

PROFESSIONAL
ENGINEERING
CONSULTANTS
PROFESSIONAL ASSOCIATION

DRAINAGE PLAN
AND
SUPPORTING CALCULATIONS

FOR
WILLOWOOD MOBILE HOME PARK

IN
CAMELOT ADDITION
TO WICHITA, SEDGWICK COUNTY, KANSAS

PREPARED BY
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
ENGINEERS
WICHITA, KANSAS

APRIL 27, 1968



Date April 12, 1988 Page 1 of 2
Project Willowood MHP
Item Drainage Plan

1. Assume Drainage calculations for existing Camelot Drainage Plan are valid

- Volume of 100-yr. Runoff = 5.46 Ac-Ft.

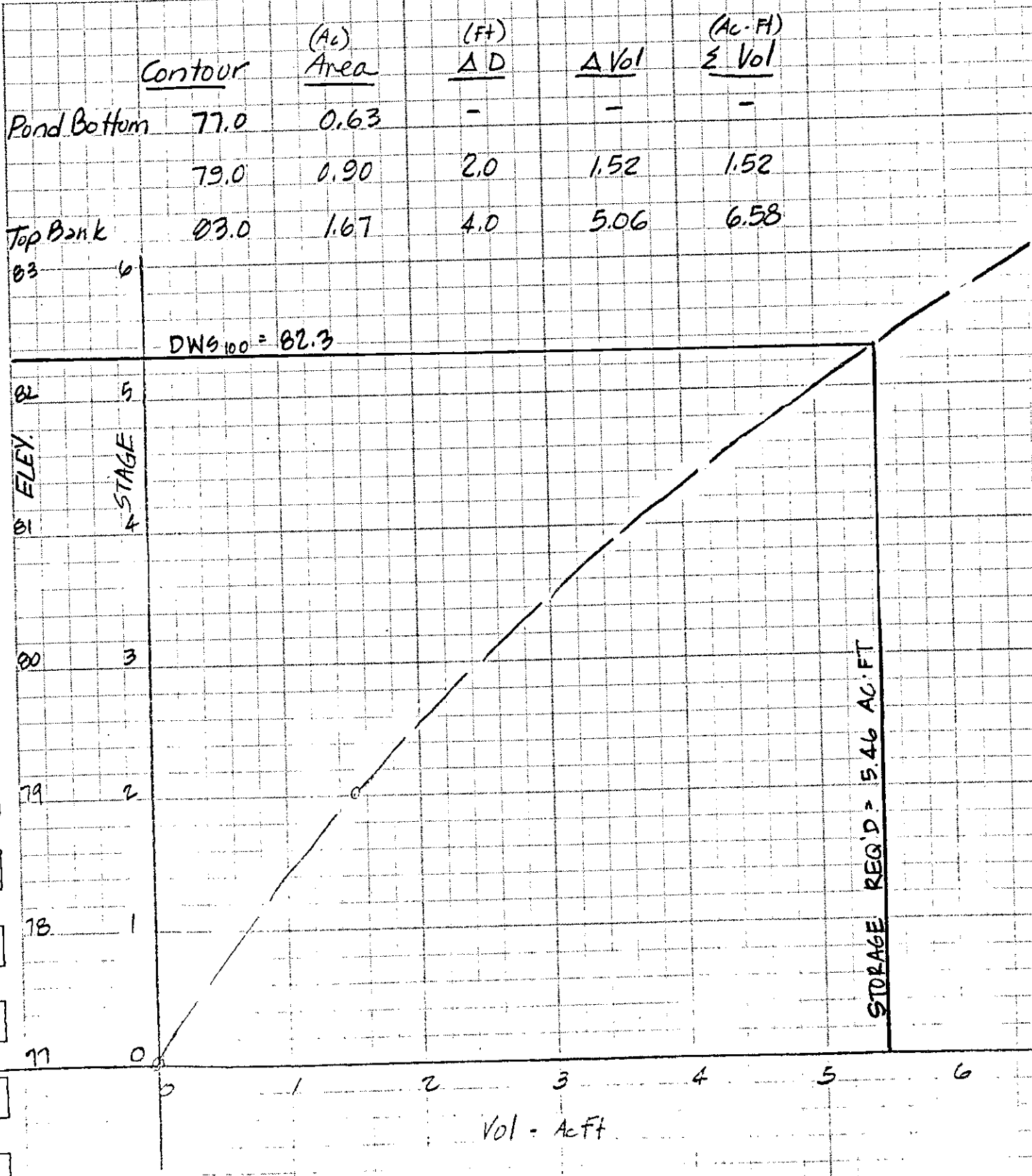
- Detention pond required to store 100% of 100 yr runoff.

- Percolation + evaporation to be used to discharge pond.

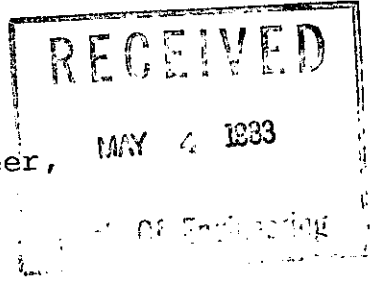
2. With new pond geometrics, determine stage/storage and Max Water Surface.



Date 4.12.88 Page 2 of 2
 Project Willowood MHP
 Item Drainage Plan



METROPOLITAN AREA PLANNING DEPARTMENT



TO Mike Lindebak, Project Development Engineer,
City Engineering

FROM Forrest L. Nagley, Junior Planner

SUBJECT Status of improvements required in conjunction with
the platting of Camelot Addition, Plaza Twenty One
2nd Addition, and Mid-America Addition.

When the above-referenced additions were platted, letters of credit were submitted as guarantee that certain required improvements would be constructed. The respective improvements, letter of credit, dollar amounts and default dates are as follows:

CAMELOT ADDITION

1. Installation of 24 L/Ft. of 18" corrugated metal pipe with flap gate for surface water drainage from the on-site pond to the east drainage ditch of Hydraulic Avenue. Also 892 L/Ft. of ditch grading along the east side of Hydraulic. Dollar amount of \$5,250.00. Default date of June 1, 1983.

✓ Chris

PLAZA TWENTY ONE 2ND ADDITION

1. Sanitary sewer relocation. Dollar amount of \$30,000.00. Default date of October 1, 1983.
2. Major entrance to Woodlawn Boulevard. Dollar amount of \$3,000.00. Default date of October 1, 1983.

No

No

MID-AMERICA ADDITION

1. Sanitary sewer extension to Lot 1. Dollar amount of \$16,000.00. Default date of August 1, 1983.

✓ gush built

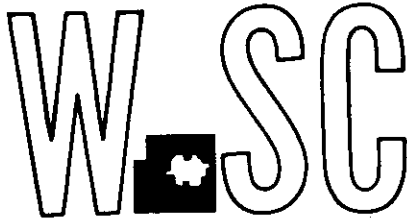
Please let me know if any of the above-referenced improvements have been completed so I may release the letter of credit. If the improvements have not been completed, please advise me as to any increase in the required dollar amount of the guarantee. I intend on granting a two-year extension of time to complete the work unless you request otherwise.

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

FLN:bh

[Handwritten initials]

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 12, 1983

Mr. Albert P. Guerra
706 North Main
Wichita, Kansas 67203

Re: Letter of credit guaranteeing certain drainage improvements required by the platting of Camelot Addition, Generally located on the east side of Hydraulic, in an area south of MacArthur Road. (Credit Number 920).

Dear Mr. Guerra:

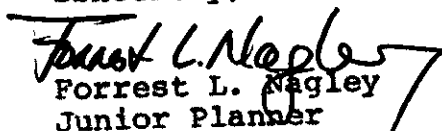
Your letter of credit from Fourth National Bank and Trust Company in the amount of \$5,250.00 guaranteeing the above-referenced drainage improvements is nearing expiration. The terms of the letter of credit reference a default or completion date of June 1, 1983. City Engineering has advised that, as of this date, the required drainage improvements have not been completed.

Since no development has occurred on this property, we can authorize a 2-year extension of time to complete the required drainage improvements. This extension can be granted provided an amendment to your letter of credit is submitted which references the following:

- A. A new default or completion date of June 1, 1985;
- B. A new negotiation or expiration date of August 1, 1985.

This amendment needs to be submitted to this office prior to June 1, 1983. Action on your part is imperative in order to avoid default on your \$5,250.00 guarantee. Should you have any questions, please call me at 268-4421.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Fourth National Bank and Trust Company, Attention:
Keith Gravel, P.O. Box 1090, 67201

RECEIVED

MAY 12 1983

Dept. Of Engineering

MJ

WICHITA - SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

To: Larry Henry, Program Development Engineer
From: Barbara Bonanni, Junior Planner

Date: March 12, 1985

Subject: Status of improvements guaranteed by the platting of Camelot Addition - S/D 81-60 - located on the east side of Hydraulic in an area south of MacArthur Road.

When the above-referenced plat was reviewed by the Subdivision Committee, City Engineering required the following improvements:

- a) Installation of 24 L/ft. of 18" corrugated metal pipe with flap gate for surface water drainage from the on-site pond to the east drainage ditch of Hydraulic Avenue.
- b) Also, 892 L/ft. of ditch grading along the east side of Hydraulic.

This letter of credit in the amount of \$5,250 is nearing it's default date of June 1, 1985. A two-year extension of time on this guarantee was granted in 1983. Please advise me of the status of these improvements, so I may take further action on this matter.

Should you have any questions, please call me.

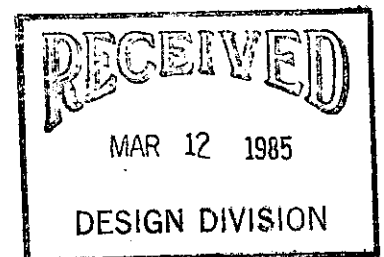


Barbara Bonanni
Junior Planner

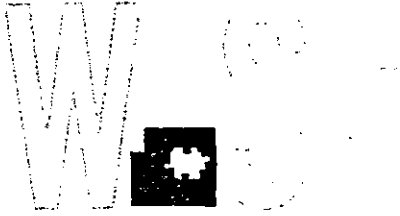
BB/lw
cc: Mike Lindebak, City Engineer

*Improvements have not been done.
Advised Barbara to increase the
letter of credit amount to \$6100.
(~ 5%/yr for three years).*

Vicky 3/19/85



WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

June 13, 1988

Albert P. Guerra
706 N. Main
Wichita, KS 67203

Re: S/D 81-60 CAMELOT ADDITION: Letter of Credit (\$6,100.00) guaranteeing the following improvements:
a) Installation of 24 L/ft. of 18" corrugated metal pipe with flap gate for surface water drainage from the on site pond to the east drainage ditch of Hydraulic Avenue. b) Also, 892 L/ft. of ditch grading along the east side of Hydraulic Ave. Located in an area on the east side of Hydraulic, south of MacArthur Road (Default Date June 1, 1989/Expiration Date August 1, 1989), (Credit No. 920).

Dear Mr. Guerra:

When you platted the Camelot Addition in 1982, requirements were made for the completion of the above-referenced improvements. You chose to meet these requirements by submitting a Letter of Credit from Bank IV, which has been subsequently amended in the amount of \$6,100.00, as guarantee that the improvements would be completed by June 1, 1989.

City Engineering has informed us that, as of this date, the required improvements have not been completed. The purpose of this letter is to remind you of your obligation to complete the above-referenced improvements. Action on your part is imperative if you wish to avoid default on your Letter of Credit.

Once you have completed the work, please notify me so I may release your guarantee. Should you have any questions, please call me at 268-4421.

Sincerely,

R. Timothy Bickhaus
Associate Planner

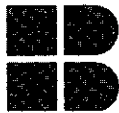
RTB:svm

cc: Bank IV, P.O. Box 4, Wichita, KS 67201-0004
Mike Lindebak, City Engineer

WILLIAM L. KORBER, L.S.

JOHN E. LUNDBLADE, L.S.

N. BRENT WOOTEN, P.E.



BAUGHMAN COMPANY, P.A.

SURVEYING & ENGINEERING

316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

Chris Breitenstein
7th Floor - City Hall
455 N. Main
Wichita, KS 67202

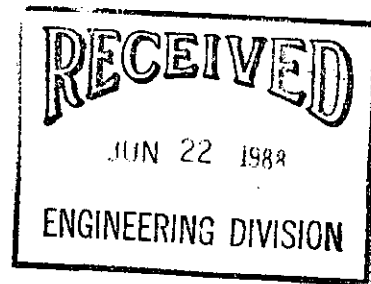
June 21, 1988

Dear Chris,

Enclosed are revised plans for sanitary sewer improvements at Willowood Mobile Home Park (Camelot Addition). The revision reflects a grade increase of 1 foot to help minimize problems of construction under the water level on the site.

Sincerely,

Chris Bohm



THE CITY OF WICHITA
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: July 31, 1989

TO: Dale Rea, Deputy City Clerk

FROM: *RTB* R. Timothy Bickhaus, Associate Planner

SUBJECT: S/D 81-60 CAMELOT ADDITION: Letter of Credit (\$6,100.00) guaranteeing the following improvements: a) Installation of 24 L/ft. of 18" corrugated metal pipe with flap gate for surface water drainage from the on site pond to the east drainage ditch of Hydraulic Avenue. b) Also, 892 L/ft. of ditch grading along the east side of Hydraulic Ave. Located in an area on the east side of Hydraulic, south of MacArthur Road (Default Date June 1, 1989/Expiration Date August 1, 1989), (Credit No. 920).

The attached above-referenced document is for your files. This instrument should be held until its release is authorized by the City Engineer's office or the Planning Department. This amendment extends the expiration date to September 1, 1989 to allow the applicant time to work out a solution with City Engineering.

RTB:svm

Attachment

cc: Albert P. Guerra, 706 N. Main, Wichita, KS 67203
Bank IV, P.O. Box 4, Wichita, KS 67201-0004
Vicki Huang, City Engineering
Mike Lindebak, City Engineer

THIS AGREEMENT made and entered into this _____ day of _____, 19____, by and between the City of Wichita, Kansas, party of the first part (hereinafter "City"), and

_____, party of the second part (hereinafter "Owner").

WITNESSETH:

WHEREAS, City, at some undetermined time in the future, intends to construct certain public improvements to serve property owned by Owner and property owned by others; and

WHEREAS, Owner is the owner of real property legally described as _____; and

WHEREAS, Owner wishes to _____

WHEREAS, City wishes to insure that the said real property owned by Owner will be included in the improvement district responsible for that portion of the costs of said future improvement that are to be assessed pursuant to the provisions of K.S.A. 12-6a01 et seq..

NOW, THEREFORE, the parties hereto agree as follows:

1. City shall grant Owner's _____ to said real property, notwithstanding the fact that not all the public improvements normally required to be constructed prior to _____ have been constructed.

2. Owner, on his own behalf and on behalf of his heirs, assigns and successors in interest, irrevocably waives his right, pursuant to K.S.A. 12-6a06, to protest the commencement of the construction of _____

by City, but nothing contained herein shall be deemed to be a waiver by Owner of his right to challenge, pursuant to K.S.A. 12-6a11, the reasonableness of the portion of the cost of said construction assessed against Owner's said real property.

3. A copy of this agreement shall be recorded with the Register of Deeds and the promises herein made by Owner shall constitute covenants running with the land described herein.

IN WITNESS WHEREOF, said parties have set their hand this ____ day of _____, 19__.

Owner(s) please sign, then type or print name below signature:

CITY OF WICHITA

By _____

STATE OF KANSAS)
SEDGWICK COUNTY) SS

BE IT REMEMBERED that on this ____ day of _____, came _____ to me personally known to be the same person __ who executed the foregoing instrument of writing, and said person __ duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this ____ day of _____, 19__.

Notary Public

My Commission expires _____

STATE OF KANSAS)
SEDGWICK COUNTY) SS

BE IT REMEMBERED that on this ____ day of _____, came _____ to me personally known to be the same person __ who executed the foregoing instrument of writing, and said person __ duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this ____ day of _____, 19__.

Notary Public

My Commission expires _____

THE CITY OF WICHITA
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: September 13, 1989

TO: Dale Rea, Deputy City Clerk

FROM: *RTB* R. Timothy Bickhaus, Associate Planner

SUBJECT: S/D 81-60 CAMELOT ADDITION: Letter of Credit (\$6,100.00) guaranteeing the following improvements: a) Installation of 24 L/ft. of 18" corrugated metal pipe with flap gate for surface water drainage from the on site pond to the east drainage ditch of Hydraulic Avenue. b) Also, 892 L/ft. of ditch grading along the east side of Hydraulic Ave. Located in an area on the east side of Hydraulic, south of MacArthur Road (Default Date June 1, 1989/Expiration Date August 1, 1989), (Credit No. 920).

The above-referenced document has been superseded by a storm water drain petition to serve Camelot Addition; therefore, this and the original letter of credits may be returned to the applicant with their copy of this memorandum.

RTB:svm

Attachment

cc: Albert P. Guerra, 706 N. Main, Wichita, KS 67203
Bank IV, P.O. Box 4, Wichita, KS 67201-0004
Vicki Huang, City Engineering
Mike Lindebak, City Engineer

