

Licensed Professional Engineer
Phone: (316) 799-2908

S. E. Anderson
Consulting Engineer
217 South Main P.O. Box 240
Whitewater, Kansas 67154

Registered Land Surveyor
Fax: (316) 799-2923

October 22, 1998

Ms. Vicki Huang, PE
City of Wichita Engineering Dept.
7th Floor - City Hall
455 North Main
Wichita, Kansas 67202

Re: Proposed Roadhouse Blues Addition, Northwest Corner,
37th St. N. and Broadway, Wichita, Kansas; minor
plat drainage plan revisions

Dear Vicki:

Per our phone conversation this morning, I propose to modify
the submitted drainage plan via this letter.

1. Rather than analyze downstream conditions and propose
changes to handle increased runoff, I would propose
 - a. that for partial site development (parking lot
surfacing) on Lot 2, provide on-site detention
with swales to prevent increases in peak runoff
onto 37th St. N. Such improvements would be
shown on a site plan submitted to CID
 - b. that for complete site development (building and/
or parking lot surfacing) on Lot 2, provide on-site
detention or downstream improvements, or both
to facilitate increases in runoff from increases
in impervious areas. Depending on the timing of
future improvements to 37th St. N., site design
could be integrated with the arterial improvements.
These site improvements would also be shown on
site plans submitted to CID, and may include minor
pipe and ditch improvements downstream from the
site. Since the cost of improvements downstream
is likely to be small or unnecessary, I think no
formal petition or letter of credit guarantee is needed.

This proposal essentially defers design and construction
until the nature of future improvements to be made to Lot 2
are known. This allows us various options in the future, but
the intention will be to perform on-site drainage improvements
and avoid off-site improvements, unless arterial drainage
improvements are made to 37th St. N. prior to site
development.

Thank you for your help on this project. I am sometimes hard
to catch at the office so please try 641-1521, mobile or
651-4235, pager if you wish to discuss these issues.

Sincerely,
S. E. Anderson
S. E. Anderson PE/LS

cc: Mr. James Rowe, file

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Re: Proposed Roadhouse Blues Addition, Northwest Corner,
37th St. N. and Broadway, Wichita, Kansas

Dear Vicki:

Please be advised that I am sending the drainage plan for
the above-referenced project under separate cover. Please
call should you have questions concerning drainage prior to
the subdivision committee meeting.

Sanitary sewer will be extended to the east lot from the
existing manhole south of the site on the west side of
Broadway, pending right of way and utility surveys. Your
department apparently has identified a sewer extension
project along this same alignment. As I understand it, Mr.
Rowe, the owner/developer intends to construct the sewer
extension as a private project. Extension of sewer west
along 37th St. N. to the west lot will be deferred until
building development occurs on the west lot.

A watermain exists along the south side of 37th St. N.
The existing buildings on the site are presently served
by this main; no new buildings are contemplated at the
present time. Therefore, I am assuming that there will be
no platting requirement to extend waterlines.

Though I don't remember who made the comment, someone at
the City indicated that the alignment of 37th St. N. would
be shifted south in the future when 37th is widened and
improved. Please indicate if this is the case or if I am
misinformed. Also, please let me know if the improvement of
37th St. N. is in the CIP plan.

Thank you for your help on this project. I am sometimes hard
to catch at the office so please try 641-1521, mobile or
651-4235, pager if you wish to discuss these issues.

Sincerely,
S. E. Anderson
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