

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 CID 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*  
S. E. Anderson PE/LS

cc: Mr. James Rowe  
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