Project Development Engineer, City Engineering

# Proposal

**T. E. MILLIGAN CONSTRUCTION**  
~~643 North Pershing~~  
~~WICHITA, KANSAS 67208~~  
 Phone ~~688-2207~~  
 776 0132

PROPOSAL SUBMITTED TO <i>Mike Boyd</i>	DATE <i>Jan 20, 1981</i>
ADDRESS	PHONE
	DATE OF PLANS
JOB NAME AND LOCATION <i>South Seneca Gardens Fourth Add.</i>	ARCHITECT
	JOB PHONE

We hereby submit specifications and estimates, subject to all terms and conditions as set forth on both sides, as follows:

*Vault for pumping station, freeze proof.*  
*Cement spillway - overflow*  
*1000 GPM - 3 phase - weather guard - auto*  
*switch pumps, electric & grading*  
*of site area as needed. all work*  
*as specified by Mike Boyd & City of Wichita*

(Read Reverse Side)

**We Propose** hereby to furnish material and labor — complete in accordance with above specifications,  
 for the sum of: *fifteen thousand* dollars (\$ *15000.00*)

Note: This proposal may be withdrawn by us if  
 not accepted within *60* days. Authorized Signature *T. E. Milligan*

**Accepted:** The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_  
 Date \_\_\_\_\_

# COMMISSIONERS PROCEEDINGS

7338

April 24, 1979

S/D 77-31--PLAT OF  
SOUTH SENECA  
GARDENS FOURTH  
ADDITION LOCATED  
ON THE NORTHEAST  
CORNER OF SENECA  
AND 55th STREET  
SOUTH

S/D 77-31--Plat of South Seneca Gardens Fourth Addition located on the northeast corner of Seneca and 55th Street South, presented.

The Planning Commission recommends approval subject to:

1) The applicant submitting a covenant and/or a homeowners' association agreement which provides for the maintenance of the pond and pump facility and the surrounding open space area.

2) All non-conforming billboards being removed prior to release of the plat tracing for recording.

3) Recording of the plat within 30 days after approval by the City Commission.

NOTE: The sanitary sewer, storm sewer, and water petitions were less than 100% respectively and appropriate notices have been sent to affected property owners. The associated zone cases, Z-2043, "AA" and "LC" to "C" and "RB" and Z-2044, "AA" to "R-5" have been approved subject to platting.

Director of Planning reviewed the platted area and answered questions by the Commission.

City Engineer reviewed the petitions and benefit districts in the area, and answered questions by the Commission.

The following people spoke in opposition to some of the benefit district included and the petitions:

Roy Dunn, 5328 South Oak;  
Bill Compton, 1000 West 55th S.;  
Kenneth Hipp, 5338 Southwind.

Considerable discussion was had in regard to the method that the platter could use to exclude properties on a storm water sewer petition.

John Gist, Oblinger and Smith, for the applicant, informed the Commission there would not be any problem in excluding those lots to the east, and on the other perimeters of the plat from the storm water sewer petitions.

Porter moved that the City Manager be instructed to alter the storm water sewer petitions to include the platted areas only. Motion carried 5 to 0.

Porter moved that the water petitions be affirmed as approved earlier, in the Commission meeting. Motion carried 5 to 0.

Discussion was had in regard to the paving petitions. City Engineer recommended that the paving petitions be approved, subject to hold for Drainage Design and Development.

Peters moved that the paving petitions be approved and that the City Manager be instructed to hold for design of drainage and development of the area. Motion carried 5 to 0.

Further discussion was had in regard to the sanitary sewer petition.

City Engineer stated that he would check with the owner of Lots 1 and 2, Block H and see if he were interested in obtaining a sewer at this time.

Porter moved that the City Manager be instructed to inquire as to the desires of the owners, Lots 1 and 2, Block H, within a week, and if he did not desire a sewer to bring an amended petition back to the Commission. Otherwise, if he did desire the sewer to approve the petition as presented, and the motion carried 5 to 0.

City Engineer has advised that the owner of Lots 1 and 2, Block H, does desire this sewer, therefore the petition is approved as submitted.

Further discussion was had in regard to the sewer petition on Block 2, E, and F.

City Engineer reviewed that area and stated that it does present a problem with some of those blocks being previously platted without sewer and water. He also reviewed the area where the lateral sewer would go in.

Peters moved that the Sanitary Sewer petition for Block 2, E, and F be approved. Motion carried 4 to 1. Porter "no".

Director of Planning asked if the Commission had approved the remainder of the recommendations. Commission stated they had not.

Bob Lakin

Dick Linn

Discussion

John Gist

Motion--  
--carried

Discussion

Motion--  
--carried

Discussion

Dick Linn

Dick Linn

Discussion

Dick Linn

Motion--  
--carried

Bob Lakin

COMMISSIONERS PROCEEDINGS

April 24, 1979

Restrictive Covenant from May Morris Rittenoure, dated March 12, 1979, for All of Lot 17, Block 11, South Seneca Gardens Fourth Addition.

Restrictive Covenant

Pavement on Handley Avenue from the north line of 55th St. South to the north line South Seneca Gardens 4th Addition and 54th St. South from the east line Seneca Street to the west line of Handley Avenue. (68% Petition).

Petition

Pavement on Gold from north line Lot 17, Block 9, So. Seneca Gardens 4th Addition to north line So. Seneca Gardens 4th Addition; Sycamore north line Lot 8, Block 9, So. Seneca Gardens 4th Addition to north line of Plat; Gold Court from west line of Gold to and including cul-de-sac; and Idlewild from east line of Sycamore to west line of Gold. (100% Petition).

Petition

Pavement on Gold from south line of Lockwood to north line of Lot 11, Block 7, So. Seneca Gardens 4th Addition; Lockwood from the west line of Block 6, So. Seneca Gardens 4th Addition to west line Gold; and Mona from the west line of Block 6, So. Seneca Gardens 4th Addition to the west line of Gold. (100% Petition).

Petition

Pavement on Gold from north line Lot 11, Block 7, South Seneca Gardens 4th Addition to north line Lot 17, Block 9, said Addition; Gold Ct. from east line from Gold to east line of Gold; Osage from west line Lot 1, Block 7, So. Seneca Gardens 4th Addition to west line of Gold & Sycamore from west line Gold to north line Lot 8, Block 9, South Seneca Gardens 4th Addition. (100% petition).

Petition

Pavement on Malpaso from north line 55th St. So. to south line Maywood, Maywood from west line Block 5 So. Seneca Gardens 4th Addition to Gold, and Gold from north line of 55th St. So. to south line of Lockwood. (100% Petition).

Petition

Sanitary Sewer to serve Lots 9-26 inclusive, Block 8, Blocks 9 & 10; Lots 1-16 inclusive and part of Lateral 17, Block 11, all in So. Seneca Gardens 4th Addition (Between Osage, Idlewild and Gold) (100% Petition).

Petition

Sanitary Sewer Lateral to serve an area between Seneca and Gold from 55th Street South to Maywood. (Phase I South Seneca Gardens 4th Addition). (66% Petition).

Petition

Sanitary Sewer Lateral to serve the area between Maywood and Osage from Southwind to Gold. (Phase II South Seneca Gardens 4th Addition). (96% Petition).

Petition

\*During the discussion, Mayor Casado absent briefly, with Vice Mayor Knight in the Chair.

\*Commissioner Knight absent briefly.

Motion--

Porter moved that the irrevocable letter of credit be received and filed; that the Director of Law be instructed to prepare the necessary resolutions and the City Clerk be instructed to file the certificate, sidewalk acknowledgment, and covenant with the Register of Deeds, the publication and filing costs of which shall be billed to the applicant; that the petitions be approved as previously approved by motions above; the plat as approved by the Metropolitan Area Planning Commission be approved; and the Mayor be authorized to sign. Motion carried 5 to 0.

--carried

\*Mayor Casado excused; Vice Mayor Knight in the Chair.

S/D 77-153--PLAT OF BANNON ADDITION LOCATED ON THE SOUTHEAST CORNER OF 9TH AND WEST STREETS

S/D 77-153--Plat of Bannon Addition located on the southeast corner of 9th and West Streets, presented.

A one-lot, commercial plat containing .5 acres. The Planning Commission recommends approval subject to:

- 1) The applicant submitting a certification of the paving petition.
- 2) Recording of the plat within 30 days after approval.

NOTE: The paving petition is a 51% petition; therefore, appropriate notices have been sent to affected property owners. The associated zone case Z-1911, "AA" and "B" to "LC" has been approved subject to platting.

Bob Lakin

Director of Planning reviewed the area and pointed out the 51% petition.

Dick Linn

City Engineer reviewed the benefit district for the paving petition, stating that it was a 52% petition, and with the use of CDBG funds to assist in the paying for the petition that the assessment figured to about \$.08 per square foot per lot for the benefit district.

Petition

Pavement on 9th Street North from the east line of West Street to the west line of Zoo Boulevard. (52% Petition).

Motion--

Porter moved that the petition be approved and the Director of Law be instructed to prepare the necessary resolution, the publication costs of which shall be billed to the applicant; the plat as approved by the MAPC be approved, the Mayor be authorized to sign and the Planning Department be instructed to withhold release of the plat tracing for recording until such time as the certificate for the petition has been submitted. Motion carried 4 to 0.

--carried

City Commission Meeting  
April 24, 1979

4. V-0934 - VACATION OF PLATTED "ACCESS CONTROL EXCEPT FOR TWO OPENINGS" TO 47TH STREET SOUTH LOCATED ON THE SOUTH SIDE OF 47TH STREET SOUTH AND EAST OF CLIFTON.

The Planning Commission recommends approval subject to:

- 1) Retaining by separate dedication the existing 200 feet of complete access control to 47th Street on the east 200 feet of Lot 3, and permitting four openings to 47th Street.
- 2) All proceedings being without cost to the City, County, or any utility company.

Accept the access control dedication and instruct the City Clerk to file the dedication with the Register of Deeds; and approve the request as recommended by the Metropolitan Area Planning Commission and adopt the Resolution.

ACTION:

① Paving, 54<sup>th</sup> St S. & Handley 68% \$75,310 SA 21 lots 7,000 GD .19 sqft. (fractional) 01 Proj. 52 Slide

5. S/D 77-31 - PLAT OF SOUTH SENECA GARDENS FOURTH ADDITION LOCATED ON THE NORTHEAST CORNER OF SENECA AND 55TH STREET SOUTH.

The Planning Commission recommends approval subject to:

- 1) The applicant submitting a covenant and/or a homeowners' association agreement which provides for the maintenance of the pond and pump facility and the surrounding open space area.
- 2) All non-conforming billboards being removed prior to release of the plat tracing for recording.
- 3) Recording of the plat within 30 days after approval by the City Commission.

NOTE: The sanitary sewer, storm sewer and water petitions were less than 100% respectively and appropriate notices have been sent to affected property owners. The associated zone cases, Z-2043, "AA" and "LC" to "C" and "RB" and Z-2044, "AA" to "R-5" have been approved subject to platting.

ACTION: 01 Proj. 53 Slide

② Sanitary 96% \$102,860 .15 sqft. (frac.) 65 lots

Receive and file the irrevocable letter of credit, approve the petitions and instruct the Director of Law to prepare the necessary resolutions and instruct the City Clerk to file the certificate, sidewalk acknowledgement and covenant with the Register of Deeds, the publication and filing costs of which shall be billed to the applicant; and approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

③ Sanitary 66% \$137,600 .19 sqft. (frac.) 52 lots

④ SWS \$106,050 90% 93 lots .12 sqft.

⑤ SWS 90% \$95,015 56 113 sqft. 66 lots

6. S/D 77-153 - PLAT OF BANNON ADDITION LOCATED ON THE SOUTHEAST CORNER OF 9TH AND WEST STREETS.

A one-lot, commercial plat containing .5 acres. The Planning Commission recommends approval subject to:

- 1) The applicant submitting a certification of the paving petition.
- 2) Recording of the plat within 30 days after approval.

NOTE: The paving petition is a 51% petition; therefore, appropriate notices have been sent to affected property owners. The associated zone case Z-1911, "AA" and "B" to "LC" has been approved subject to platting.

ACTION:

01 Proj. 57 Slide

Approve the petition and instruct the Director of Law to prepare the necessary resolution, the publication costs of which shall be billed to the applicant; and approve the plat as approved by the MAPC, authorize the Mayor to sign and instruct the Planning Department to withhold release of the plat tracing for recording until such time as the certificate for the petition has been submitted.

**DIRT IN SOUTH SENECA GARDENS FOURTH**

Street	Aug. TC above Existing	Aug CG Above Existing (Feet)	Area (S.Y)	C.Y
Gold 55 S to S.L Lockwood	.41	- .29	2,090	Provides 197 C.Y. Fill
Gold S.L Lockwood to S.L. Lot 18 Ak 9	.54	- .16	8,010	Provides 427 C.Y. Fill
Gold S.L. Lot 18, Ak 9. to M.L. Addn.	.73	+ .03	5,750	Requires 58 C.Y. Fill
Maywood	.97	.27	5,855	Requires 530 C.Y. Fill
Lockwood	.46	- .24	4,825	Provides 386 C.Y. Fill
Monq	.47	- .23	4,690	Provides 360 C.Y. Fill
Osage	.1	- .6	4,690	Provides 930 C.Y. Fill
Sycamore	1.06	.36	7,180	Requires 862 C.Y. Fill
Gold Court	.1 (-.5)	- .4	440	Provides 60 C.Y. Fill
1/2 Malpasso	1.81	1.11	1,410	Requires 522 C.Y. Fill

Net PROVIDES

396 C.Y. Fill

400 C.Y. EXIST. DIRT

IDLEWILD	<del>1.16</del> (-.7)	.46	3,185	Requires 488 C.Y. Fill
Gold Court 19-26	.62 (-.75)	- .13	1,770	Provides 77 C.Y. Fill

Net Requires

11 C.Y. Fill Required

Short 11 C.Y.



# CONFIRMATION MEMO

PROJECT: South Seneca Gardens DATE: 7-26-82

Fourth Addition PROJ. NO.: \_\_\_\_\_

TO: Mike Lindebak

Engineering Department - 7th Floor

455 North Main

Wichita, Ks. 67202

MID-KANSAS ENGINEERING CONSULTANTS  
260 NORTH ROCK ROAD, SUITE 245  
WICHITA, KANSAS 67206

Per our conversation with you and my understanding of Mr. Joel Pollacks meetings with Mr. Chris Breitenstein and Mr. Ray Bruggeman regarding lots within the above referenced addition (noted in Mr. R. W. Linn's letter of April 26, 1979, enclosed herein) we will proceed with the following design procedure:

1. We will gather existing field data to establish pad elevations for future homes so as to:
  - (a) allow positive drainage away from existing homes and lots
  - (b) tie property into future curb and right of way grades
2. Design temporary streets according to specifications established by the Sedgwick County Department of Public Works.
3. Submit plans and recommendations on pad elevations to the City of Wichita Department of Engineering for approval.

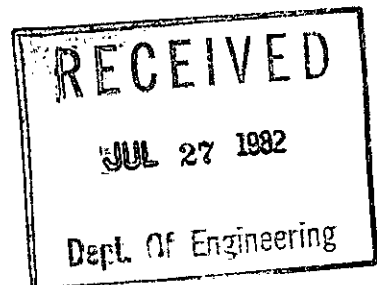
It is our understanding that you would release the area aforementioned for issuance of building permits upon satisfactorily fulfilling these items.

Very truly yours,

Mid-Kansas Engineering Consultants

*Kenneth H. Bengtson*  
Kenneth H. Bengtson  
President

cc: Chris Breitenstein  
Ray Bruggeman  
Mike Boyd  
Joel Pollack



THE CITY OF WICHITA  
OFFICE OF Public Works Engineering

DATE April 26, 1979

TO Bob Feldner, Superintendent of Central Inspection Division

FROM R. W. Linn, City Engineer

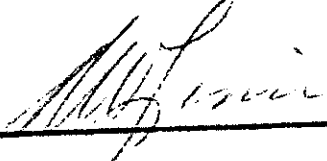
SUBJECT South Seneca Gardens 4th Addition

The plat of South Seneca Gardens 4th Addition was approved by the City Commission on April 24, 1979. Several petitions for public improvements were also considered with the plat. The main issue discussed at the hearing was the drainage problems in the area. The plat has submitted petitions and guarantees for drainage improvements for the major portion of the plat. A small portion of the plat is not included in the drainage project district and will not be provided with a drainage system until some future date. The paving petition in this part of the plat was approved by the City Commission with the condition that the improvement be held until drainage is provided.

Development should not occur on the following lots until drainage and paving is constructed:

Lots 1 through 6 inclusive, Block 1, South Seneca Gardens 4th Addition;  
Lots 1 through 5 inclusive, Block 2, South Seneca Gardens 4th Addition;  
Lots 9 through 14 inclusive, Block 3, South Seneca Gardens 4th Addition;

Attached is a location map of this portion of the plat. Please insure that no building permits are issued on these lots. If additional information is desired, please contact me.

  
\_\_\_\_\_  
R. W. Linn  
City Engineer

RWL:ck

cc: Bob Lakin  
Mike Boyd

Attach: (1)

**THE CITY OF WICHITA**

**OFFICE OF Public Works Engineering**

**DATE April 26, 1979**

**TO Bob Feldner, Superintendent of Central Inspection Division**  
**FROM R. W. Linn, City Engineer**

**SUBJECT South Seneca Gardens 4th Addition**

The plat of South Seneca Gardens 4th Addition was approved by the City Commission on April 26, 1979. Several petitions for public improvements were also considered with the plat. The main issue discussed at the hearing was the drainage problems in the area. The plattee has submitted petitions and guarantees for drainage improvements for the major portion of the plat. A small portion of the plat is not included in the drainage project district and will not be provided with a drainage system until some future date. The paving petition in this part of the plat was approved by the City Commission with the condition that the improvement be held until drainage is provided.

Development should not occur on the following lots until drainage and paving is constructed:

Lots 1 through 6 inclusive, Block 1, South Seneca Gardens 4th Addition;  
Lots 1 through 5 inclusive, Block 2, South Seneca Gardens 4th Addition;  
Lots 9 through 14 inclusive, Block 3, South Seneca Gardens 4th Addition;

Attached is a location map of this portion of the plat. Please insure that no building permits are issued on these lots. If additional information is desired, please contact me.

---

**R. W. Linn**  
**City Engineer**

**RWL:ck**

**cc: Bob Lakin**  
**Mike Boyd ✓**

**Attach: (1)**

July 10, 1980

Mr. John D. Gist  
Planning Development Services, Inc.  
625 First National Bank Building  
Wichita, Kansas 67202

Re: South Seneca Gardens 4th

Dear Mr. Gist:

The streets and sanitary sewer in Phase I of the development of South Seneca Gardens 4th were built to City of Wichita specifications and will be maintained by the City.

Sincerely,

Dean Sellers  
Acting City Engineer

DS:ck

12

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

August 28, 1978

Mr. K. O. Taylor  
1542 S. St. Francis  
Wichita, Kansas 67211

Re: S/D 77-31 - Final plat of South Seneca Gardens Fourth Addition

Dear Mr. Taylor:

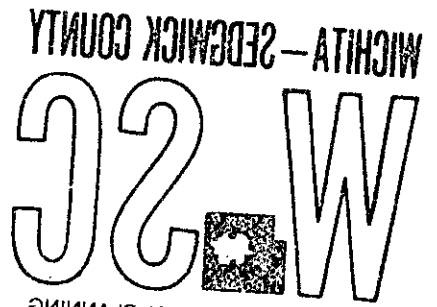
At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 24, 1978, the above-captioned plat was considered. The action of the Committee was to defer this plat indefinitely until after the joint Planning Commission-City Commission meeting on McLean Boulevard. You will be advised of the date of this meeting. Rescheduling of this plat before the Subdivision Committee will be at your request.

Sincerely yours,

Louise Olivarez  
Junior Planner

LO:bh

cc: Boyd Investment Co. Inc., 128 S. Delrose, 67218  
Dean Sellers, Assistant City Engineer



WICHITA, KANSAS 67202  
425 NORTH MAIN STREET  
CITY HALL - TENTH FLOOR  
DEPARTMENT  
METROPOLITAN AREA PLANNING

August 28, 1978


Mr. K. O. Taylor  
1542 S. St. Francis  
Wichita, Kansas 67211

Re: SVD 77-31 - Final plat of South Seneca Gardens Fourth Addition

Dear Mr. Taylor:

At the regular meeting of the Subdivision Commission of the Metropolitan Area Planning Commission, August 24, 1978, the above-captioned plat was considered. The action of the Committee was to defer this plat indefinitely until after the joint planning Commission-City Commission meeting on McLean Boulevard. You will be advised of the date of this meeting. Rescheduling of this plat before the Subdivision Commission will be at your request.

Sincerely yours,

  
Louise Olivares  
Junior Planner

LO:ph

cc: Boyd Investment Co. Inc., 128 S. Delaware, 67218  
Dean Sellers, Assistant City Engineer

127.6 [ on 300' Radius

total circ of 300' R  
1884.96

seg of 127.6 represents  
.0676939 of circle 6.76939%

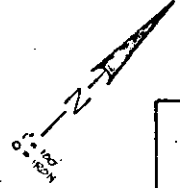
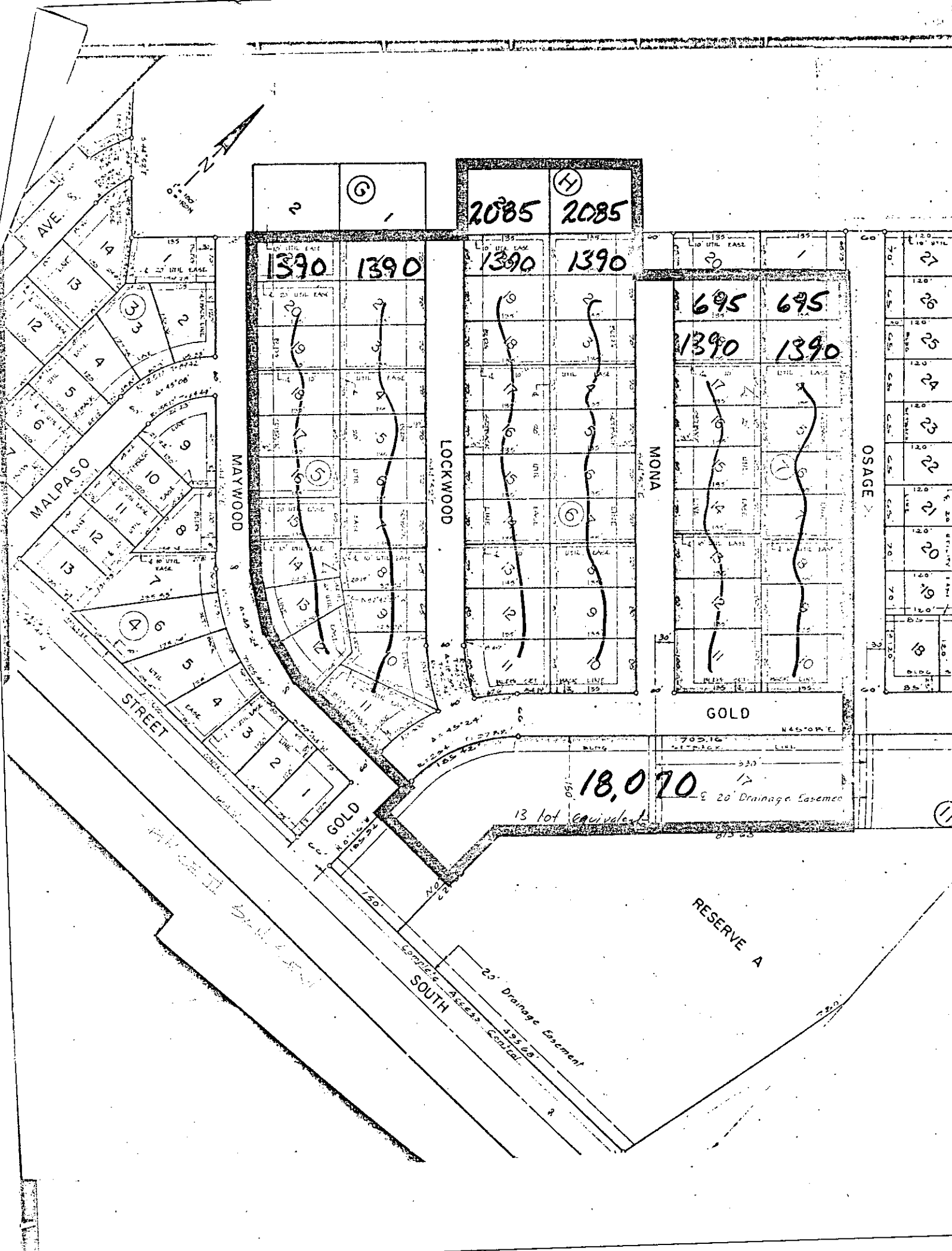
this seg represents  
24° 22' 11" of  $\Delta$



$$\begin{array}{r} 110 \\ 200 \\ 157 \\ \hline 467 \end{array}$$

~~###~~

PROPERTY CITY



③

④

③

④

⑤

⑥

⑦

⑪

2085 2085

1390 1390

1390 1390

695 695  
1390 1390

18,070

13 lot equivalent

20' Drainage Easement

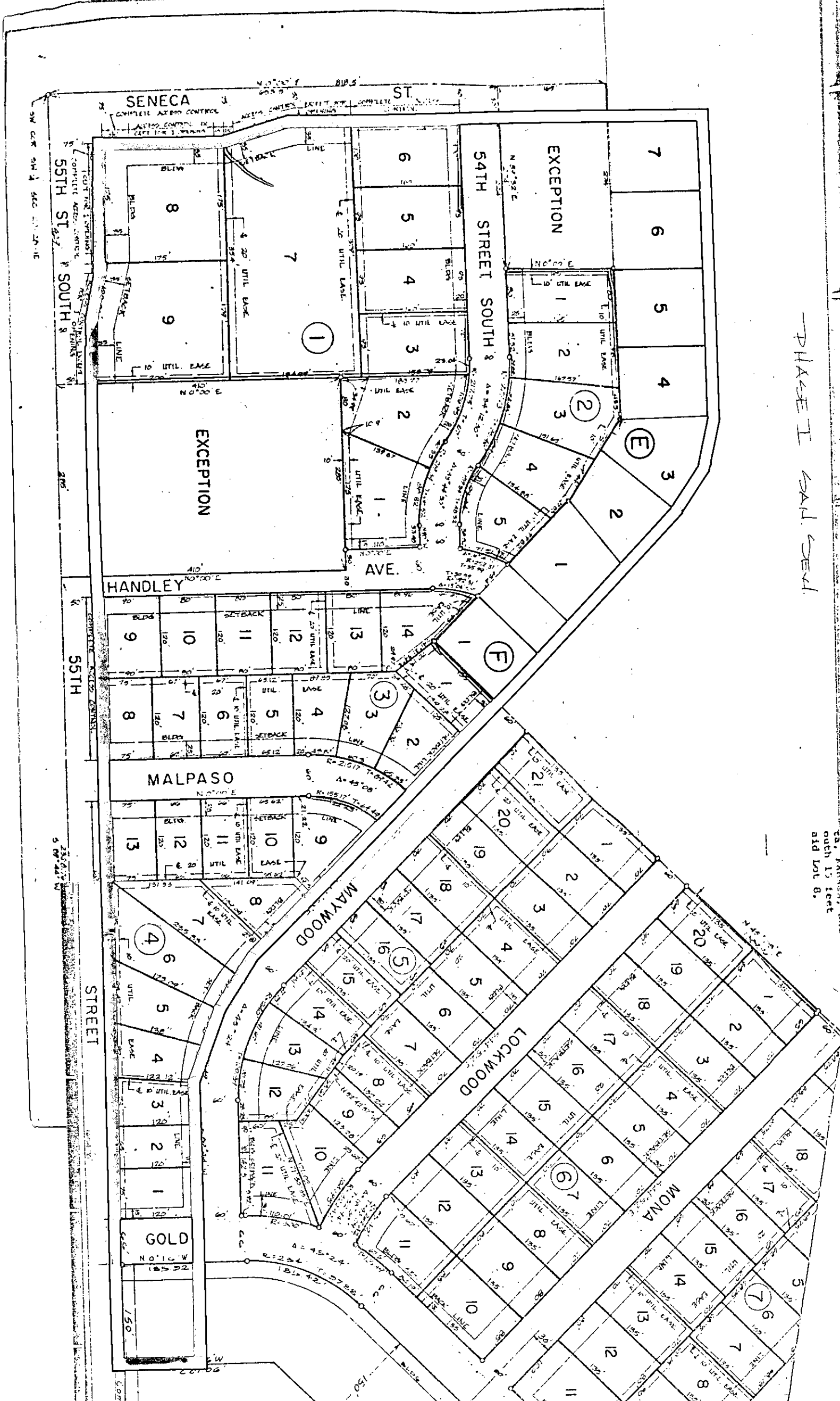
RESERVE A

SOUTH

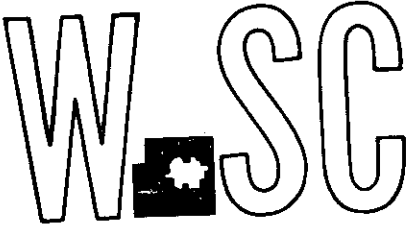
25' Drainage Easement  
325' 25' Coastal

PHASE I SAIL SEED

24' PARKWAY END  
each 15 feet  
and lot 6.



WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

July 28, 1978

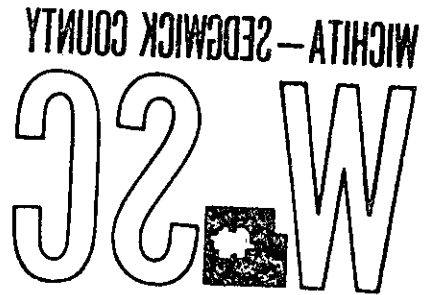
K. O. Taylor  
1542 S. St. Francis  
Wichita, Kansas 67211

Re: S/D 77-31 Final plat of South Seneca Gardens Fourth Addition

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 27, 1978, 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 drainage plan to the Flood Control Office and the Engineering Division of the Department of Public Works for review and approval. A letter from said agencies approving said plan shall be submitted to the Planning Department. Drainage plans will have to be approved before the final plat is forwarded to the Planning Commission.
- B. The applicant shall guarantee the drainage improvements required by the plat.
- C. The applicant shall guarantee the paving of all streets except Seneca, 55th Street and McLean Boulevard.
- D. The applicant shall attempt to obtain by separate instrument the dedication of the west half of Handley Avenue from the owner of the property at the northwest corner of Handley and 55th Street.
- E. The applicant shall guarantee the installation of sanitary sewer to serve each lot being platted.
- F. The applicant shall guarantee the installation of City water to serve each lot being platted.



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

July 28, 1978

K. O. Taylor  
1542 S. St. Francis  
Wichita, Kansas 67211

Re: S/D 77-31 Final plat of South Seneca Gardens Fourth Addition

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 27, 1978, 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 drainage plan to the Flood Control Office and the Engineering Division of the Department of Public Works for review and approval. A letter from said agencies approving said plan shall be submitted to the Planning Department. Drainage plans will have to be approved before the final plat is forwarded to the Planning Commission.
- B. The applicant shall guarantee the drainage improvements required by the plat.
- C. The applicant shall guarantee the paving of all streets except Seneca, 55th Street and McLean Boulevard.
- D. The applicant shall attempt to obtain by separate instrument the dedication of the west half of Handley Avenue from the owner of the property at the northwest corner of Handley and 55th Street.
- E. The applicant shall guarantee the installation of sanitary sewer to serve each lot being platted.
- F. The applicant shall guarantee the installation of City water to serve each lot being platted.

Re: S/D 77-31  
July 28, 1978  
Page Two

- G. Sidewalks are required adjacent to both sides of all streets except for Seneca, 55th Street and McLean Boulevard. The applicant shall submit a document to be recorded with the Register of Deeds acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.
- H. Many of the lots do not conform to the design requirements of the Subdivision Regulations regarding minimum widths based on the square footage of the lots. Subdivision Committee recommends a waiver of these design requirements.
- I. The complete access control to McLean Boulevard from Block 11 shall be extended north to include all of Lot 18 and reference to this access control shall be added to the plat's text.
- J. All non-conforming billboards shall be removed from this site prior to release of the plat tracing for recording.
- K. The street name "Malpaso" shall be changed to "Osage". The street named "Osage" shall be changed to "Malpaso".
- L. If a pond is to be constructed on Lot 1, Block 11 to retain drainage waters this will need to be referenced in the plat's text. The applicant's engineer shall contact the Flood Control office regarding the necessary wording.
- M. 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. 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 plat will not be forwarded to the Planning Commission until the drainage plan has been approved by the Flood Control Office and the Engineering Division. If you have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez  
Junior Planner

LO:et

Re: S/D 77-31  
July 28, 1978  
Page Three

cc:  
Dean Sellers, Assistant City Engineer  
Boyd Investment Co., Inc. 128 S. Delrose, Wichita, Kansas 67218

WICHITA-SEDGWICK COUNTY

DATE 3-14-77

**METROPOLITAN AREA PLANNING DEPARTMENT**

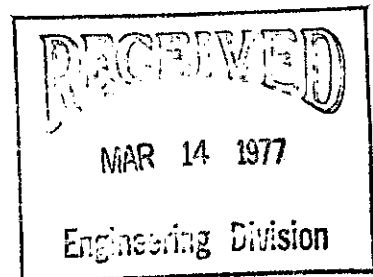
TO Bill McKinley, Assistant Traffic Engineer  
M. S. Mitchell, Maintenance-Flood Control  
FROM ✓ Dean Sellers, Assistant City Engineer  
Louise Olivarez, Planning Analyst

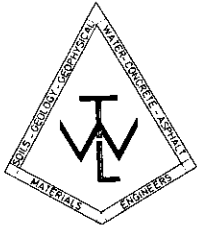
SUBJECT Sketch plat of S/D 77-31 South Seneca Gardens Fourth  
Addition. Generally located at the northeast  
corner of Seneca and 55th Street South.

The above referenced sketch plat was recently submitted to our office. I would appreciate your review of this plat with any comments you may have returned to me no later than *Friday, March 18, 1977.*

*Louise Olivarez*  
Louise Olivarez  
Planning Analyst

LO:rme  
Attachment





# WICHITA TESTING LABORATORIES

Materials Engineers

TELEPHONE (316) 264-4328  
810 EAST MURDOCK ST. • WICHITA, KANSAS 67214

RICHARD L. LUKE  
MANAGER

September 29, 1977

D

Round El. 81.0  
QW 74.0

K. O. Taylor  
1542 South St. Francis  
Wichita, Kansas 67211

2' fluctuation 74-76

REFERENCE: Exploratory Boring  
*File* South Seneca Gardens  
4th Addition  
Wichita, Kansas

Dear Sir:

At your request we made an exploratory boring on September 23, 1977 at the referenced site. The boring was made approximately 2075 feet east of Seneca Street and about 300 feet north of 55th Street South.

The subsurface information obtained from the exploratory boring is presented in the enclosed Boring Log. The Boring Log includes the depths of major changes in the character of the subsurface materials, visual descriptions of the materials in accordance with the Unified Soils Classification System and groundwater data.

If you have any questions concerning the Boring Log or have further test requirements please give us a call.

Respectfully submitted,

WICHITA TESTING LABORATORIES

By

*Kent J. Schwieger*  
Kent J. Schwieger, P.E.

KJS:la  
Enclosures  
2 Copies Enclosed

CONSULTATION AND EVALUATION OF CONSTRUCTION MATERIALS

**WICHITA TESTING LABORATORIES**  
**Materials Engineers**  
 Wichita, Kansas

**PROJECT**  
 South Seneca Gardens  
 55th St. South & McLean  
 Wichita, Kansas

**BORING LOG**

Boring Method: 6-in. continuous flight auger	Standard Penetration Test			Boring No. 1
Undisturbed Soil Sampler: 3-in. o.d. thin-walled tube	140-lb. Hammer	30-in. Fall	2-in. o.d. Split-barrel Sampler	Sheet 1 of 1
w=Moisture Content, %	D=Dry Density, pcf	Penetration Resistance: N=Blows per foot		Date: 9-23-77

Elevation	Depth	Group Symbol	Description of Materials	Sample No.	Blows	Remarks
	0					
	0.5	SM	Silty Sand: light brown; fine; dry; loose; (topsoil).			
	1.0	CL	As above but moist; brown; 5-10% plastic fines.			
	2.0	SM	Sandy Clay: fine to medium sand; brown to dark brown; streaked yellow; moist to wet; medium plasticity; soft.			
	3.0	CL	Silty Sand: yellow to yellowish brown; very fine and fine sand; 5 to 10% plastic fines; wet; loose.			
	4.0	SP	Silty Clay: gray to brownish gray; 10 to 15% very fine sand; wet; medium plasticity; soft.			
	5.0	SP	Silty Sand: light brown to yellowish light brown; fine to very fine sand; 10 to 15% plastic fines; wet; loose.			
	7.0	▽	Sand: pale brown; medium sand; some coarse; 5 to 10% plastic fines; saturated; loose.			Groundwater level @ 7.0' after drilling.
	8.0		As above but clean; mostly spherical.			Cave-in @ 7.5'.

Figure 2

Drilled By: Raymond Glover, Geologist



# WICHITA TESTING LABORATORIES

Materials Engineers

TELEPHONE (316) 264-4328  
810 EAST MURDOCK ST. • WICHITA, KANSAS 67214

RICHARD L. LUKE  
MANAGER

September 29, 1977

RECEIVED

OCT 3 1977

OBLINGER & SMITH

K. O. Taylor  
1542 South St. Francis  
Wichita, Kansas 67211

REFERENCE: Exploratory Boring  
South Seneca Gardens  
4th Addition  
Wichita, Kansas

Dear Sir:

At your request we made an exploratory boring on September 23, 1977 at the referenced site. The boring was made approximately 2075 feet east of Seneca Street and about 300 feet north of 55th Street South.

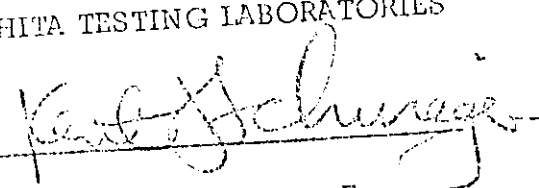
The subsurface information obtained from the exploratory boring is presented in the enclosed Boring Log. The Boring Log includes the depths of major changes in the character of the subsurface materials, visual descriptions of the materials in accordance with the Unified Soils Classification System and groundwater data.

If you have any questions concerning the Boring Log or have further test requirements please give us a call.

Respectfully submitted,

WICHITA TESTING LABORATORIES

By

  
Kent J. Schwieger, P.E.

KJS:la  
Enclosures  
2 Copies Enclosed

CONSULTATION AND EVALUATION OF CONSTRUCTION MATERIALS

BORING LOG

Boring Method: 6-in. continuous flight auger	Standard Penetration Test			Boring No. 1
Undisturbed Soil Sampler: 3-in. od. thin-walled tube	140-lb. Hammer	30-in. Fall	2-in. od. Split-barrel Sampler	Sheet 1 of 1
w=Moisture Content, %	D=Dry Density, pcf	Penetration Resistance: N=Blows per foot		Date: 9-23-77

Elevation	Depth	Group Symbol	Description of Materials	Sample No.	Blows	Remarks
	0					
	0.5	SM	Silty Sand: light brown; fine; dry; loose; (topsoil).			
	1.0	CL	As above but moist; brown; 5-10% plastic fines.			
	2.0	SM	Sandy Clay: fine to medium sand; brown to dark brown; streaked yellow; moist to wet; medium plasticity; soft.			
	3.0	CL	Silty Sand: yellow to yellowish brown; very fine and fine sand; 5 to 10% plastic fines; wet; loose.			
	4.0	SP	Silty Clay: gray to brownish gray; 10 to 15% very fine sand; wet; medium plasticity; soft.			
	5.0	SP	Silty Sand: light brown to yellowish light brown; fine to very fine sand; 10 to 15% plastic fines; wet; loose.			
	6.0					
	7.0	▽	Sand: pale brown; medium sand; some coarse; 5 to 10% plastic fines; saturated; loose.			Groundwater level @ 7.0' after drilling.
	8.0		As above but clean; mostly spherical.			Cave-in @ 7.5'.

Figure 2

Drilled By: Raymond Glover, Geologist

PROPERTY NAME: (South Seneca Gardens 4th Addition)

LOCATION: Generally located at the NE corner of Seneca & 55st. S

MAILED TO: Oblinger-Smith Corp.  
 1st National Bank Building  
 Room # 625  
 Wichita, Ks. 67202

PREPARED BY: Larry L. Henry  
 District Conservationist  
 USDA-Soil Conservation Service  
 4100 Maple, Wichita, Kansas  
 942-8422 67209

RECEIVED

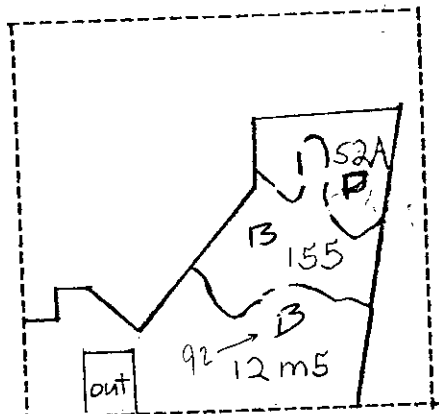
MAR 13 1978

OBLINGER & SMITH

REQUESTED BY: Wichita-Sedgwick County  
 Metropolitan Area Planning  
 Commission

Situation and/or Problems:

This area is subject to severe wind erosion it is not protected with cover at all times.



B-92  
 C-95  
 D-96

Scale: 4" equals 1 mile

SOILS LEGEND

<u>Symbols</u>	<u>Soil</u>	<u>Brief Description</u>
155	I-1	Deep, nearly level and gently sloping, well drained soils on bottomlands and terrace. These soils have slow runoff and moderate to high available water capacity. Permeability is moderate to moderately rapid.
S2A	IIw-1	Deep, nearly level, somewhat poorly drained soils on uplands. These soils have slow runoff and high available water capacity. Occasionally they are ponded. Permeability is very slow.
12M5	IIIw-1	Moderately deep over sand, nearly level, somewhat poorly drained soils of the floodplains and low terraces. Runoff is slow and available water capacity is low and moderately rapid. Watertable fluctuates between 2 and 5 feet from the surface.

SCCD-CONS-5 (con't)  
 RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

SOIL INTERPRETATIONS

<u>Symbol</u>	<u>Soil</u>	<u>Item</u>	<u>Limitation</u>	<u>Reason</u>
S2A	<u>Carwile</u> fine sandy loam	Dwellings	Severe	Wetness Shrink-Swell
		Local Roads & Streets	Severe	Low Strength Shrink-Swell
		Playgrounds	Severe	Wetness
1S5	<u>Canadian</u> fine sandy loam	Dwellings	none	Low strength
		Local Roads & Streets	Moderate	
		Playgrounds	None	
12m5	Canadian - Waldeck fine <u>sandy loam</u>	Dwellings	severe	Wetness
		Local Roads & Streets	Moderate	Wetness
		Playgrounds	Moderate	Wetness

RECOMMENDATIONS:

1. Disturb only the area needed for construction.
2. Disturbing as small an area as possible, install streets, curbs, water mains, electric and telephone cables, storm drains, and sewers in advance of home or other building construction.
3. Temporarily stabilize each segment of graded or otherwise disturbed land, by seeding and mulching or by mulching alone. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to the Sedgwick County Conservation District standards and specifications.
4. Stabilize each lot within 60 days after work starts on home or other building construction.
5. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
6. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: 316-942-8422.

If you have any questions or if we can be of additional assistance, don't hesitate to call on us.



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

March 10, 1978

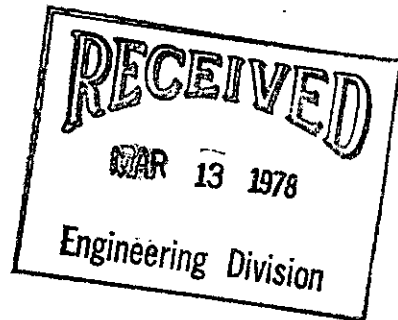
Oblinger-Smith Corp.  
625 First National Bank Bldg.  
Wichita, Kansas 67202

Re: S/D 77-31 Preliminary Plat of South Seneca Gardens Fourth  
Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 9, 1978, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. Approval of the plat shall be subject to the applicant filing and receiving approval of appropriate zone changes on Blocks 1, 2 and 11 to permit the proposed multiple family development on the indicated portions of said blocks.
- B. The applicant shall submit a drainage plan to the Flood Control Office and the Engineering Division of the Department of Public Works for review and approval. A letter from said agencies approving said plan shall be submitted to the Planning Department. Drainage plans will have to be approved before the final plat is submitted to the Planning Commission.
- C. The applicant shall guarantee the drainage improvements required by the plat.
- D. The applicant shall guarantee the paving of all streets except Seneca, 55th Street and McLean Boulevard.
- E. The applicant shall attempt to obtain by separate instrument the dedication of the west half of Handley Avenue from the owner of the property at the northwest corner of Handley and 55th Street.
- F. The applicant shall guarantee the installation of sanitary sewer and City water to serve each lot being platted.



- G. Sidewalks are required adjacent to both sides of all streets except for Seneca, 55th Street and McLean Boulevard.
- H. The applicant shall submit a document to be recorded with the Register of Deeds acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.
- I. Easements as shown on the marked engineer's copy of the preliminary plat shall be shown on the final plat.
- J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely

Louise Olivarez  
Junior Planner

LO:et

cc:

Dean Sellers, Assistant City Engineer  
Boyd Investment Company, Inc., 128 S. Dellrose, Wichita, Ks 67218  
K. O. Taylor, 1542 S. St. Francis, Wichita, Kansas 67211

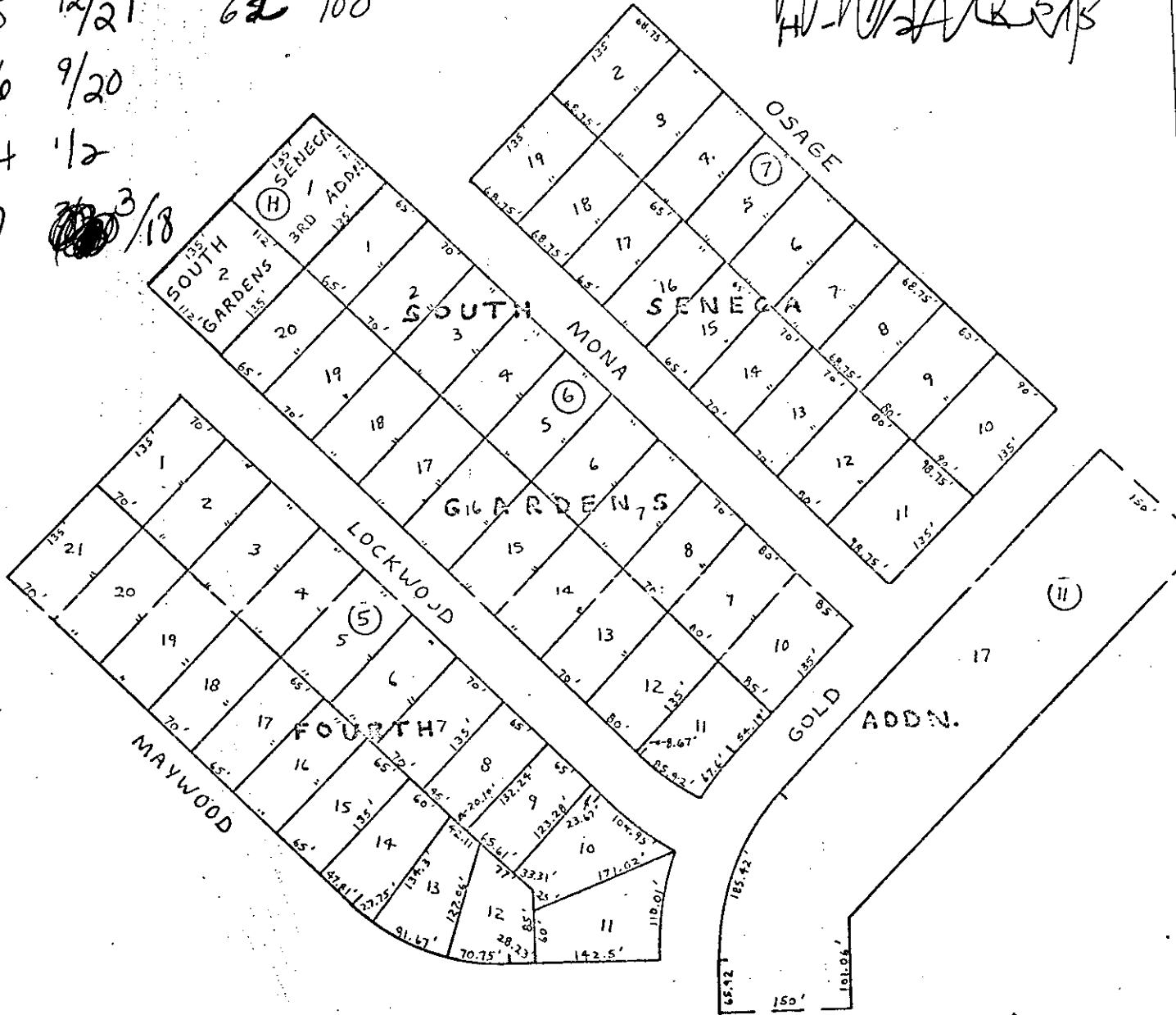
3-26-81-

- Blk 11 - 0/1
- Blk 5 12/21
- Blk 6 9/20
- Blk H 1/2
- Blk 7 ~~3/18~~ 3/18

40.25% Development  
OK To Release Letter of Credit

$$\frac{25}{62} \times \frac{X}{100}$$

~~Handwritten scribbles~~  
HANKS



LATERAL 141, SOUTHWEST INTERCEPTOR SEWER  
PROJ. NO. 468-76-245-80748-000-000-001

BOOK 25, PAGE 139

*Handwritten initials and notes:*  
LMB 11  
1/20

$$\frac{14}{62} \times \frac{X}{100} = 22.54$$

- Blk 11 0/1
- Blk 5 8/21
- Blk 6 3/20
- Blk H 1/2

Blk 7 ~~2/18~~ 2/18

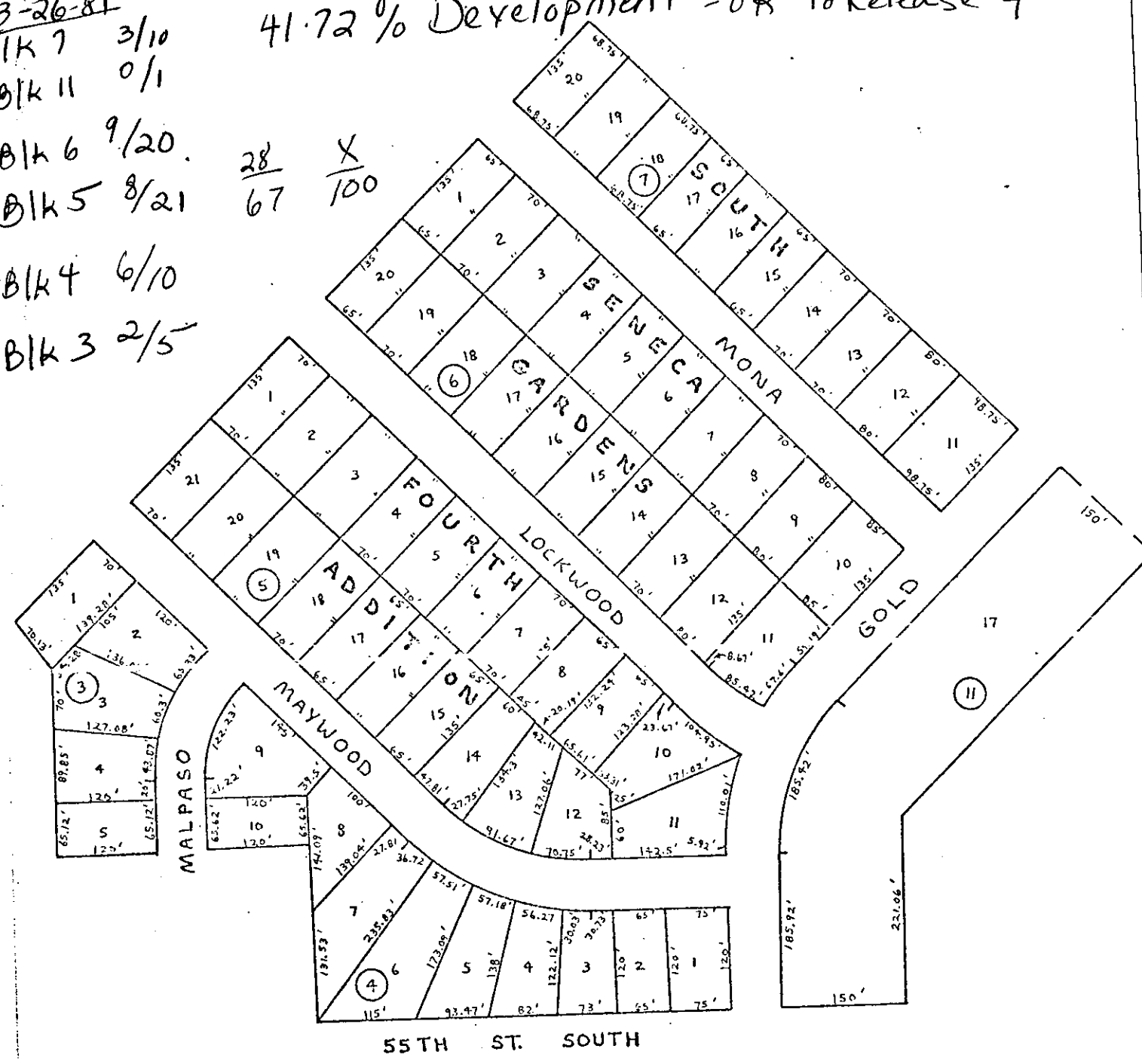
~~23% Development~~  
~~Do Not Release Letter of Credit~~



3-26-81  
 Blk 7 3/10  
 Blk 11 0/1  
 Blk 6 9/20  
 Blk 5 8/21  
 Blk 4 6/10  
 Blk 3 2/5

41.72% Development - OK To Release 4e

$\frac{28}{67} \times \frac{X}{100}$



STORM WATER SEWER # 161  
 PROJ. NO. 468-76-245-80754-000-000-001

BOOK 25, PAGE 67

LMB  
 JTT  
 WPT

$\frac{21}{67} \times \frac{X}{100}$

21/67  
 31.29%  
 Do Not Release Letter of Credit

Blk 7 2/10  
 Blk 11 0/1  
 Blk 6 3/20  
 Blk 5 8/21  
 Blk 4 6/10  
 Blk 3 2/5  
 1" = 150'

FINDINGS AS TO THE ADVISABILITY OF CONSTRUCTING LATERAL 142, SOUTHWEST INTERCEPTOR SEWER IN THE CITY OF WICHITA, KANSAS, ARE HEREBY MADE TO-WIT:

Lat 142 SWI 80749

SECTION 1. That it is necessary and in the public interest to construct Lateral 142 Southwest Interceptor Sewer in the City of Wichita, Kansas. *0% Development still no development*

*Do Not Release Letter of Credit*

SECTION 2. That the cost of said improvements provided for in Section 1 hereof is estimated to be One Hundred Fifty-five Thousand Four Hundred Dollars (\$155,400.00) payable by the improvement district. Said estimated cost as above set forth is hereby increased at the pro-rata rate of 1% per month from and after the date of approval of this resolution.

SECTION 3. That all costs of said improvements attributable to the improvement district, when ascertained, shall be assessed against the land lying within the improvement district described as follows:

Lots 9 through 26 inclusive, Block 8 in South Seneca Gardens 4th Addition; *0/18*  
Lots 1 through 26 inclusive, Block 9 in South Seneca Gardens 4th Addition; *0/26*  
Lots 1 through 7 inclusive, Block 10 in South Seneca Gardens 4th Addition; *0/7*  
Lots 1 through 16 inclusive, Block 11 in South Seneca Gardens 4th Addition; *0/16*  
A portion of Lot 17, Block 11 in South Seneca Gardens 4th Addition more fully described as beginning at the Northwest Corner of said Lot 17; thence easterly along the north line of said Lot 17 to the Northeast Corner of said Lot 17; thence southerly along the east line of said Lot 17 to the south line of Osage Avenue extended easterly; thence westerly along said extended south line of Osage Avenue to the west line of said Lot 17; thence northerly along west line of said Lot 17 to point of beginning. *0/1*

SECTION 4. That the method of apportioning all costs of said improvement attributable to the owners of land liable for assessment shall be on a fractional basis. Lots 9 and 26, Block 8 in South Seneca Gardens 4th Addition shall each pay 1110/155,400 of the total cost payable by the improvement district. Lots 10 through 25, Block 8; Lots 1 through 26, Block 9; Lots 1 through 7, Block 10 and Lots 1 through 16, Block 11, all in South Seneca Gardens 4th Addition shall each pay 2220/155,400 of the total cost payable by the improvement district. That portion of Lot 17, Block 11 in South Seneca Gardens 4th Addition more fully described as beginning at the Northwest Corner of said Lot 17; thence easterly along the north line of said Lot 17 to the Northeast Corner of said Lot 17; thence southerly along the east line of said Lot 17 to the south line of Osage Avenue extended easterly; thence westerly along the extended south line of Osage Avenue to the west line of said Lot 17; thence northerly along west line of said Lot 17 to the point of beginning shall pay 8880/155,400 of the total cost payable by the improvement district. Where the ownership of a single lot is or may be divided into two or more parcels, the assessment to the lot so divided shall be assessed to each ownership or parcel on a square foot basis.

SECTION 5. That payment of said assessments may indefinitely be deferred as against those property owners eligible for such deferral as defined in City of Wichita Ordinance No. 35-570 under the criteria established for "hardship deferral".

SECTION 6. That all costs of the improvements of the sanitary sewer system shall be assessed to the improvement district as provided by Section 4 hereof.

SECTION 7. That the City Engineer shall prepare plans and specifications for said improvement and a preliminary estimate of cost therefor, which plans, specifications, and a preliminary estimate of cost shall be presented to this Body for its approval.

SECTION 8. The advisability of the improvements set forth above is hereby established as authorized by K.S.A. 1974 Supp. 12-6a01 et seq.

SECTION 9. Be it further resolved that the above described improvement is hereby authorized and declared to be necessary in accordance with the findings of the Governing Body as set out in this resolution.

SECTION 10. That the City Clerk shall make proper publication of this resolution, which shall be published once in the official City paper and which shall be effective from and after said publication.

WICHITA, KANSAS, ARE HEREBY MADE TO-WIT:

SWS#160

80756 3-26-81-  
Still no development

SECTION 1. That it is necessary and in the public interest to construct Storm Water Sewer No. 160 in the City of Wichita, Kansas.

No Development  
Do Not Release Letter of Credit

SECTION 2. That the cost of said improvement provided for in Section 1 hereof is estimated to be One Hundred Six Thousand Seven Hundred Twenty Dollars (\$106,720.00) payable by the improvement district. Said estimated cost as above setforth is hereby increased at the pro-rata rate of 1% per month from and after the date of approval of this resolution.

SECTION 3. That the cost of said improvement, when ascertained, shall be assessed against the land lying within a benefit district described as follows:

Lots 1 through 10 inclusive, Block 7, South Seneca Gardens 4th Addition;  
All Lots in Blocks 8, 9, and 10, South Seneca Gardens 4th Addition;  
Lots 1 through 16 inclusive, Block 11, South Seneca Gardens 4th Addition;

A portion of Lot 17, Block 11 in South Seneca Gardens 4th Addition more fully described as beginning at the Northwest Corner of said Lot 17; thence Easterly along the north line of said Lot 17 to the Northeast Corner of said Lot 17; thence Southerly along the east line of said Lot 17 to the north line of Lot 11, Block 7 in South Seneca Gardens 4th Addition extended Southeasterly; thence Northwesterly along extended north line of said Lot 11 to the west line of Lot 17, Block 11 in South Seneca Gardens 4th Addition; thence northerly along the west line of said Lot 17 to the point of beginning.

0/27, 0/26, 0/7  
0/16  
0/1

0/10<sup>3-26</sup>

SECTION 4. That the method of apportioning all costs of said improvements attributable to the owners of land liable for assessment shall be on a fractional basis: Lots 1 through 10 inclusive, Block 7, all Lots in Blocks 8, 9, and 10, Lots 1 through 16 inclusive, Block 11 all in South Seneca Gardens 4th Addition shall each pay 116/10,672 of the total cost payable by the improvement district; that portion of Lot 17, Block 11 in South Seneca Gardens 4th Addition more fully described as beginning at the Northwest Corner of said Lot 17, thence Easterly along the north line of said Lot 17 to the Northeast Corner of said Lot 17, thence southerly along the east line of said Lot 17 to the north line of Lot 11, Block 7, South Seneca Gardens 4th Addition extended southeasterly, thence Northwesterly along said extended north line of Lot 11 to the west line of Lot 17, Block 11, South Seneca Gardens 4th Addition, thence Northerly along the west line of Lot 17 to the point of beginning shall pay 696/10,672 of the total cost payable by the improvement district. Where the ownership of a single lot is or may be divided into two or more parcels, the assessment to the lot so divided shall be assessed to each ownership or parcel on a square foot basis.

SECTION 5. That payment of said assessments may indefinitely be deferred as against those property owners eligible for such deferral as defined in City of Wichita Ordinance No. 35-570 under the criteria established for "hardship deferral".

SECTION 6. That the City Engineer shall prepare plans and specifications for said improvement and a preliminary estimate of cost therefor, which plans, specifications, and a preliminary estimate of cost shall be presented to this Body for its approval.

SECTION 7. The advisability of the improvements setforth above is hereby established as authorized by K.S.A. 1974 Supp. 12-6a01 et seq.

SECTION 8. Be it further resolved that the above described improvement is hereby authorized and declared to be necessary in accordance with the findings of the Governing Body as set out in this resolution.

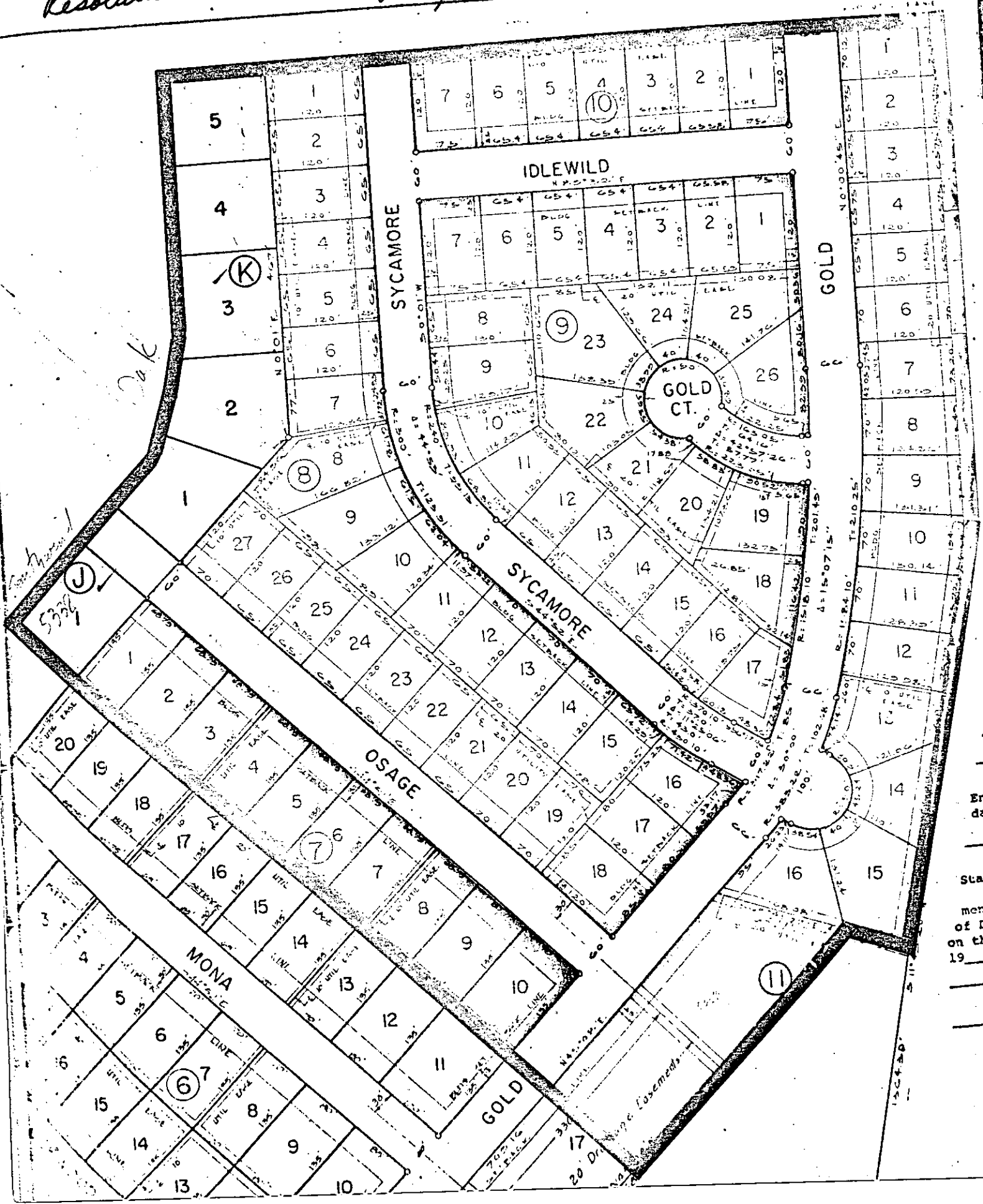
SECTION 9. That the City Clerk shall make proper publication of this resolution, which shall be published once in the official City paper and which shall be effective from and after said publication.

ADOPTED at Wichita, Kansas, on this \_\_\_\_\_ day of \_\_\_\_\_, 1979.

See Attached

ATTEST:

Nike - This map is in project folder and I assume it's supposed to be the Benefit District. However, it includes Blks. J & K of South Geneva Gardens 3rd Addn, which are not included in Resolution. So that going to cause any problems? SWS # 160. 80756



AT  
 Ent  
 day  
 State  
 ment  
 of Dec  
 on the  
 19

line of Gold to the north line of Lot 8, Block 9 in South Seneca Gardens 4th Addition. That said pavement between aforesaid limits be constructed for a width of twenty-six (26) feet from gutter line to gutter line, cement combined curb and gutter to be two (2) feet and six (6) inches in width, making a total roadway of thirty (30) feet. That said pavement shall consist of an asphaltic concrete base six (6) inches in thickness, and an asphaltic concrete wearing surface two (2) inches in thickness, composed of stone, sand, mineral filler, and asphalt. Drainage to be installed where necessary.

SECTION 2. That the cost of said improvement provided for in Section 1 hereof is estimated to be One Hundred Fifty Seven Thousand Seven Hundred Eighty Two Dollars (157,782.00) payable by the improvement district and Fourteen Thousand One Hundred Eighty Five Dollars (\$14,185.00) payable by the City of Wichita at large for intersections and widening Gold. Said estimated cost as above set forth is hereby increased at the pro-rata rate of 1% per month from and after the date of approval of this resolution.

SECTION 3. That the cost of said improvement, when ascertained, shall be assessed against the land lying within a benefit district described as follows:

<sup>0/10</sup> Lots 1 through 10 inclusive, Block 7 in South Seneca Gardens 4th Addition; South twenty-five (25) feet of Lot 5 and Lots 6 through 27 inclusive, all in Block 8 in South Seneca Gardens 4th Addition; <sup>0/23</sup> <sup>0/10</sup> Lots 8 through 17 inclusive, Block 9 in South Seneca Gardens 4th Addition; <sup>0/4</sup> Lots 13 through 16 inclusive, Block 11 in South Seneca Gardens 4th Addition; a portion of Lot 17, Block 11 in South Seneca Gardens 4th Addition more fully described as beginning at the <sup>0/1</sup> Northwest Corner of said Lot 17; thence easterly along north line

80823 - Gold

0/48

0% Development + 3-2681 - still no development  
Do Not Release Letter of Credit

-2-

of said Lot 17 to the Northeast Corner of said Lot 17; thence southwesterly along east line of said Lot 17 to the north line of Lot 11, Block 7 in South Seneca Gardens Fourth Addition extended southeasterly; thence northwesterly along extended north line of said Lot 11 to the west line of Lot 17, Block 11 in South Seneca Gardens 4th Addition; thence northeasterly along west line of said Lot 17 to the point of beginning.

SECTION 4. The method of apportioning the cost of said improvement to the owners of land liable for assessment therefor shall be on a fractional basis. The south twenty-five (25) feet of Lot 5, Block 8 in South Seneca Gardens 4th Addition shall pay 952/125,932 of the total cost payable by the improvement district. Lots 1 through 4 inclusive, Block 7 and Lots 24 through 27 inclusive, Block 8 all in South Seneca Gardens 4th Addition shall each pay 1845/125,932 of the total cost payable by the improvement district. Lots 5 through 10 inclusive, Block 7; Lots 6 through 23 inclusive, Block 8; Lots 8 through 17 inclusive, Block 9; and Lots 13 through 16 inclusive, Block 11, all in South Seneca Gardens 4th Addition shall each pay 2505/125,932 of the total cost payable by the improvement district. That portion of Lot 17, Block 11 in South Seneca Gardens 4th Addition more fully described as beginning at the Northwest Corner of said Lot 17; thence easterly along north line of said Lot 17 to the Northeast Corner of said Lot 17; thence southwesterly along east line of said Lot 17 to the north line of Lot 11, Block 7 in South Seneca Gardens 4th Addition extended southeasterly; thence northwesterly along extended north line of said Lot 11 to the west line of Lot 17, Block 11 in South Seneca Gardens 4th Addition; thence northeasterly along west line of said Lot 17 to the point of beginning shall pay 15030/125,932 of the total cost payable by the improvement district except when driveways are requested to serve a particular tract, lot, or parcel, the cost of said driveway shall be a direct assessment to said tract, lot, or parcel and shall be in addition to the assessment of other

BLOCK 9 IN SOUTH SENECA GARDENS FOURTH ADDITION FROM THE EAST LINE OF SYCAMORE TO THE WEST LINE OF GOLD, FOURTH ADDITION; IDLEWILD FROM THE EAST LINE OF SYCAMORE TO THE WEST LINE OF GOLD, FOURTH ADDITION; GOLD COURT FROM THE WEST LINE OF GOLD TO AND INCLUDING CUL-DE-SAC IN THE CITY OF WICHITA, KANSAS, PURSUANT TO FINDINGS OF ADVISABILITY MADE BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS. *3-26-81-80825 still no development*

*0% Development Do Not Release Letter of Credit*  
BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS, THAT THE FOLLOWING FINDINGS AS TO THE ADVISABILITY OF IMPROVING GOLD FROM THE NORTH LINE OF LOT 17, BLOCK 9 IN SOUTH SENECA GARDENS FOURTH ADDITION AND FROM THE NORTH LINE OF LOT 13, BLOCK 11 IN SOUTH SENECA GARDENS FOURTH ADDITION TO THE NORTH LINE OF SOUTH SENECA GARDENS FOURTH ADDITION; SYCAMORE FROM THE NORTH LINE OF LOT 8, BLOCK 9 IN SOUTH SENECA GARDENS FOURTH ADDITION TO THE NORTH LINE OF SOUTH SENECA GARDENS FOURTH ADDITION; IDLEWILD, FROM THE EAST LINE OF SYCAMORE TO THE WEST LINE OF GOLD; GOLD COURT, FROM THE WEST LINE OF GOLD TO AND INCLUDING CUL-DE-SAC IN THE CITY OF WICHITA, KANSAS, ARE HEREBY MADE TO-WIT:

SECTION 1. That it is necessary and in the public interest to pave the following streets in the manner described:

That there be constructed to Collector Street Standards, pavement on Gold from the north line of Lot 17, Block 9 in South Seneca Gardens 4th Addition and from the north line of Lot 13, Block 11 in South Seneca Gardens 4th Addition to the north line of South Seneca Gardens 4th Addition. That said pavement between aforesaid limits be constructed for a width of thirty-two (32) feet from gutter line to gutter line, cement combined curb and gutter to be two (2) feet and six (6) inches in width, making a total roadway of thirty-six (36) feet. That said pavement shall consist of an asphalt base seven (7) inches in thickness, and an asphaltic concrete wearing surface two (2) inches in thickness, composed of stone, sand, mineral filler and asphalt.

That there be constructed pavement on Sycamore from the north line of Lot 8, Block 9 in South Seneca Gardens 4th Addition to the north line of South Seneca Gardens 4th Addition; Idlewild, from the east line of Sycamore to the west line of Gold; Gold Court, from the west line of Gold to and including Cul-de-sac. That said pavement between aforesaid limits be constructed for a width of twenty-six (26) feet from gutter line to gutter line, cement combined curb and gutter to be two (2) feet and six (6) inches in width, making a total roadway of thirty (30) feet. That said pavement shall consist of an asphaltic concrete base six (6) inches in thickness, and an asphaltic concrete wearing surface two (2) inches in thickness, composed of stone, sand, mineral filler, and asphalt.

SECTION 2. That the cost of said improvement provided for in Section 1 hereof is estimated to be One Hundred Thirty Three Thousand Three Hundred and Sixteen Dollars (\$133,316.00) payable by the improvement district and Twelve Thousand Two Hundred Thirty Dollars (\$12,230.00) payable by the City of Wichita at large for intersections and widening Gold. Said estimated cost as above set forth is hereby increased at the pro-rata rate of 1% per month from and after the date of approval of this resolution.

SECTION 3. That the cost of said improvement, when ascertained, shall be assessed against the land lying within a benefit district described as follows:

- 0/5* Lots 1 through 4 inclusive and the north forty (40) feet of Lot 5 all in Block 8 in South Seneca Gardens 4th Addition; Lots 1 through 7 inclusive and Lots 18 through 26 inclusive all in Block 9 in South Seneca Gardens 4th Addition; Lots 1 through 7 inclusive, Block 10 in South Seneca Gardens 4th Addition; Lots 1 through 12 inclusive, Block 11 in South Seneca Gardens 4th Addition.

SECTION 4. The method of apportioning the cost of said improvement to the owners of land liable for assessment therefor shall be on a fractional basis. The north forty (40) feet of Lot 5, Block 8 in South Seneca Gardens 4th Addition shall pay 1626/107,316 of the total cost payable by the improvement district. Lots 1 through 4 inclusive, Block 8; Lots 1 through 7 inclusive and Lots 18 through 26 inclusive, Block 9; Lots 1 through 7 inclusive, Block 10 and Lots 1 through 12 inclusive, Block 11, all Lots being in South Seneca Gardens 4th Addition shall each pay 2710/107,316 of the total cost payable by the improvement district, except when driveways are requested to serve a particular lot or parcel, the cost of said driveway shall be a direct assessment to

WICHITA SEDGWICK COUNTY

DATE

File

November 19, 1980

**METROPOLITAN AREA PLANNING DEPARTMENT**

TO Mike Lindebak, Project Development Engineer,  
City Engineering

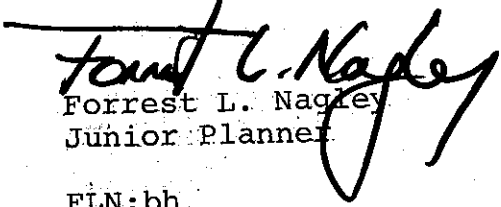
FROM Forrest L. Nagley, Junior Planner

SUBJECT Status of improvements guaranteed by letter of  
credit or performance bond for Rock Road  
Addition and South Seneca Gardens Fourth Addition

Please check at your earliest convenience the status of the following improvements required as a condition of platting:

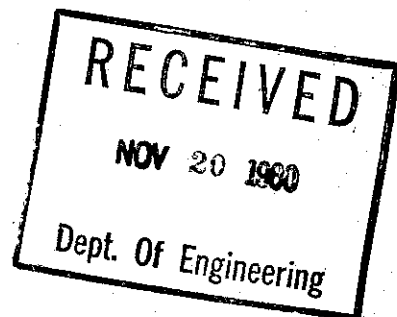
1. Rock Road Addition - temporary accel-decel lane on Rock Road and ditch improvements.
- ✓ 2. South Seneca Gardens 4th - drainage pond and pump.

If any of the above improvements are as of yet uncompleted, please advise if an increase in the dollar figure of the guarantee is required.

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Rock Road Addition plat file  
South Seneca Gardens 4th Addition plat file





# CONFIRMATION MEMO

PROJECT: South Seneca Gardens DATE: 7-26-82  
Fourth Addition PROJ. NO.: \_\_\_\_\_  
TO: Mike Lindebak  
Engineering Department - 7th Floor  
455 North Main  
Wichita, Ks. 67202

MID-KANSAS ENGINEERING CONSULTANTS  
260 NORTH ROCK ROAD, SUITE 245  
WICHITA, KANSAS 67206

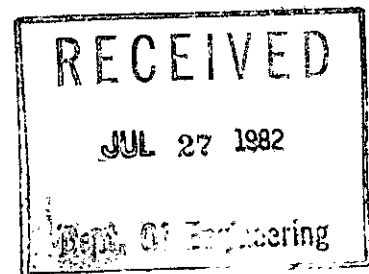
Per our conversation with you and my understanding of Mr. Joel Pollacks meetings with Mr. Chris Breitenstein and Mr. Ray Bruggeman regarding lots within the above referenced addition (noted in Mr. R. W. Linn's letter of April 26, 1979, enclosed herein) we will proceed with the following design procedure:

1. We will gather existing field data to establish pad elevations for future homes so as to:
  - (a) allow positive drainage away from existing homes and lots
  - (b) tie property into future curb and right of way grades
2. Design temporary streets according to specifications established by the Sedgwick County Department of Public Works.
3. Submit plans and recommendations on pad elevations to the City of Wichita Department of Engineering for approval.

It is our understanding that you would release the area aforementioned for issuance of building permits upon satisfactorily fulfilling these items.

Very truly yours,  
Mid-Kansas Engineering Consultants  
*Kenneth H. Bengtson*  
Kenneth H. Bengtson  
President

cc: Chris Breitenstein  
Ray Bruggeman  
Mike Boyd  
Joel Pollack



THE CITY OF WICHITA

OFFICE OF Public Works Engineering

DATE April 26, 1979

TO Bob Feldner, Superintendent of Central Inspection Division

FROM R. W. Linn, City Engineer

SUBJECT South Seneca Gardens 4th Addition

The plat of South Seneca Gardens 4th Addition was approved by the City Commission on April 26, 1979. Several petitions for public improvements were also considered with the plat. The main issue discussed at the hearing was the drainage problems in the area. The plattee has submitted petitions and guarantees for drainage improvements for the major portion of the plat. A small portion of the plat is not included in the drainage project district and will not be provided with a drainage system until some future date. The paving petition in this part of the plat was approved by the City Commission with the condition that the improvement be held until drainage is provided.

Development should not occur on the following lots until drainage and paving is constructed:

Lots 1 through 6 inclusive, Block 1, South Seneca Gardens 4th Addition;  
Lots 1 through 5 inclusive, Block 2, South Seneca Gardens 4th Addition;  
Lots 9 through 14 inclusive, Block 3, South Seneca Gardens 4th Addition;

Attached is a location map of this portion of the plat. Please insure that no building permits are issued on these lots. If additional information is desired, please contact me.

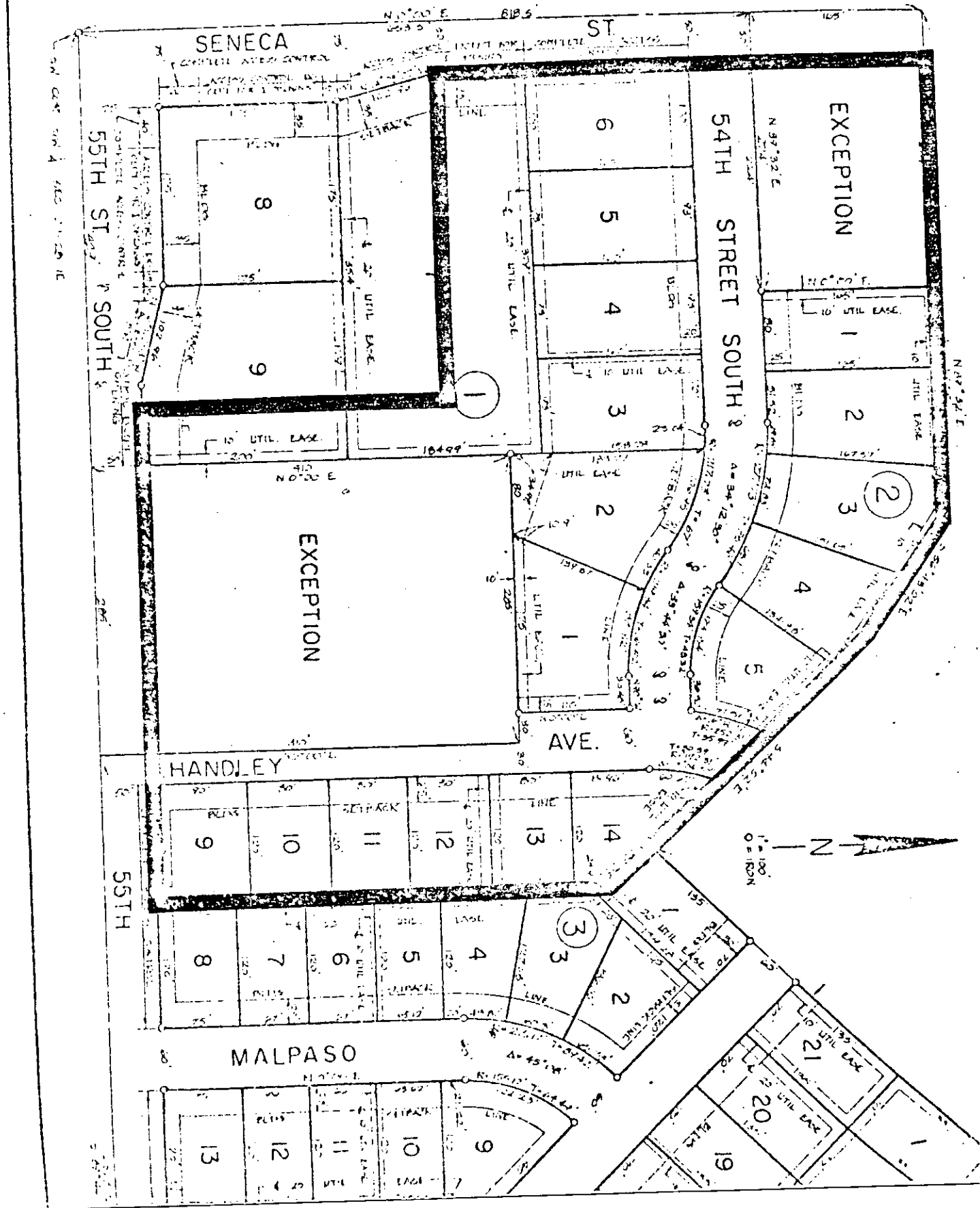
---

R. W. Linn  
City Engineer

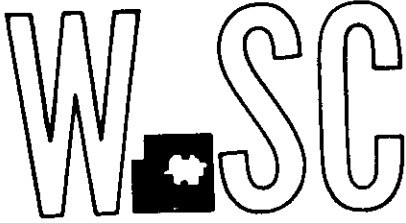
EWL:ck

cc: Bob Lakin  
Mike Boyd ✓

Attach: (1)



WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

December 1, 1980

Boyd Investment Company, Inc.  
128 S. Dellrose  
Wichita, Ks. 67218

Re: Letter of credit guaranteeing the extension of a water line to  
serve Lots 9, 10 and 11 of Block 3, South Seneca Gardens 4th  
Addition (Credit No. 611) BD-641.79

Gentlemen:

Your letter of credit from Fourth National Bank and Trust Company in the amount of \$2,500.00 guaranteeing the construction of the above-referenced improvement is nearing expiration. The terms of the letter of credit indicate that you agreed to make this improvement by December 14, 1980. This agreement on your part was in response to a condition of approval associated with the platting of South Seneca Gardens 4th Addition. The Water Department has advised that this required improvement, as of this date, is uncompleted.

This letter acts to remind you of your agreement to install this water line. We can grant a one year extension of time to make this improvement provided that a new letter of credit is submitted to this office in the amount of \$3,500.00. The new completion or default date on a new letter of credit should be December 15, 1981. The new negotiation or expiration date should be February 15, 1982. I have enclosed a new letter of credit form for your use when renewing this guarantee. Once I have received the new letter of credit in the amount of \$3,500.00, I will proceed immediately to initiate the process necessary for release of your \$2,500.00 guarantee.

Should you have any questions about this matter, please call me at 268-4421. I have attached a copy of your existing letter of credit for your reference and information. Action on your part is imperative in order to avoid default on your existing guarantee.

Sincerely,

*Forrest L. Nagley*

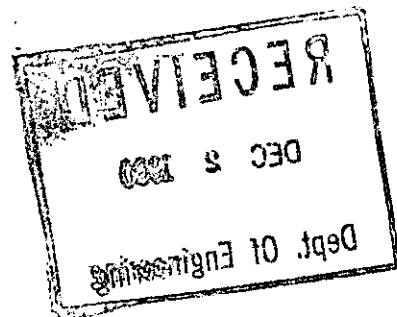
Forrest L. Nagley  
Junior Planner  
FLN:bh

Enclosure (2)

cc: Ralph Hull, Water Department

Mike Lindebak, City Engineering

R. M. Briley, Assistant Vice President, Fourth National Bank and  
and Trust Company, 100 N. Broadway, 67202



1. South Seneca Gardens 4th Add.

Grade Plan

Calculation of Curve Number

		Percent	CN	Product
Imperious	22 Ac.	39	98	3822
McLean	3.1 Ac	6	74	444
R-5	3.1 Ac	6	90	540
Low + Foliage	<u>27.8 Ac</u>	49	74	<u>3625</u>
Total	56.0 Ac			8431

$$\frac{8431}{100} = 83.1 \approx 85$$

Volume runoff 6" - 6 hour period

$$\frac{4.31 \times 56}{12} = 20.11 \text{ A.F.}$$

D = 4' from E1. 76 to E1. 7

$$\text{Area @ E1. 78} = \frac{20.11}{4} = 5.03 \text{ Ac}$$

$$\text{Area @ E1. 81} = 5.56 \text{ Ac} \approx 6$$

South Seneca Gardens 4th  
Grade Plan

Notes

1. Street grades - All @ 0.2%
2. Capacity curb to curb on Gold - 25 cfs.  
Capacity R/W to R/W (5' W 0.5' above cb) = 67 cfs
3. Runoff  
2 year storm - 2 cfs per acre  
100 year storm - 4.8 cfs per acre
4. All residential lots, except Lot 1, Block 11, in Blocks 3, 4, 5, 6, 7, 8, 9, 10 & 11, fill lots to ~~draw~~ slope from rear lot line to front lot line @ 1.5 to 2.0 percent grade.
5. Min. Pad Elevation = 83
6. On Gold from 55th St. So. to Malpasso, Storm Sewer. to take 100 year storm.
7. Lake frontage on Gold, grade from top of curb uniformly to El. 81.0.  
If sidewalks are required along this frontage, keep sidewalk a minimum above top of curb.

3.

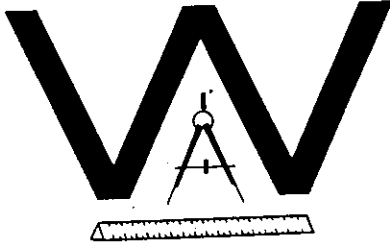
South Seneca Gardens 4th Add.  
Grade Plan  
Notes (cont.)

8. Propose contingent ~~ded~~ dedication on  
McLean Blvd. except east 30 feet on  
lake frontage.

9. Begin excavation line 30 feet from  
RR R/W, 55th St. So. Lot 2, Block 11.  
Excavation line 25 feet from Gold.  
(This applies to lake)

K.O. Taylor, P.E.  
7-31-78

# THE CITY OF WICHITA



CITY ENGINEER'S OFFICE  
CITY HALL — SEVENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4501

July 30, 1990

Weigand Omega Management  
349 South Hydraulic  
Wichita, KS 67211

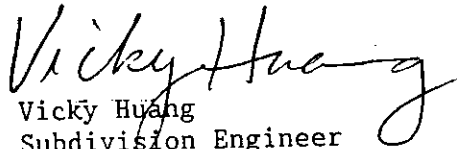
ATTN: Kathy

Dear Kathy:

The plat you requested of South Seneca Gardens Fourth Addition is enclosed along with some more recent plats with language used to define maintenance responsibilities. The City of Wichita's position and/or policy on this matter is that the reserve is privately owned property and unless the condition is such to cause concern for public health and safety it is the responsibility of the owner to maintain.

Should you have additional questions, please do not hesitate to contact me.

Sincerely,

  
Vicki Huang  
Subdivision Engineer

VH:gnz

WICHITA-SEDGWICK COUNTY

DATE  
January 29, 1981

METROPOLITAN AREA PLANNING DEPARTMENT

TO Donald C. Gisick, City Clerk

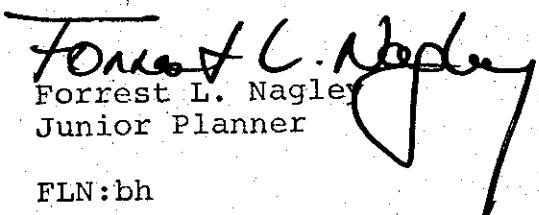
FROM Forrest L. Nagley, Junior Planner

SUBJECT Forwarding of revised letter of credit associated with South Seneca Gardens 4th Addition - S/D 77-31 (Credit Number 813).

Attached please find a letter of credit in the amount of \$17,500.00 for the account of Michael and Thomas Boyd from 4th National Bank and Trust Company. This guarantee has been submitted in order to insure the satisfactory completion of a required storm water and retention pond.

On April 24, 1979, the Board of City Commissioners "received and filed" a letter of credit in the amount of \$65,000.00, as guarantee that the storm water facility would be constructed. This original letter of credit, from the First National Bank, may now be released at the request of the purchaser or the bank (Credit Number C-795).

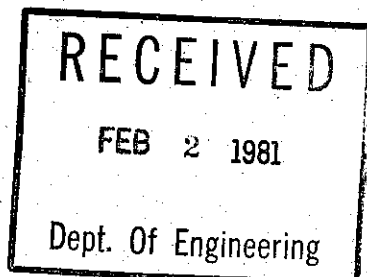
Should you have any questions regarding this matter, please advise.

  
Forrest L. Nagley  
Junior Planner

FLN:bh

Attachment

cc: Boyd Investment Co., Inc., Attention: Mike Boyd, 123 S. Dellrose, 67213  
R.M. Briley, Assistant Vice-President, 4th National Bank and Trust Co., 100 N Broadway, 67202  
John W. Long, Vice Pres. and Cashier, 1st National Bank, 105 N. Main, 67202  
Mike Lindebak, Program Development Engineer, City Engineering  
/Chris Breitenstein, Acting Drainage Engineer, City Engineering



- A. The applicant has submitted a drainage plan to the City Engineer's Office for review. The City Engineer's representative shall be prepared to comment on the status of this plan at the Subdivision Committee meeting. This revised final plat will not be forwarded to MAPC until the drainage plan has been approved.
- B. The applicant's engineer shall submit a storm sewer layout plan to the City Engineer's office for review and approval. The applicant shall guarantee all drainage improvements required by the platting of this property including the construction of the lake and the underground storm sewers.
- C. The applicant shall guarantee the paving of all streets except Seneca and 55th Street.
- D. The applicant shall guarantee the installation of sanitary sewer to serve each lot being platted.
- E. The applicant shall guarantee the installation of sanitary sewer to serve each lot being platted.
- F. The applicant shall guarantee the installation of sanitary sewer to serve each lot being platted.
- G. The applicant shall guarantee the installation of City water to serve each lot being platted.
- H. Sidewalks are required adjacent to both sides of all streets except for Seneca and 55th Street. The applicant shall submit a document to be recorded with the Register of Deeds acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.
- I. Many of the lots do not conform to the design requirements of the Subdivision Regulations regarding minimum widths based on the square footage of the lots. The Subdivision Committee has

STAFF COMMENTS:

- 1. Gross Acreage of Plat 67.54
- 2. Number of Lots: Residential 176, Commercial 3, Industrial
- 3. Total Number of Lots 179
- 4. Minimum Lot Frontage 38.99 ft.
- 5. Existing Zoning AA & LC 7800 square ft.
- 6. Proposed Zoning AA, A, RB, R-5 & LC (Z-2043 and Z-2044)
- 9. Public Water Supply Yes (Yes-No), Name City
- 10. Public Sanitary Sewer Yes (Yes-No), Name City
- 11. Health Department Approval (where applicable) N/A
- 12. City of Wichita X : Three-Mile Area (Yes-No)

Owner May Morris Pittenoure  
 Surveyor/Engineer K. O. Taylor  
 Address 1542 S. St. Francis, Wichita, KS. 67211 Phone 264-0341

DESCRIPTION	DATE
South Seneca Gardens Fourth Addition	2-27-78
Preliminary Approval	3-9-78
Scheduled S/D Meeting	11-16-78

General Location Northeast corner of Seneca and 55th St. South

S/D NO. S/D-77-31 Name South Seneca Gardens Fourth Addition Date Application Rec'd. 2-27-78

SUBDIVISION COM METROPOLITAN ARE PLANNING COMMS

recommended a waiver of these design requirements.

1, (J) Gold Street shall be officially designated as a collector street.

- K. The applicant shall establish a Homeowners Association which provides for the continued maintenance of the reserve. Said association agreement shall also contain a provision or clause which will assure that the governing body can, upon proper notice and hearing, cause necessary maintenance to be done to the reserve area and the cost thereof assessed to the benefiting properties in the event the Homeowners Association fails to do so.
- L. All non-conforming billboards shall be removed from this site prior to release of the plat tracing for recording.
- M. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D NO. 77-31 Name South Seneca Gardens Fourth Addition  
Date Application Rec'd. 2-27-78 Preliminary Approval 3-9-78  
Scheduled S/D Meeting 7-27-78

DESCRIPTION

General Location Northeast corner of Seneca and 55th Street South

Owner May Morris Rittenoure

Surveyor/Engineer K. O. Taylor

Address 1542 S. St. Francis (67211) Phone 264-0341

- |   |   |
|---|---|
| 1. Gross Acreage of Plat <u>67.5±</u>                                 | 7. Lineal Feet of New Streets:                            |
| 2. Number of Lots:  | a. <u>30</u> R/W <u>350</u> ft.                           |
| Residential <u>171</u>  | b. <u>60</u> R/W <u>5900</u> ft.                          |
| Commercial <u>3</u>   | c. <u>64</u> R/W <u>2200</u> ft.                          |
| Industrial _____  | d. _____ R/W _____ ft.                                    |
| Other _____   | e. _____ R/W _____ ft.                                    |
| Total Number of Lots <u>174</u>                                       | TOTAL <u>8450</u> ft.                                     |
| 3. Minimum Lot Frontage <u>38.99</u> ft.                              | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>7800</u> ft.                                   |   |
| 5. Existing Zoning <u>AA &amp; IC</u>                                 |   |
| 6. Proposed Zoning <u>AA, A, RB, R-5 &amp; IC (Z-2043 and Z-2044)</u> |   |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name _____ City _____     |   |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name _____ City _____ |   |
| 11. Health Department Approval (where applicable) <u>n/a</u> (Yes-No) |   |
| 12. City of Wichita <u>x</u> : Three-Mile Area _____                  |   |

STAFF COMMENTS:

- A. The applicant shall submit a drainage plan to the Flood Control Office and the Engineering Division of the Department of Public Works for review and approval. A letter from said agencies approving said plan shall be submitted to the Planning Department. Drainage plans will have to be approved before the final plat is forwarded to the Planning Commission.
- B. The applicant shall guarantee the drainage improvements required by the plat.
- C. The applicant shall guarantee the paving of all streets except Seneca, 55th Street and McLean Boulevard.
- D. The applicant shall attempt to obtain by separate instrument the dedication of the west half of Handley Avenue from the owner of the property at the northwest corner of Handley and 55th Street.
- E. The applicant shall guarantee the installation of sanitary sewer to serve each lot being platted.
- F. The applicant shall guarantee the installation of City water to serve each lot being platted.
- G. Sidewalks are required adjacent to both sides of all streets except for Seneca, 55th Street and McLean Boulevard. The applicant shall submit a document to be recorded with the Register of Deeds acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.
- H. Many of the lots do not conform to the design requirements of the Subdivision Regulations regarding minimum widths based on the square footage of the lots. Approval of the plat as drawn will require a waiver of these design requirements.

- I. The complete access control to McLean Boulevard from Block 11 shall be extended north to include all of Lot 18 and reference to this access control shall be added to the plattor's text.
- J. All non-conforming billboards shall be removed from this site prior to release of the plat tracing for recording.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

COMMITTEE  
NO. 1  
ON

S/D NO. 77-31 Name South Seneca Gardens  
Date Application Rec'd. 2-27-78 Preliminary Approval  
Scheduled S/D Meeting 3-9-78

DESCRIPTION

General Location Northeast corner of Seneca and 55th Street South

Owner May Morris Rittenoure

Surveyor/Engineer Oblinger-Smith Corp.

Address 625 First National Bank Bldg. Phone 262-0451

1. Gross Acreage of Plat 67.5+
2. Number of Lots:
  - Residential 171
  - Commercial 3
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
3. Total Number of Lots 174
4. Minimum Lot Frontage 42.5 ft.
5. Minimum Lot Area 7800 ft.
6. Existing Zoning AA & LC
7. Proposed Zoning AA, A, RB, R-5 & LC
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 \_\_\_\_\_ 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:

- A. Approval of the plat shall be subject to the applicant filing and receiving approval of appropriate zone changes on Blocks 1, 2 and 11 to permit the proposed multiple family development on the indicated portions of said blocks.
- B. The applicant shall submit a drainage plan to the Flood Control office and the Engineering Division of the Department of Public Works for review and approval. A letter from said agencies approving said plan shall be submitted to the Planning Department.
- C. The applicant shall guarantee the drainage improvements required by the plat.
- D. The applicant shall guarantee the paving of all streets except Seneca, 55th Street and McLean Boulevard.
- E. The applicant shall attempt to obtain by separate instrument the dedication of the west half of Handley Avenue from the owner of the property at the northwest corner of Handley and 55th Street. The applicant shall also be advised that this portion of Handley cannot be opened or improved until the full street right-of-way is available.
- F. The applicant shall guarantee the installation of sanitary sewer and City water to serve each lot being platted.
- G. Sidewalks are required adjacent to both sides of all streets except for Seneca, 55th Street and McLean Boulevard.
- H. The applicant shall submit a document to be recorded with the Register of Deeds acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.

*Possible collector*

*Req. Possible Main Sewer Ext*

- 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).

**Lindebak, Mike**

---

**From:** Henry, Larry  
**Sent:** Monday, October 23, 2000 4:08 PM  
**To:** Lackey, Stephen ; Lindebak, Mike  
**Subject:** South Seneca - Pond #4

**Sensitivity:** Private

Pond #4 is the one by the RR tracks.

Mike, I thought I remembered a note saying the maximum elevation of this pond (per the plat) is 80.0 (City datum).

The highest elevation it reached in August, 1995 was 1266.41 MSL (79.01 City Datum)

Can you check the plat and see if this is true.

If this is true, the pond never even reached the maximum level it was designed for. How can the City be liable for damages when the pond was operating within its design range? Shouldn't the development around the pond have built to elevations consistent with anticipated pond levels of up to 80.0?