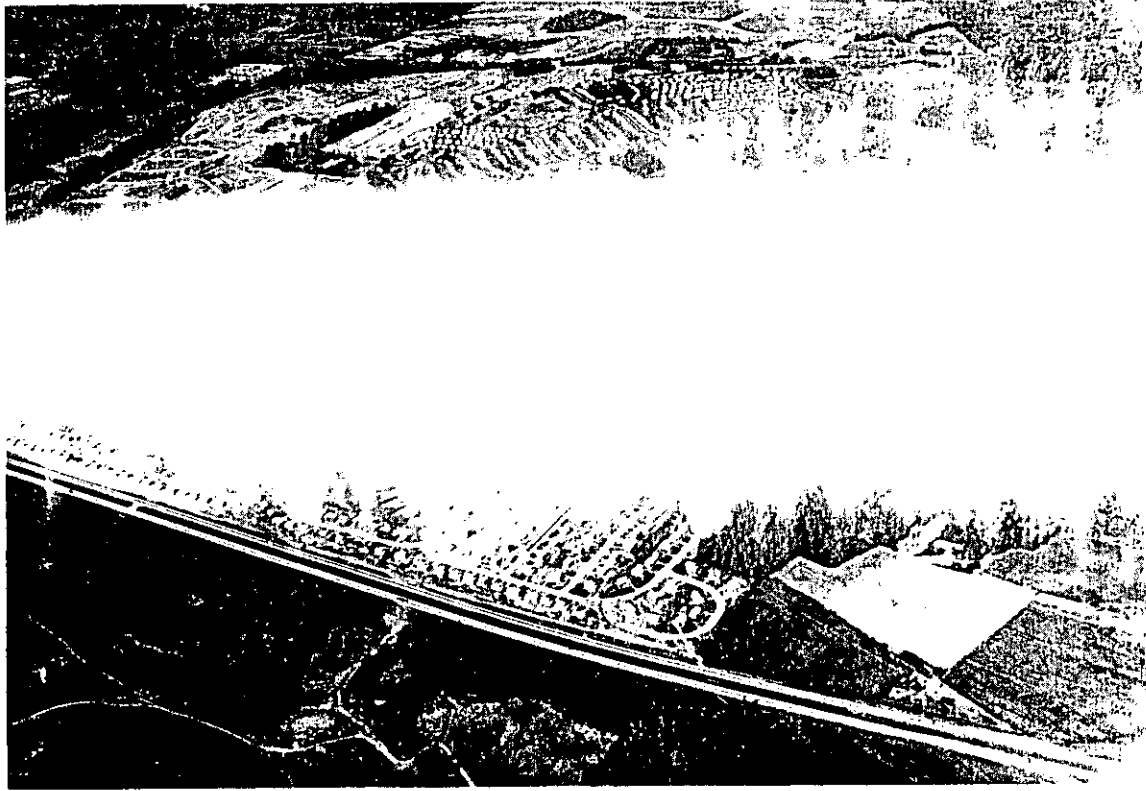


Norman F. Reddy

urban hydrology for small watersheds

technical release no. 55



Engineering Division
Soil Conservation Service
U.S. Department of Agriculture
January 1975



Table 2-2.--Runoff curve numbers for selected agricultural, suburban, and urban land use. (Antecedent moisture condition II, and $I_a = 0.2S$)

LAND USE DESCRIPTION	HYDROLOGIC SOIL GROUP			
	A	B	C	D
Cultivated land ^{1/} : without conservation treatment	72	81	88	91
: with conservation treatment	62	71	78	81
Pasture or range land: poor condition	68	79	86	89
good condition	39	61	74	80
Meadow: good condition	30	58	71	78
Wood or Forest land: thin stand, poor cover, no mulch	45	66	77	83
good cover ^{2/}	25	55	70	77
Open Spaces, lawns, parks, golf courses, cemeteries, etc, good condition: grass cover on 75% or more of the area	39	61	74	80
fair condition: grass cover on 50% to 75% of the area	49	69	79	84
Commercial and business areas (85% impervious)	89	92	94	95
Industrial districts (72% impervious).	81	88	91	93
Residential: ^{3/}				
Average lot size		Average % Impervious ^{2/}		
1/8 acre or less	77	65	90	92
1/4 acre	61	38	83	87
1/3 acre	57	30	81	86
1/2 acre	54	25	80	85
1 acre	51	20	79	84
Paved parking lots, roofs, driveways, etc. ^{3/}	98	98	98	98
Streets and roads:				
paved with curbs and storm sewers ^{2/}	98	98	98	98
gravel	76	85	89	91
dirt	72	82	87	89

^{1/} For a more detailed description of agricultural land use curve numbers refer to National Engineering Handbook, Section 4, Hydrology, Chapter 9, Aug. 1972.

^{2/} Good cover is protected from grazing and litter and brush cover soil.

^{1/} Curve numbers are computed assuming the runoff from the house and driveway is directed towards the street with a minimum of roof water directed to lawns where additional infiltration could occur.

^{2/} The remaining pervious areas (lawn) are considered to be in good pasture condition for these curve numbers.

^{3/} In some warmer climates of the country a curve number of 95 may be used.

2017

W.L. Mobile Manor Addition

CAREY LANE

of ~~addition~~ to
the ~~E.L.~~ line of Lot 1, Silver Spur Addn.

$$\frac{2577.27 \text{ LF.} \times 32}{9} \times 1.03 = 9438.54 \text{ sq. @ } \$32$$

$$= \$30,203.13$$

City $\frac{2}{37} \times 30,203.13 = 16,326.12$ use \$16,500 City

prop. $\frac{35}{37} = 285,707$ use \$286,000 prop.

sidewalk $2577.27 \text{ LF.} @ \$10 = \$25,772.7$

use \$26,000 prop.

drives $9 @ \$1500 =$ use \$13,500 prop.

TOTAL Property

\$325,500 Property

TOTAL City

\$16,500 City

ASPHALTIC CONCRETE
PAVING PETITION

To the Board of Commissioners
Wichita, Kansas

Dear Commissioners:

1. We, the undersigned owners of record as below designated, of Lots, Parcels, and Tracts of real property described as follows:

The N $\frac{1}{2}$ of Lot 1, Block A, Mobile Manor Addition

Lot 1, Aero Addition

That part of the north half of the S.W. $\frac{1}{4}$ of
Section 7-28-1E lying south of I-235 except
the west 1290 feet thereof, platted as Aero Addition
and except the east 66 feet and except street right-of-way

Lot 1, Part of Silver Spur Addition

The North 621.86 feet of Lot 1, Silver Spur Addition

The north $\frac{1}{2}$ of the following described tract.

of land: The south half of the SW $\frac{1}{4}$ of Section 7-28-1E
except the south 40 feet for road, and except
the East 749.46 feet and except the West 691.81 feet
and except 33 feet of street right-of-way dedicated
for Carey.

The north $\frac{1}{2}$ of the following described tract of land;

The west 340.61 feet of the East 749.46
feet of the south half of the SW $\frac{1}{4}$ of Section 7-28-1E
except that portion taken for McArthur Road and except
33 feet of street right-of-way dedicated for Carey.

do hereby petition, pursuant to the provisions of K.S.A. 1974 Supp. 12-6a01 et seq., as follows:

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSIONS/D NO. 79-51 Name Mobile Manor Addition to Wichita, Sedgwick County
Date Application Rec'd. 10-12-79 Preliminary Approval 11-1-79
Scheduled S/D Meeting 4-3-80DESCRIPTIONGeneral Location Northeast corner of MacArthur and Meridian AvenueOwner B. A. Ruedebusch
Surveyor/Engineer Hall and Associates, Inc.
Address 200 S. Rock Road Phone 685-2304

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>18.9</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u>1</u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>1</u> | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage <u>641.8</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>822,360 sq.</u> ft. | streets? <u>yes</u> <u>x</u> no |
| 5. Existing Zoning <u>LC and AA</u> | |
| 6. Proposed Zoning <u>G</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u>No</u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u> </u> | |

STAFF COMMENTS:

- A. Prior to submission of the final plat tracing, the applicant's surveyor shall contact the Planning Department regarding a number of changes which are needed, especially with regard to some of the dimensions. The legal description must include the areas being dedicated on this plat for streets.
- B. The south half of Carey (35 feet) was dedicated to the City in 1970. Since this plat is vacating the south 2 feet of this right-of-way, the surveyor's text shall reference this fact and shall cite the appropriate Kansas statute.
- C. The applicant's approved drainage plan proposes a ditch within Carey right-of-way. This is acceptable until such time as the street right-of-way is needed for access purposes. At that time, paving of the street will be necessary and this will require that the drainage be conveyed in underground storm sewers. Therefore, the applicant shall submit guarantees for the construction of the drainage ditch, paving of Carey, and storm sewers in Carey. The paving and storm sewer guarantees shall be by petition and will be held for development.
- D. Due to the channel design, it will be necessary to have half street right-of-way (33 feet) dedicated for Carey from the east line of Mobile Manor Addition to the west line of Silver Spur Addition. The applicant shall obtain this dedication of right-of-way as a condition of plat approval.
- E. Since Carey is a designated collector, the petition shall include a sidewalk on both sides.
- F. The applicant shall guarantee the extension of City water to serve the mobile home park.
- G. The applicant shall guarantee the extension of sanitary sewer to serve the mobile home park.

- H. During review of the preliminary plat and the preliminary site development plan, the applicant was advised of a number of changes which needed to be made in the site development plan before approval could be granted. Most of the changes have not yet been made. Prior to this plat being submitted to the governing body for review, 3 copies of a revised site development plan shall be submitted which show the following corrections:
1. The full required 20 foot landscaped setback from all public streets shall be indicated. The section of fence between Meridian and the interior roadway is not acceptable -- a 20-foot landscaped area must be provided. The 20-foot setback cannot overlap the interior road.
 2. The north-south interior roadway on the west side of the plat shall terminate at its intersection with the east-west roadway south of Carey. It shall not be shown as dead-ending into the landscaped setback.
 3. The maximum curb cut allowed for the entrance into the park from Meridian is 52 feet with the entrance drive itself being a maximum of 30-foot wide. Thus the 60-foot width as shown shall be corrected.
 4. The dimensions of the lot, exclusive of street rights-of-way, shall be shown.
 5. The number of mobile home spaces and the total square footage or recreation space shall be indicated on the plan. The recreation space cannot include the required setback areas or any area with less than 10,000 square feet of usable recreation space.
 6. The 2 spaces immediately east of the entrance are not sized properly for mobile home spaces. Their intended use shall be labeled on the development plan.
- I. A mobile home being brought to the site for placement on a space would not be able to negotiate the turn from Meridian to the north-south private roadway without first traveling into the center east-west roadway and then backing into the north-south roadway. The applicant shall be prepared to discuss this with the Subdivision Committee members.
- J. The individual site layout plan is approved subject to adding the note that all utilities are to be installed underground.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 79-51 Name Mobile Manor Addition to Wichita, Sedgwick County
Date Application Rec'd. 10-12-79 Preliminary Approval _____
Scheduled S/D Meeting 11-1-79

DESCRIPTION

General Location Northeast corner of MacArthur and Meridian Avenue

Owner B. A. Ruedebusch

Surveyor/Engineer Hall and Associates, Inc.

Address 200 S. Rock Road Phone 685-2304

- 1. Gross Acreage of Plat 18.9
- 2. Number of Lots:
 - Residential 1
 - Commercial _____
 - Industrial _____
 - Other _____
 - Total Number of Lots 1
- 3. Minimum Lot Frontage 641.8 ft.
- 4. Minimum Lot Area 822,360 sq ft.
- 5. Existing Zoning LC and AA
- 6. Proposed Zoning G
- 7. Lineal Feet of New Streets:
 - a. _____ R/W _____ ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 0 ft.
- 8. Sidewalk adjacent to all streets? yes no
- 9. Public Water Supply Yes (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
- 11. Health Department Approval (where applicable) No (Yes-No)
- 12. City of Wichita X : Three-Mile Area _____

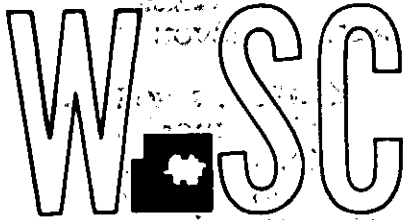
STAFF COMMENTS:

Note: The applicant's associated zone case requesting "AA" and "LC" to "G" has been approved subject to platting.

- A. The applicant shall submit a drainage plan to the City Engineer's office for review and approval. Written approval of this plan shall be provided to the Planning Department prior to submitting a final plat.
- B. The applicant shall guarantee any drainage improvements required by this plat.
- C. The Traffic Engineer shall be prepared to discuss the access points and turnarounds shown on the site development plan and recommend what access controls should be shown on the final plat.
- D. Utility Advisory Committee members shall be prepared to comment on the need for easements.
- E. All utilities shall be installed underground.
- F. The applicant shall guarantee the extension of City water and sanitary sewer to serve the site.
- G. The applicant's site plan shows approximately 66,300 square feet for recreation area. Title 26 (Mobile Home Code) requires that 8% of the plat's gross area be for recreation space. Eight percent of this plat equals 65,789 square feet. Therefore, the recreation space requirement has been satisfied.
- H. The final plat shall show the south half of Carey (35 feet) as being dedicated on this plat.

- I. The applicant shall guarantee the paving of Carey from the west line of the plat to the east line of the plat.
- J. Since Carey is a designated collector, the applicant is required to guarantee construction of a sidewalk along the south side of this street.
- K. For mobile home parks adjacent to arterial streets and adjacent to land zoned other than for residential use, the setback area is required to be landscaped with coniferous and deciduous plant material. Therefore, the south, west and north sides of this property will need this landscaping. These twenty-foot setback and landscaped areas shall be shown on the development plan.
- L. The 29-foot wide interior roadways allow parking on one side only. Roadways less than 29 feet wide allow no parking. The preliminary site development plan shall designate the NO PARKING areas or a statement shall be added to the face of the development plan which specifies these limitations. The park operator is required to post and enforce the no-parking areas.
- M. The individual site layout shall show the location of the required storage locker. Indication of electric poles shall be deleted since all utilities are required to be underground.
- N. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

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

November 1, 1979

Hall and Associates, Inc.
200 S. Rock Road
Wichita, Ks. 67207

Re: S/D 79-51 - Preliminary plat Mobile Manor Addition to
Wichita, Sedgwick County

RECEIVED
NOV 5 1979
Engineering Division

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 1, 1979, 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. The applicant shall submit a drainage plan to the City Engineer's office for review and approval. Written approval of this plan shall be provided to the Planning Department prior to submitting a final plat.
- B. The applicant shall guarantee any drainage improvements required by this plat.
- C. The applicant shall guarantee the extension of City water and sanitary sewer to serve the site.
- D. The final plat shall show the south half of Carey (33 feet) as being dedicated on this plat.
- E. The applicant shall guarantee the paving of Carey from the west line of the plat to the east line of the plat.
- F. Since Carey is a designated collector, the applicant is required to guarantee construction of a sidewalk along the south side of this street.
- G. All utilities shall be installed underground.
- H. The location of the westernmost private road within the park may have to be moved east if an entrance from Meridian is still proposed. The applicant should contact the City

11-1-79

Traffic Engineer regarding this matter prior to filing a revised preliminary site development plan.

- I. For mobile home parks adjacent to arterial streets and adjacent to land zoned other than for residential use, the setback area is required to be landscaped with coniferous and deciduous plant material. Therefore, the south, west and north sides of this property will need this landscaping. These twenty-foot setback and landscaped areas shall be shown on the revised preliminary site development plan.
- J. The 29-foot wide interior roadways allow parking on one side only. Roadways less than 29 feet wide allow no parking. The preliminary site development plan shall designate the NO PARKING areas or a statement shall be added to the face of the development plan which specifies these limitations. The park operator is required to post and enforce the no-parking areas.
- K. The individual site layout shall show the location of the required storage locker. Indication of electric poles shall be deleted since all utilities are required to be underground.
- L. Along with the final plat, the applicant shall submit 20 copies of a revised preliminary site development plan. The revisions shall include the items mentioned in H, I, J, and K above. The drainage plan should be approved prior to revising the site plan as this may have some effect on the proposed layout.
- M. 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. Enclosed with the applicant's copy of this letter is the "marked" copy of the site development plan.

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

Sincerely,


Louise Olivarez
Senior Planner

LO:bh

Encl.

cc: B. A. Ruedebeauch, 3200 Southeast Blvd., 67207
Dean Sellers, Assistant City Engineer

KANSAS DEPARTMENT OF TRANSPORTATION

STATE OFFICE BUILDING—TOPEKA, KANSAS 66612



JOHN B. KEMP, Secretary of Transportation

JOHN CARLIN, Governor

Box 769
Hutchinson, Kansas
January 11, 1980

Drainage
I-235
City of Wichita

Mr. Mike Lindebake
Program Development Engineer
City Hall - 7th Floor
455 North Main Street
Wichita, Kansas 67202

Dear Mr. Lindebake:

This is in reply to your telephone request of December 20, 1979, regarding the drainage from a proposed mobile home site adjacent to South Meridian between MacArthur and I-235.

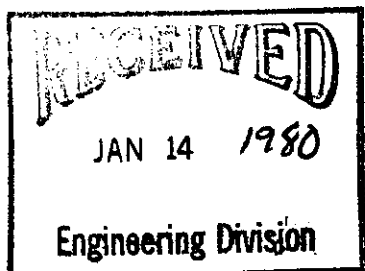
It is the policy of KDOT that drainage patterns are not to be changed which would result in diverting additional water into our highway ditches. I am attaching for your information, a sketch of this area as furnished by Bob Grant, FEA at the Wichita-Kellogg Office.

Very truly yours,

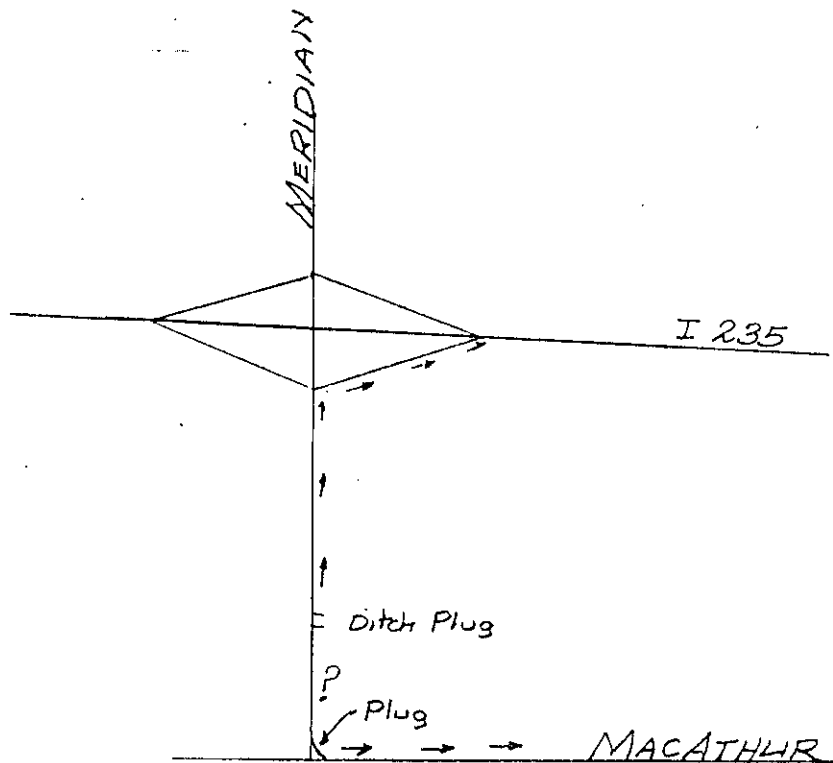
M. G. SEIBEL, P.E.
DISTRICT ENGINEER

MGS:s1
Attach.

cc: Bob Grant, FEA, Wichita-Kellogg Office



To: Mr. Seibel



The plans for I-235 do not show how Meridian drains between MacArthur & I-235. From the ditch plug, about 300 feet north of MacArthur, to I-235 the east ditch of Meridian drains to I-235. Between MacArthur and the ditch plug, I see no way for the ditch to drain, but know it does not go to I-235.

If you need anymore information, let me know.

Bob Grant

RECEIVED

JAN 11 1980

DIVISION ENGINEER
HUTCHINSON, KANSAS

CLIENT B. A. RUEDEBUSCH (c/o John Hall)

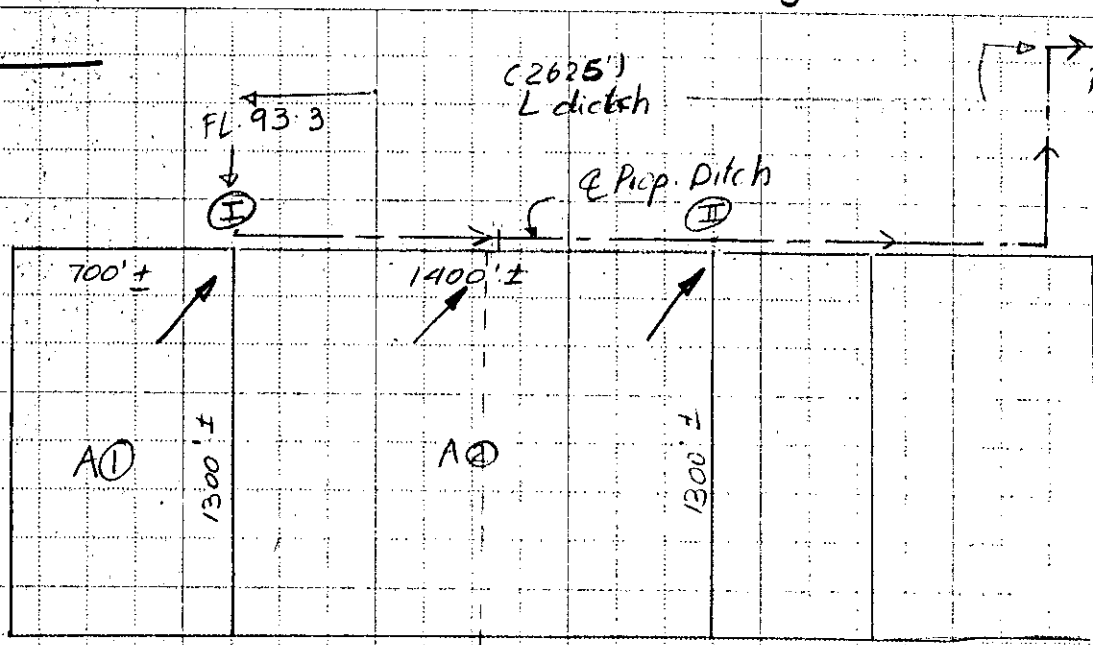
SHEET OF

PROJECT Mobile Manor Addition

DATE 3/13/80 BY RG.

COMPUTATIONS FOR Drainage Channel Design

CK'D BY

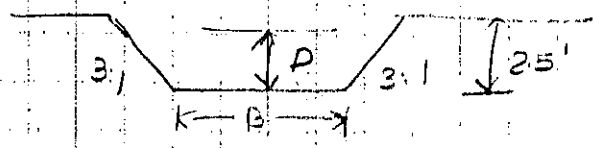


Discharge Max. @ I = 33.6 cfs. (2 yr)

Discharge Max @ II = 89.7 cfs. (2 yr)

@ II : Slope of Ditch: 0.003
 Side slopes: 3:1
 manning's n = 0.04

VOIP For $Q = 89.7$ cfs
 $B = 10'$
 $D = 21' \approx 2.0' < 2.5' \text{ O.K.}$



@ I
 $S = 0.003$
 $SI = 3:1$
 $n = 0.04$
 $Q = 33.6$ cfs.
 FOR $B = 4'$
 $D = 1.75'$

< 2.5' O.K.

RG 7P

Proj. No. 223-E County

Inlet or Man. No.	Location	Area (Acres)	Runoff Ratio	Equivalent Area (P=100%)	Accumulative Equivalent Area	Time of concentration (min)	Rainfall Rate (in. per hr)	cu. ft. per sec	Sewer Size	Length	H.W. Req.	Hydraulic Slope Req.	Sewer Slope	Capacity	Time of Flow (min)	F.L. Elev.
2	100. Yr. Return	21	.5	11.5	11.5	15	3.2	33.6						4.7		
21	100. Yr. Return	21	.5	11.5	23.0	19.7	2.9	46.7						4.7		
21	100. Yr. Return	21	.5	11.5	34.5	24.4	2.6	87.7								
36	100. Yr. Return	36	.5	18.0	52.5	26.6	5.5	190.5								
	100. Yr. Return	21	.5	11.5	11.5	15	6.8	78.2						4.7		
		21	.5	11.5	23	19.7	6.1	140.3						4.7		
		21	.5	11.5	34.5	24.4	5.8	200.7								
		21	.5	11.5	52.5	24.4	5.8	200								

Ch. vel. in ditch 2.5 FPS

REF: Storm Dr. Study

White 1/5 1972

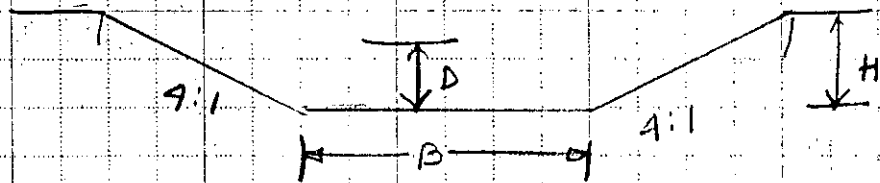
100-Yr. Return:

Discharge Max @ II = 200 cfs. (100 yr.)

Side Slopes = 4:1

$n = 0.04$ 0.03

$Q = 200$ cfs 265 cfs



$$\frac{Qn}{b^{2/3} S^{1/2}} = \frac{7.95}{12.277} = 0.65$$

$$\frac{z_0}{b} = 0.415 \therefore z_0 = 3.32'$$

B=8'

FOR B=6'

D=3.5'

U=2.8 fps

H=4.5'

S=.0023'/1'

At I Q=78 cfs

B=4'

D=2.5'

U=2.3 fps

O.K

[Formula used

$$U = \frac{1.482}{n} R^{2/3} S^{1/2}$$

$$R = A/W.P$$

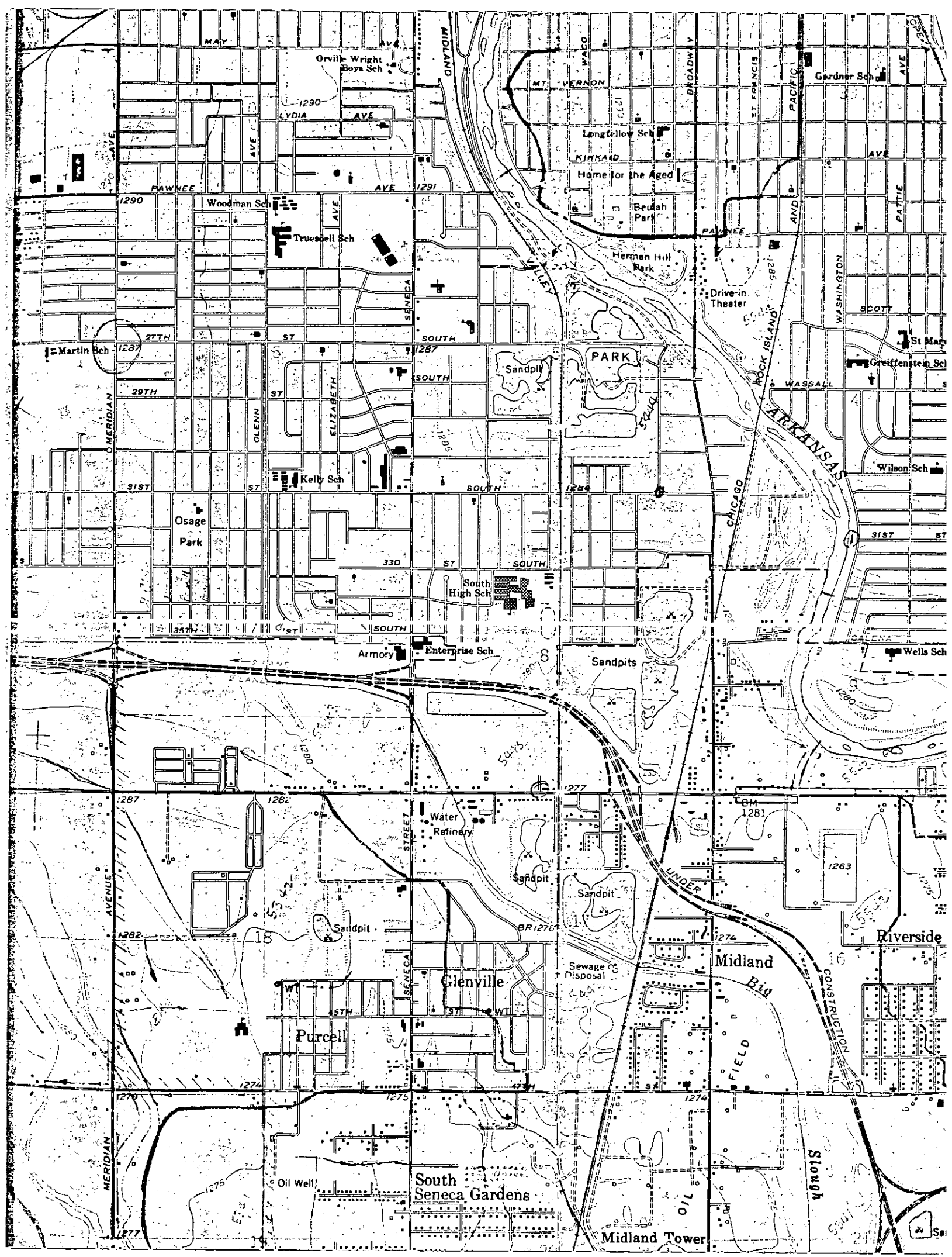
$$S = .0023'/1'$$

Hence for 0.5' freeboard

$$H = 4.5'$$

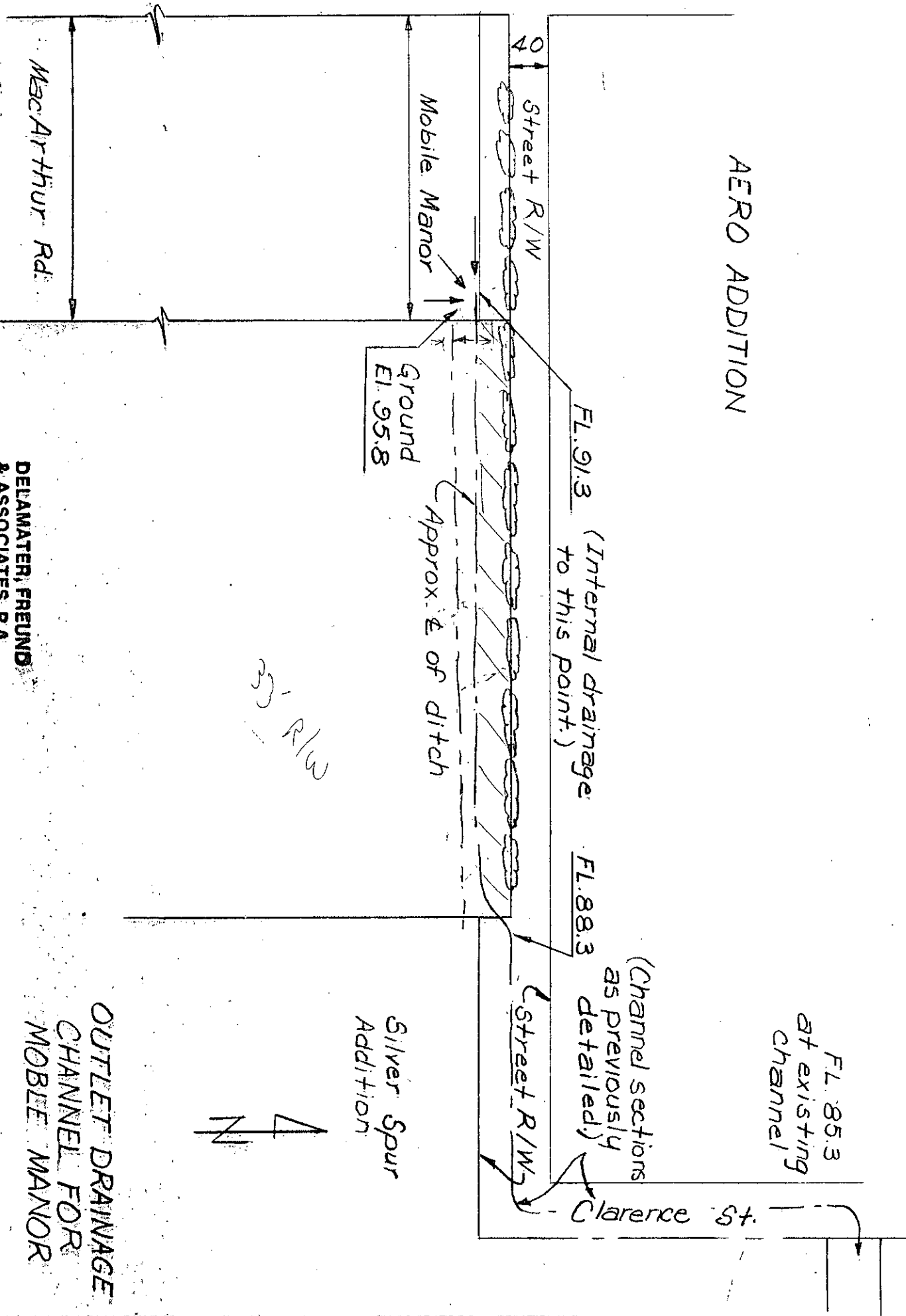
\therefore Width of channel = 44' + 30' M&A Easement

\therefore Right of way required = 74' minimum



MERIDIAN AVE.

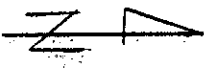
AERO ADDITION



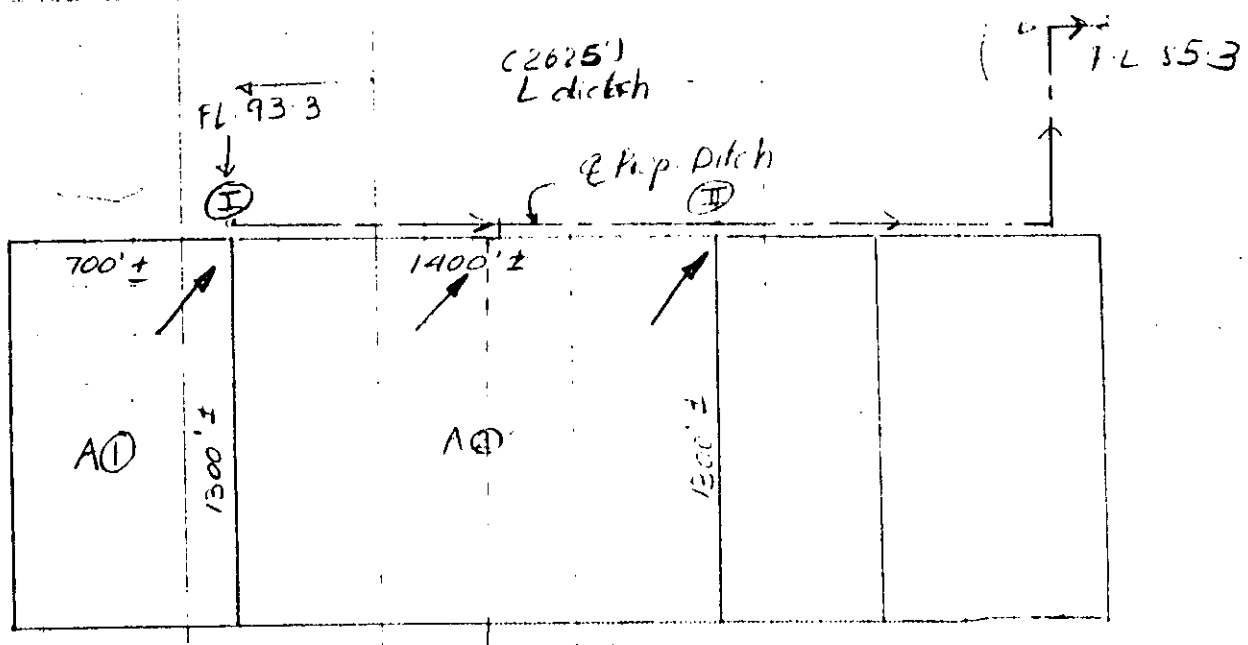
DELAMATER, FREUND & ASSOCIATES, P.A. ENGINEERS & ARCHITECTS

OUTLET DRAINAGE CHANNEL FOR MOBILE MANOR

Silver Spur Addition



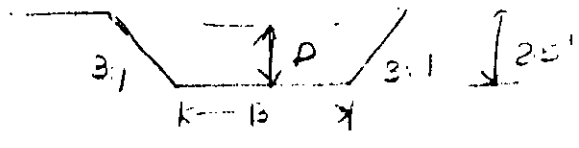
4/1/80 223-E-1



Discharge Max. @ I = 33.6 cfs. (2.11)

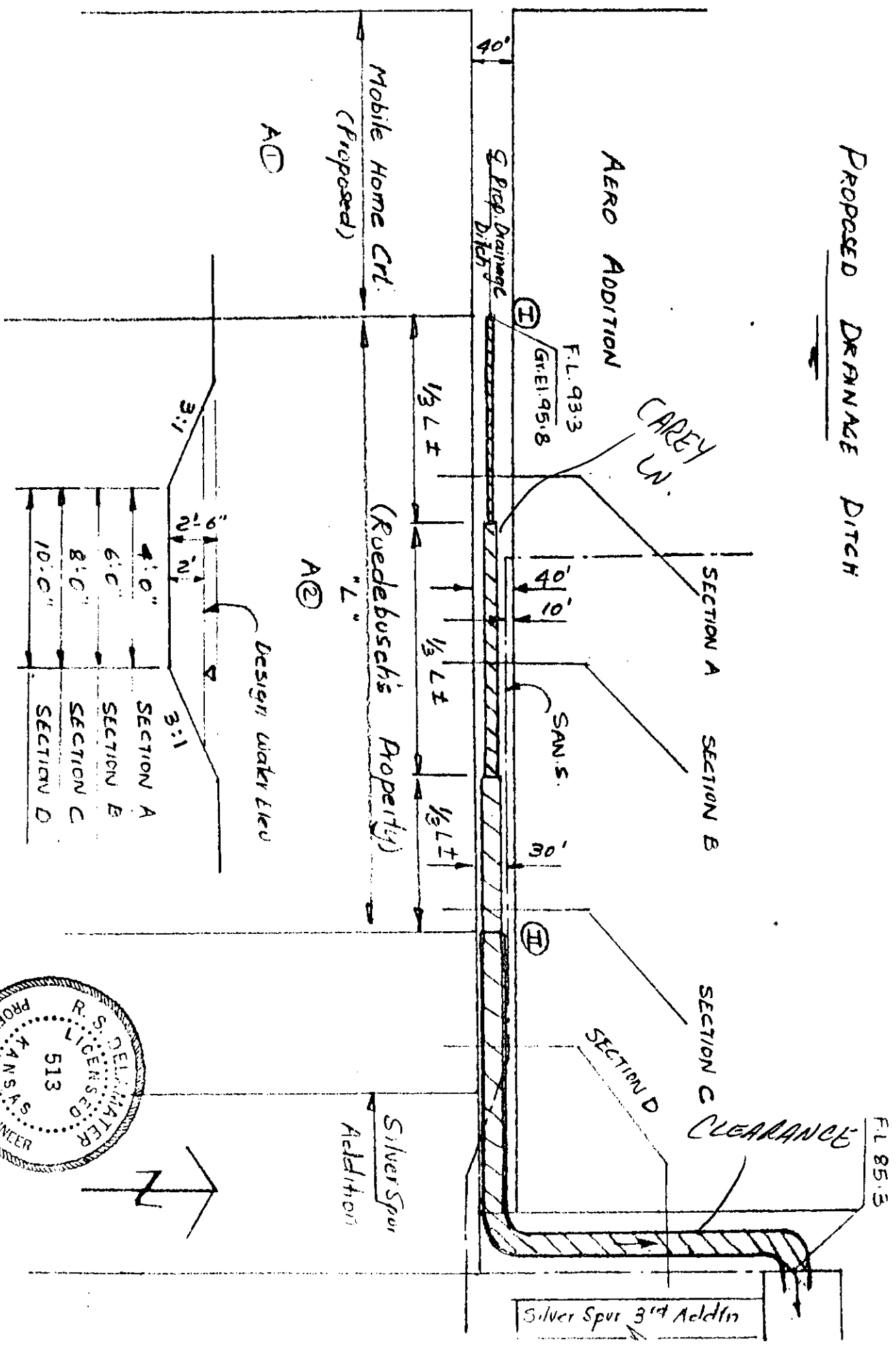
Discharge Max @ II = 89.7 cfs. (2.41)

@ II : Slope of Ditch : 0.003
 Side slopes : 3:1
 Mannings n : 0.04
 $Q = 89.7 \text{ cfs}$
 For $B = 10'$
 $D = 21' \approx 20' < 25' \text{ O.K.}$

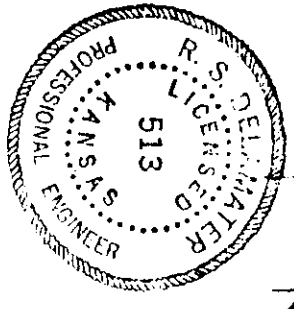


@ I : $S = 0.003$
 $Sl = 3:1$
 $n = 0.04$
 $Q = 33.6 \text{ cfs}$
 For $B = 4'$
 $D = 1.75' < 2.5' \text{ O.K.}$

PROPOSED DRAINAGE DITCH

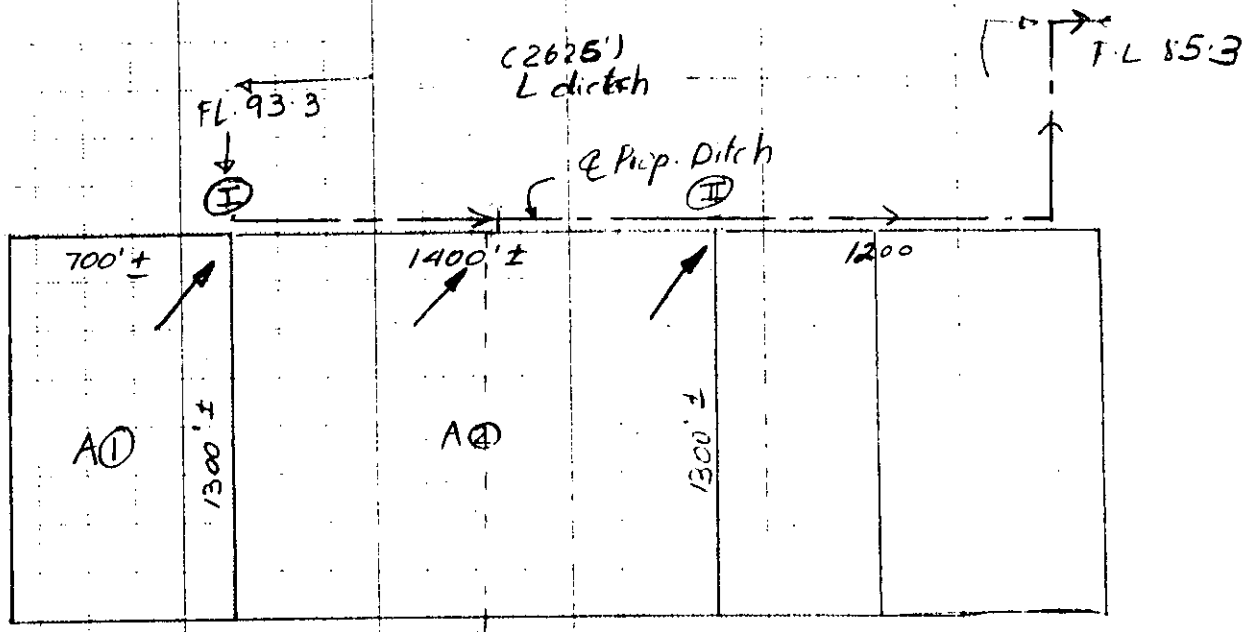


Design Discharge @ I = 33.6 cfs (2-Yr Return)
 Design Discharge @ II = 89.7 cfs (2-Hr Return)
 Av Velocity in the ditch = 2.4 fps



-DFA-

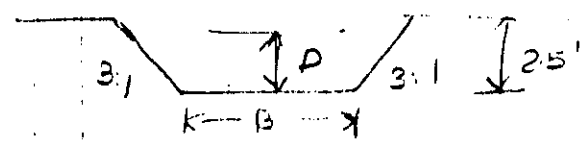
As 3/24/85



Discharge Max. @ I = 33.6 cfs (2 Yr)

Discharge Max @ II = 89.7 cfs (2 Yr)

@ II : Slope of Ditch : 0.003
 Side slopes : 3:1
 Mannings n = 0.04
 $Q = 89.7 \text{ cfs}$



For $B = 10'$
 $D = 21' \approx 20' < 25' \text{ O.K.}$

@ I
 $S = 0.003$
 $Sl = 3:1$
 $n = 0.04$
 $Q = 33.6 \text{ cfs}$
 For $B = 4'$
 $D = 1.75'$

$< 25' \text{ O.K.}$

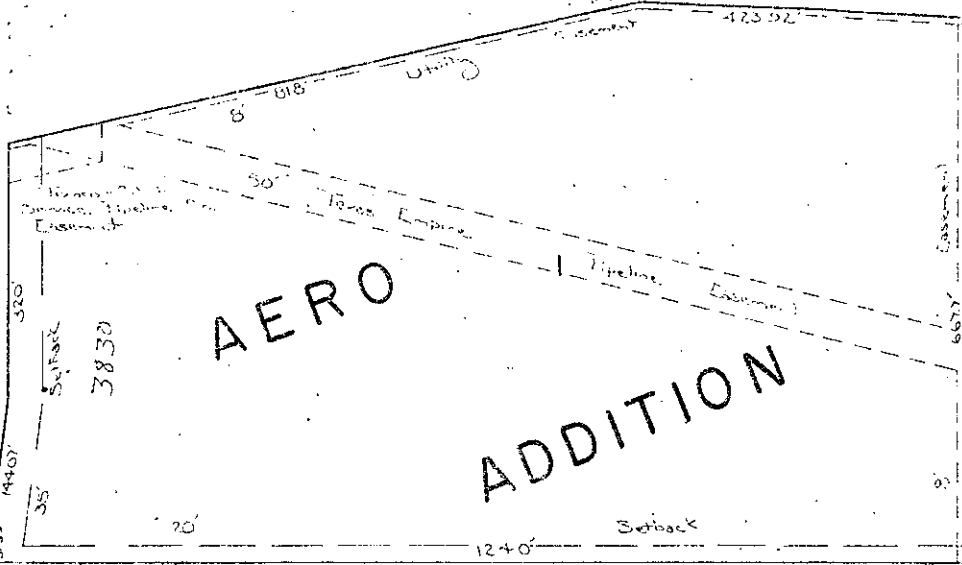
3/19/80

Mobil Manor Add.

1. Ditch is not designed to carry runoff from ^{area occ. by} Silver-pine and approx. 700' East of Ruedenusch's property.
2. Additional runoff approximately 65 cfs. to be considered.
3. Width of channel at top approx. 44' assuming total depth 4.5 ft. uniform. If topography of ground is such that ditch would be deeper, ~~the~~ additional width is necessary. C.S. of ditch approx. every 500' needed to determine; also site inspection helpful.
4. Need 30' additional Maintenance & Access easement hence total R/W reqd 74' minimum.
5. R/W existing is 40'; hence need additional 34' R/W dedication.
6. Internal drainage plan shows swales to the ditch O.K. since on private development.
7. Need contact with Riverside Drainage District and approval.
8. Storm sewer should be constructed when Carey and Clarence would be paved. Both Ruedenusch properties should be included ~~in~~ benefit distric. Owner to guarantee ⁸/₁ petition storm water sewer.

To: Rued.
1/2 St. R/W
CC Hall
PLANNING

INTERST.
CONDEMNATION



37000
AVE

MERIDIAN

(24th St. 320' W.)

CAREY

LANE

D-174-UP

D-173-UP

MOBILE

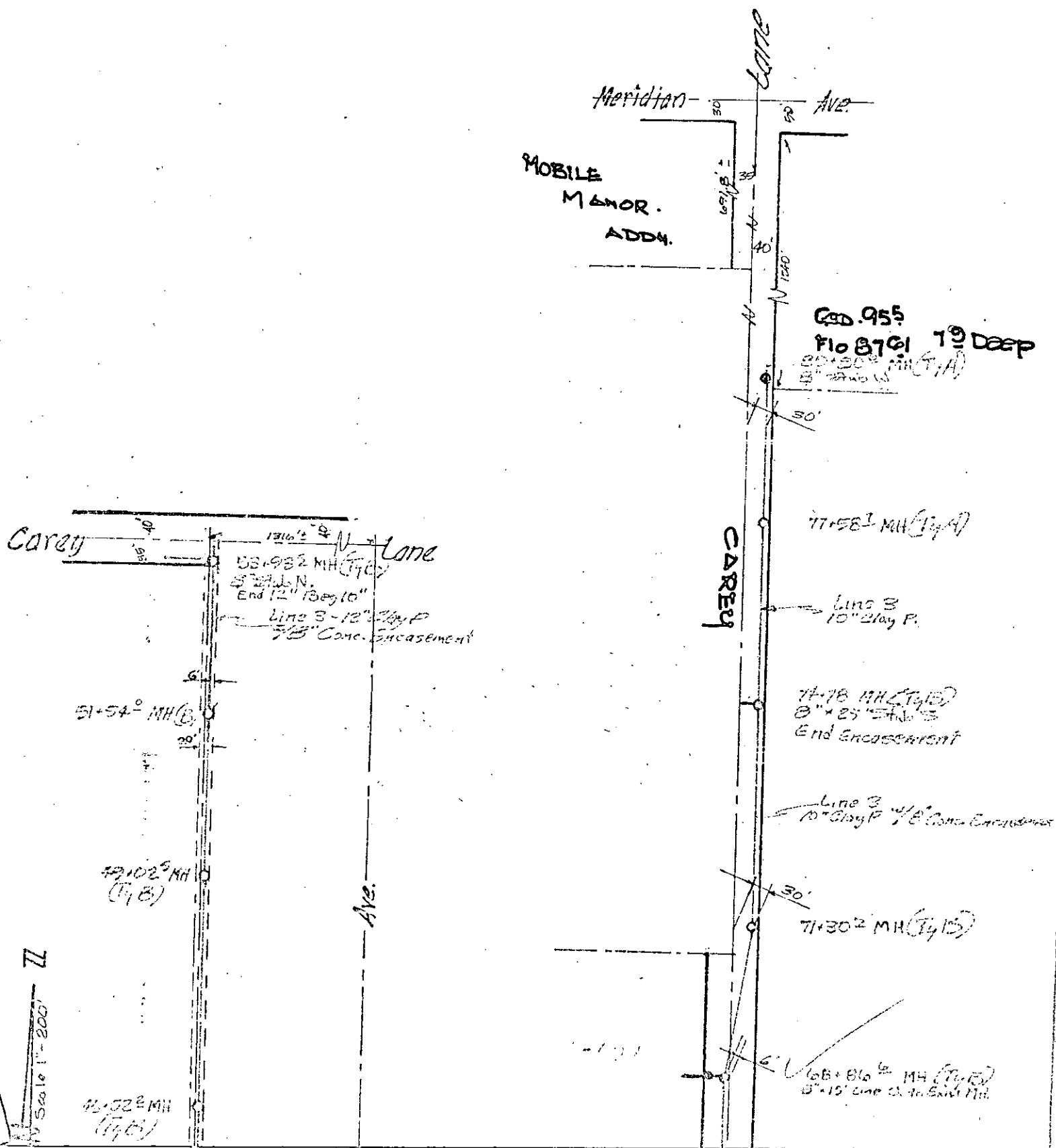
MANOR

ADDA

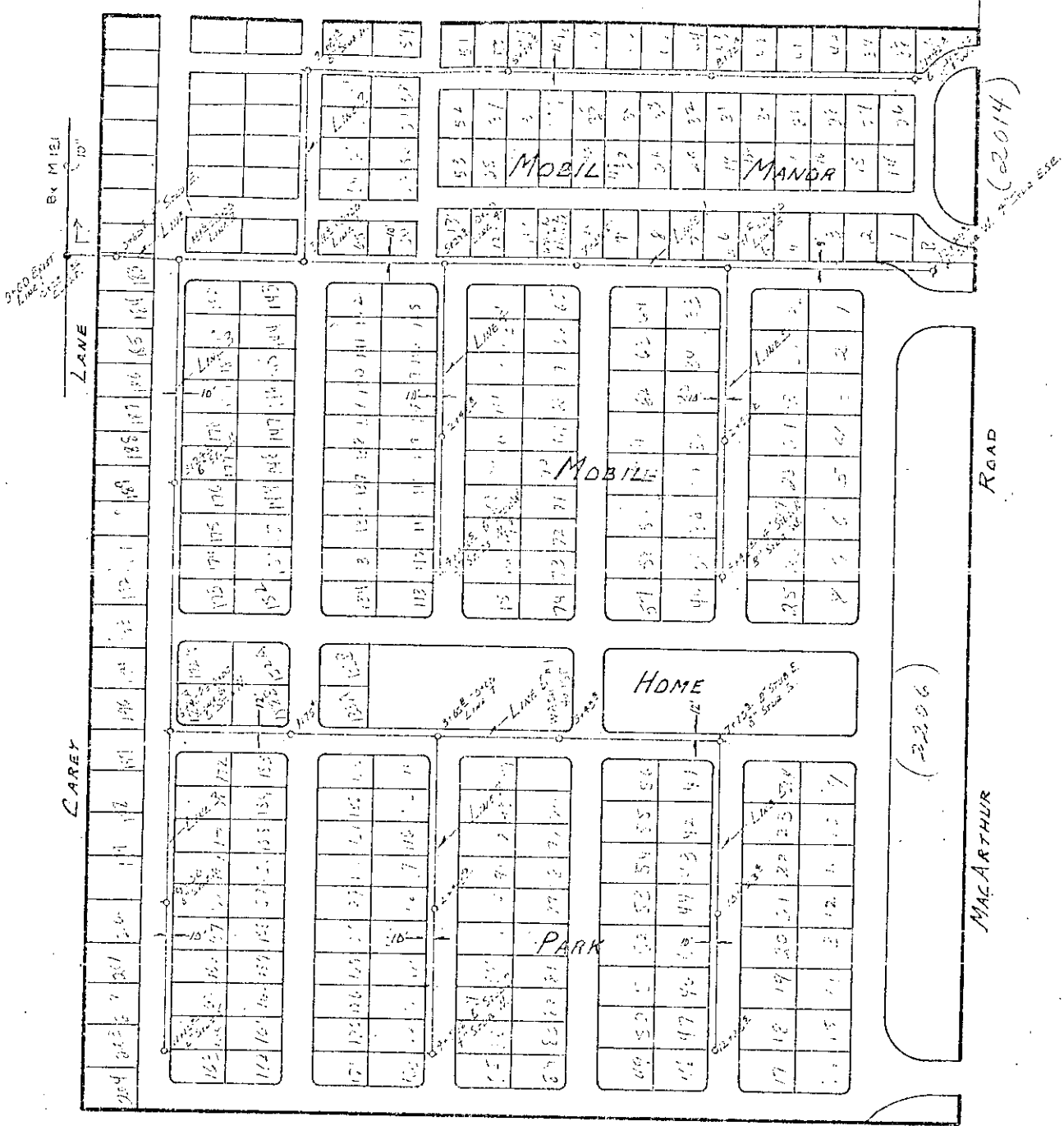
McARTHUR

Par
D-1

Scale 1" = 200'



CLARENCE AVS



MOBILE MANOR ADD.

CAREY LANE

MACARTHUR ROAD

(2206)

(2014)

HOME

PARK

MOBILE

MOBILE

MANOR

8 x 11 1/2

9'-00" DRIVE

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CAREY

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Mobil Manor Add

3/20/80

Jack Galbraith, Chief Planner
Steve Lachey

Re: Drainage Plan: Mobil Manor Addition

John Hall and Associates and Delameter, Freund & Associates have submitted drainage plan and supporting information for the subject plat. The plan is satisfactory subject to following conditions:

1. The proposed ~~to~~ channel ~~shall~~ ^{should} be designed to carry the 100 year storm runoff from the Silver Spur Addition site. Approximate calculations show this runoff to be 65 cfs.

2. Allowing for 0.5 foot freeboard, the average depth of channel required is 4.0 feet. Existing topography indicates ~~that a channel having approximately 40' width will~~ ~~fit~~ that approximately ~~44~~ ⁴⁰ feet wide Right of way will be required to construct the channel alone. Operation and Maintenance requirements prescribe additional 15' ^{right of way} on either side of the channel. Hence ~~total~~ ^{total} right of way ~~should be~~ ^{IS NEEDED} dedicated for the channel.

3. Since the street right of way is ^{proposed} ~~to be used~~ for channel construction, it is only logical to obtain any additional easement required as street right of way so that ~~in future the channel when request for street~~

in future when the street is requested the slo.
could be conveyed in a storm water sewer.

4. The developer should ^{GUARENTEE THE CONSTRUCTION OF} ~~sign a petition showing his~~
~~willingness to participate and in a future storm~~
~~water sewer benefit district. Some kind of willingness~~
~~to ^{pay the} agree to an assessment for this~~
~~storm water sewer should also be required.~~
STORM WATER SEWER AND STREET CONSTRUCTION
ON CAREY LANE

5. The developer should contact the Riverside Drainage
District about this plan to drain into the ~~River~~
Big Slough Drain. A note from the district ~~about~~
stating approval is sufficient.

I ~~think~~ trust this is sufficient information to approve
the subject plat. Please feel free to call me at
(316) 268-4440 if you need additional information

S.d.

C.C. Paul Johnston

John Hall

R.S. Delameter

B. A. Reudensch, 3200 Southeast Blvd.

THE CITY OF WICHITA

OFFICE OF PUBLIC WORKS ENGINEERING

DATE March 24, 1980

TO Jack Galbraith, Chief Planner

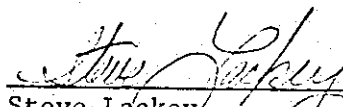
FROM Steve Lackey, Design Chief Engineer

SUBJECT Drainage Plan for Mobil Manor Addition

John Hall and Associates and Delamater, Freund and Associates have submitted a drainage plan and supporting information for the subject plat. The plan is satisfactory subject to the following conditions:

1. The proposed channel should be designed to carry the 100 year storm runoff from the Silver Spur Addition site.
2. The channel design indicates that a channel section of forty feet is necessary. Operation and Maintenance requirements prescribe an additional 15 feet either side of the channel; hence, 70 feet is needed for the channel.
3. Due to the channel design, it will be necessary to have half street right-of-way dedicated, from the east line of Mobil Manor Addition to the west line of Silver Spur Addition. Carey Lane is a designated collector, therefore the dedication will be a width of 33 feet.
4. The developer should guarantee the construction of a storm water sewer in Carey Lane. The developer should guarantee the construction of Carey Lane from the east line of Meridian to the east line of Mobil Manor Addition. Also, the developer should guarantee the construction of Carey Lane from the east line of Mobil Manor Addition to the west line of Silver Spur Addition.

If there are any questions, please advise.


Steve Lackey
Design Chief Engineer

SL:md

cc: Paul Johnston
John Hall, 200 S. Rock Rd.
R.S. Delamater, Century Plaza Bldg.
B.A. Reudebusch, 3200 Southeast Blvd.

Drainage Comments

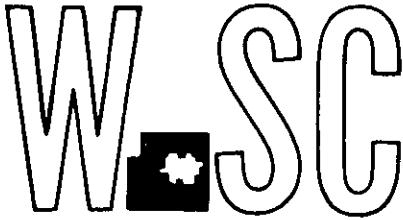
April 4, 1980

Mobile Manor:

It is recommended that the requirement for the construction of a permanent drainage solution for this plat be waived. ~~The~~ The developer has agreed to construct a temporary drainage ditch from the NE corner of this plat to the Riverside drainage ditch. The temporary ditch would be partially on private property and partially in street ROW dedicated for Carey Lane and Clarence. It will be necessary for the developer to guarantee the construction of the temporary ditch and to ~~provide~~ ^{obtain} a private drainage easement for the portion of the ditch that is on private property.

To insure that a permanent ^{drainage} solution can be provided in the future, a street ROW dedication will be needed for Carey from the EB of Mobile Manor Addⁿ to the WL of Silver Spur Addⁿ, the paving of Carey Lane guaranteed by petition and the ^{necessary} construction of storm water sewer be guaranteed by petition. The ~~petition~~ ^{projects} would be held until Carey Lane was needed.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

April 18, 1980

Mr. B. A. Ruedebusch
3200 Southeast Blvd.
Wichita, Kansas 67207

Re: S/D 79-51 - Final plat of Mobile Manor Addition to
Wichita, Sedgwick County, Kansas

Dear Mr. Ruedebusch:

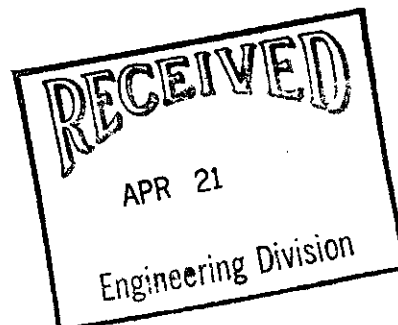
At the regular meeting of the Subdivision Committee on April 17, 1980, action was taken to defer consideration of the final plat of Mobile Manor for another two weeks so that the City Engineering staff will have time to review the drainage data which was submitted to their office only a few hours prior to the meeting. This plat will be scheduled for the next Subdivision Committee meeting to be held on May 1, 1980. Every effort should be made to reach an acceptable drainage solution prior to that meeting.

Sincerely,

L.O.
Louise Olivarez
Senior Planner

LO:bh

cc: John Hall, 200 S. Rock Road, 67207
R. S. Delamater, Century Plaza Bldg.
X Dean Sellers, Acting City Engineer



SCS METHOD

FOR 18 ACRES

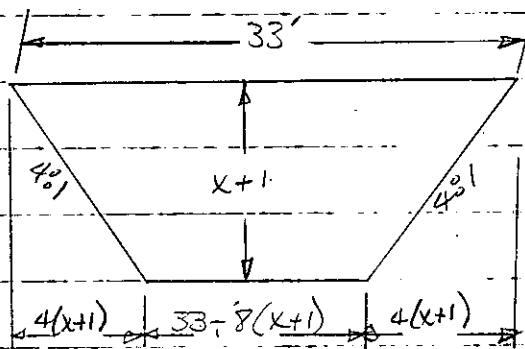
$C_D = .80$ (AFTER DEVELOPMENT) $I = 3.7$ in.

$C_D = .65$ (BEFORE DEVELOPMENT) $I = 2.28$ in

AFTER DEV. $(\frac{18}{12} \times 3.7) = 5.55$ AC-FT.

BEFORE DEV. $(\frac{18}{12} \times 2.28) = 3.42$ AC-FT.

2.13 AC-FT.



$$\frac{(x+1)(33 + (33 - 8x - 8)) (1600)}{2} =$$

43,560

3' DEEP

9' BOTTOM

4:1 S. SLOPES

1600' LONG

STORAGE = 2.32 AC. FT.

Drainage Meeting

4-25-80

Mobile Manor Addⁿ -

Rudobush, Delameter, Johnston, Desi, Lackey,
Jennings & Lindobak

Questions Issues

Storage Area - 2.13 Acre-ft

Side Slopes - 4 to 1 public R/W 3 to 1 private

Trees -

Maint' Covenant -

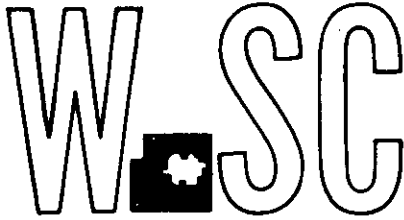
Private Drainage Permit -

Committee Construction of ditch -

Committee Construction of permanent drainage systems

Committee Street Paving

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

April 4, 1980

Hall and Associates, Inc.
200 S. Rock Road
Wichita, Kansas 67207

Re: S/D 79-51 - Final plat of Mobile Manor Addition to
Wichita, Sedgwick County

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 3, 1980, the above captioned plat was considered. The action of the Committee was to defer final consideration of this plat for two weeks so as to allow you time to work out an acceptable drainage plan with City Engineering. Also, the Gas Service Company has requested that you or your client meet with them regarding future gas service for this property.

Unless advised otherwise, this final plat will be scheduled for reconsideration by the Subdivision Committee at their next regular meeting on April 17, 1980.

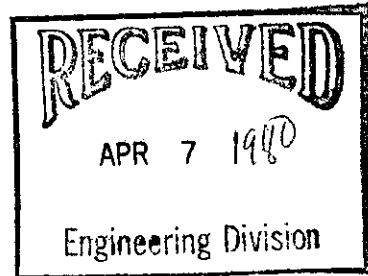
Should you have any questions about this matter, please call me at 268-4405.

Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

FLN:bh

cc: B. A. Ruedeusch, 3200 Southwest Blvd., 67207
Gene Curless, Gas Service Company, 1021 E. 26th St. North,
67219
xDean Sellers, Acting City Engineer





DELAMATER, FREUND & ASSOCIATES, P.A.

ENGINEERS & ARCHITECTS

April 17, 1980

Memo to: Mr. Dean Sellers, P.E.
Acting City Engineer

From: R.S. Delamater, P.E.

Attn: Mr. Steve Lackey, P.E.,
Drainage Engineer

Re: Mobile Manor, Inc.
provision for drainage

We understand that Riverside Drainage District is objecting to discharging any more water into the ditch than the present flow; also that it will be necessary to provide for the 100 year runoff from the 18 acres in the new park. (net area)

Since there is not sufficient room to construct storage for the entire 100 year runoff, we propose as follows: that storage be provided on the site for the difference in total discharge between the present theoretical runoff and the theoretical runoff after development, which we compute as the difference between 0.65 and 0.80 runoff; and that the balance, which would be equal to the presently anticipated runoff from the undeveloped site, then be allowed to discharge down the present drainage way to the outlet, thereby insuring that no additional discharge will reach the drainage district channel.

We compute that a pit or swale, approximately 3' deep with 3:1 side slopes, 15' bottom and 800' long, would provide 1.33 Ac. Ft. of storage, which according to our computations would be the difference in discharge as noted above.

Since there would be no additional runoff beyond that presently occurring, there would, therefore, as we view the situation, be no need to provide for any additional ditching or channelizing beyond that which is now carrying the present runoff. In other words, conditions remain exactly as they are except that we would provide for initial storage on-site of any additional runoff occasioned by development of the site.

We believe that there would be a particular advantage to this system, in that the first runoff would always go into the storage pit and there would in fact be no runoff down the drainage way until the 100 year excess discharge has been stored. There would undoubtedly be some recharge into the ground in the intervening period, and the net runoff, if anything, would therefore be less than the present computed runoff. We propose that this would be the simplest and most efficient way to provide for the increased runoff and trust that it meets with your approval.

RSD:cat



R.S.D.

THE CITY OF WICHITA

OFFICE OF PUBLIC WORKS ENGINEERING DATE April 25, 1980

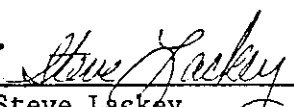
TO Jack Galbraith, Chief Planner
FROM Steve Lackey, Design Chief Engineer

SUBJECT Mobile Manor Addition

On April 25, 1980, City Staff met with the applicant and his engineer on the Mobile Manor Addition to discuss the drainage plan and other pertinent information relating to the plat. The following items were discussed and agreed upon as the City Staff's recommendations for said plat:

1. Storage area needed for site would be 2.13 Ac.-Ft.
2. Side slopes to be 4:1 in public R/W and 3:1 in private property.
3. A private drainage easement granted by the unplatted tract of ground immediately east of Mobile Manor Addition for constructing storage area.
4. A maintenance covenant granted by applicant that he will maintain storage area on private property.
5. Guarantee the construction of storage area by private contract. Also, development on Mobile Manor Addition may not begin until said storage area is constructed.
6. Guarantee construction of storm water sewer system in Carey Lane, but said guarantee to be held until the system is needed.
7. Guarantee street paving in connection with the plat.

If you have any questions, please advise.



Steve Lackey
Design Chief Engineer

SL:md

cc: Paul Johnston
R. S. Delamater
B. A. Reudebusch

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

~~524-4171~~

684-1531

file

May 2, 1980

Hall and Associates
200 S. Rock Road
Wichita, Kansas 67207

Re: S/D 79-51 - Final plat of Mobile Manor Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 1, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Prior to submission of the final plat tracing, the applicant's surveyor shall contact the Planning Department regarding a number of changes which are needed, especially with regard to some of the dimensions. The legal description must include the areas being dedicated on this plat for streets.
- B. The south half of Carey (35 feet) was dedicated to the City in 1970. Since this plat is vacating the south 2 feet of this right-of-way, the surveyor's text shall reference this fact and shall cite the appropriate Kansas statute.
- C. The applicant's temporary drainage plan has been approved subject to the granting of a private drainage easement and the construction of a storage area for drainage waters. A guarantee is required for the construction of this drainage storage area and a maintenance covenant is required to assure that this area will be maintained. Development in Mobile Manor Addition may not begin until this storage area is constructed.
- D. The applicant shall guarantee the construction of a permanent storm sewer system in Carey Lane; said guarantee to be held until the system is needed.
- E. The applicant shall guarantee, by petition, the paving of Carey Lane adjacent to this plat. This project will be held until it is needed.

7

RMB

- F. Since Carey is a designated collector, the petition shall include a sidewalk on both sides.
- G. The applicant shall guarantee the extension of City water to serve the mobile home park.
- H. The applicant shall guarantee the extension of sanitary sewer to serve the mobile home park.
- I. Prior to this plat being submitted to the governing body for review, 3 copies of a revised site development plan shall be submitted which show the following corrections:
1. The full required 20 foot landscaped setback from all public streets shall be indicated. The section of fence between Meridian and the interior roadway is not acceptable -- a 20-foot landscaped area must be provided. The 20-foot setback cannot overlap the interior road because this setback is required to be landscaped.
 2. The north-south interior roadway on the west side of the plat shall terminate at its intersection with the east-west roadway south of Carey. It shall not be shown as dead-ending into the landscaped setback.
 3. The maximum curb cut allowed for the entrance into the park from Meridian is 52 feet with the entrance drive itself being a maximum of 30 feet wide. Thus the 60-foot width as shown shall be corrected. A notation may be added to site plan stating: "Exact width of entrance to be determined when final development plan is submitted."
 4. The dimensions of the lot, exclusive of street rights-of-way, shall be shown.
 5. The number of mobile home spaces and the total square footage or recreation space shall be indicated on the plan. The recreation space cannot include the required setback areas or any area with less than 10,000 square feet of usable recreation space.
 6. The 2 spaces immediately east of the entrance are not sized properly for mobile home spaces. Their intended use shall be labeled on the development plan.
- J. The individual site layout plan is approved subject to adding the note that all utilities are to be installed underground.
- K. The Fire Department requests that the dimensions of the interior road turnarounds be increased from 12'x60' to 21'x92'.
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.
-
-

Hall and Associates

5-2-80

Page 2

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.

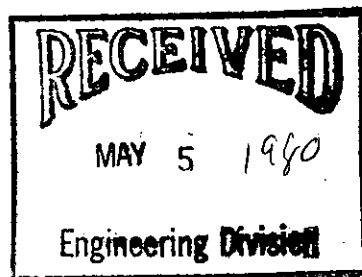
This matter will be forwarded to the Planning Commission for its consideration on May 8, 1980, at 1:30 p.m. If you have any questions regarding this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: B. A. Ruedebusch, 3200 Southeast Blvd., 67216
Richard Peckham Suite 102, 400 N. Woodlawn, 67208
xDean Sellers, Acting City Engineer



METROPOLITAN AREA PLANNING DEPARTMENT

June 23, 1980

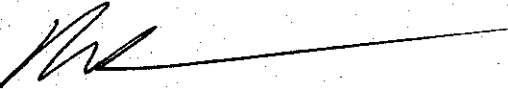
TO Ray Bruggeman, Director of Public Works
Dean Sellers, Acting City Engineer

FROM Robert A. Lakin, Director of Planning

SUBJECT Improvement Requirements in Mobile Manor Addition

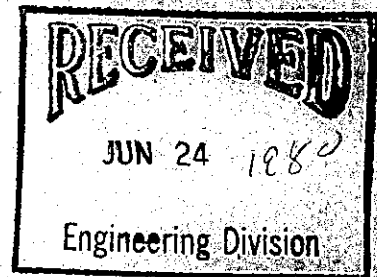
Mr. Ruedebusch, the plattor of Mobile Manor Addition, a proposed mobile home park at the northeast corner of MacArthur and Meridian, has appealed the requirement for paving Carey Lane adjacent to his plat. He has not yet submitted guarantees for sanitary sewer and drainage but to my knowledge he is not appealing these requirements. The plat has been scheduled for City Commission review on July 1, 1980 and for a determination of the paving requirement.

Attached is a copy of our referral sheet on this item. It would be helpful if someone from Public Works could be present at the City Commission meeting on that date to answer questions regarding the street paving and drainage requirements.



Robert A. Lakin
Director of Planning

RAL:LO:bh



RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 79-51 Name Mobile Manor Addition
Application & Sketch Filed: 4-23-79
Preliminary Plat Filed: 10-12-79 Approved by S/D: 11-1-79
Final Plat Filed: 3-21-80 Approved by S/D: 5-1-80
Approved by Metropolitan Area Planning Commission: 5-8-80

DESCRIPTION

General Location: northeast corner of MacArthur and Meridian

Surveyor or Engineer: Hall and Associates, Inc.

Owner: B. A. Ruedebusch, et al.

Address: 3200 Southeast Boulevard 67216

- 1. Gross Acreage of Plat 18.9
2. Number of Lots Residential 1 Commercial Industrial Other Total Number of Lots: 1
3. Minimum Lot Area: 18.1 acres
4. Existing Zoning: LC and AA
5. Special Problems Discussed: Street paving, drainage, compliance with mobile home park ordinance
6. Access Control St. MacArthur No. Openings One St. Meridian No. Openings Two St. No. Openings
7. Req'd Improvements St. Paving X Water X Sidewalk X Drainage X Sewer X Other

Zone Case Z-2114 "AA" and "LC" to "G" has been approved subject to platting. The Subdivision Committee and Planning Commission have approved the proposed plat, subject to the usual guarantees being submitted for improvements such as street paving, drainage, sanitary sewer and water and subject to compliance with the mobile home park layout requirements as specified in Section 26.04.120 of the Code of the City of Wichita. The applicant is appealing the requirement for paving Carey Lane and is appealing the screening requirements outlined in Section 26.04.120(i). Said section reads as follows: "Screening - Whenever a mobile home park adjoins an arterial street or an area zoned other than for residential use, then special protection shall be provided for the park by planting of the setback from such adjoining boundary to create a landscape buffer consisting of coniferous and deciduous plant material." The required setbacks are specified in Section 26.04.120 (b) as follows: "All mobile homes and house trailers shall be so located as to maintain a setback of no less than twenty feet from any public street or highway right-of-way; as to maintain a setback no less than five feet from the edge of a park or camp roadway; and as to maintain a setback no less than ten feet from any side or rear boundary line when such boundary is not common to any public street or highway right-of-way." The applicant proposes a fence and a 23-foot-wide interior private roadway as screening between Meridian Avenue and some of the mobile homes. Staff interprets the regulation as requiring the necessary setback (20 feet in this location) to be landscaped. Since a roadway cannot be filled with landscaping, there must be 20 feet of landscaping in addition to the roadway.

The Subdivision Regulations state that a subdivider shall provide for the installation of all roadways and street drainage facilities in accordance with the standards set by the appropriate engineer (Section 8-103 (A)). Any waiver of the required improvements may be by only the governing body on a showing that such improvement is technically not feasible (Section 10-103). The applicant's attorney has written to the City Manager appealing the requirement for paving Carey Lane.

(Continued)

The applicant has submitted a 100% petition guaranteeing extension of City water to the site. Other platting requirements which are not yet completed are listed below:

Planning Commission Recommendation:

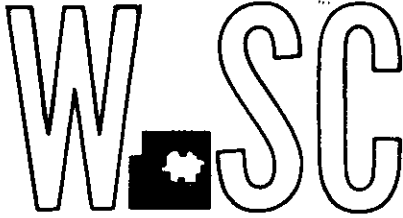
That this plat be approved subject to:

1. The applicant shall guarantee, by petition, the paving of Carey Lane adjacent to this plat. This project will be held until it is needed.
2. Since Carey Lane is a designated collector, the petition shall include a sidewalk on both sides.
3. The applicant shall guarantee the extension of sanitary sewer to serve the mobile home park.
4. The applicant's temporary drainage plan has been approved subject to the granting of a private drainage easement and the construction of a storage area for drainage waters. A guarantee is required for the construction of this drainage storage area and a maintenance covenant is required to assure that this area will be maintained. Development in Mobile Manor Addition may not begin until this storage area is constructed.
5. The applicant shall guarantee the construction of a permanent storm sewer in Carey Lane; such guarantee to be held until the system is needed.
6. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Bayouth moved, Gardner seconded and it carried unanimously. Hennessy and Lofton were absent. One vacancy.

ACTION: Take such action as the Commission deems appropriate regarding the paving of Carey Lane and the landscaping of the setback from Meridian; receive and file the water engineering feasibility report, adopt the resolution of finding and the resolution ordering and directing the water system improvement; approve the plat and authorize the Mayor to sign; instruct the Planning Department to withhold release of the plat for recording until all conditions of plat approval have been satisfactorily completed.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 2, 1980
(316) 268-4501

Mr. B. A. Ruedebusch
3200 Southeast Boulevard
Wichita, Kansas 67216

Re: S/D 79-51 - Mobile Manor Addition

Dear Mr. Ruedebusch:

At the regular meeting of the Wichita Board of City Commissioners on July 1, 1980, the above-referenced plat was considered. After discussion of the platting requirements, especially the requirement to petition for the future paving of Carey Lane, the Commission voted unanimously to uphold the platting requirements as specified by the Subdivision Committee and Planning Commission. Therefore, before the plat tracing can be released to you for recording, all conditions of plat approval as outlined in our letter of May 2, 1980, will need to be satisfactorily completed. Only items A, B, G, H, J and K have so far been completed.

Regarding item "I" of our 2 May 1980 letter which requires three copies of the revised site development plan to be submitted to our department, the three copies are still needed and, to be acceptable, they must show a full 20-foot wide landscaped area adjacent to all public streets (except at the entrance to the park). Subparagraphs 2 through 6 of item "I" have been satisfactorily noted on the most recent site plan which you submitted.

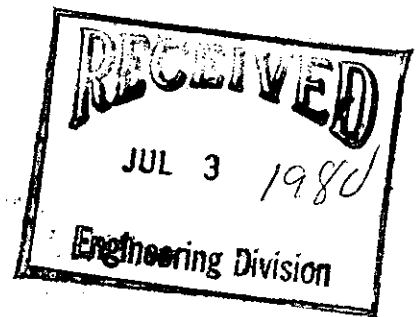
You have until October 24, 1980, to complete these platting requirements and record the plat. Since some of the improvement guarantees will require City Commission action, you should complete these requirements by the end of September so there will be time for City Commission review prior to the October 24th deadline.

Sincerely,

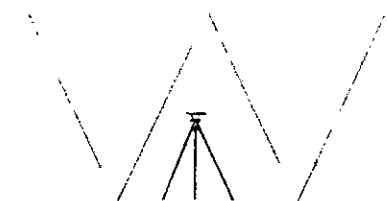
Louise Olivarez
Louise Olivarez
Senior Planner

LO:bh

cc: Richard Peckham, Suite 102, 400 N. Woodlawn, 67208
Dean Sellers, Acting City Engineer



THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS

ENGINEERING DIVISION
CITY HALL — SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4501

July 21, 1980

Delamater, Freund & Associates, P.A.
412 Century Plaza
Wichita, KS 67202

Re: Private project at
Mobile Manor Addition

Gentlemen:

Transmitted herewith is a copy of your design of the storage required for Mobile Manor, with my comments in red. Also enclosed is a copy of our procedure for private contracts which will aid your client in following the proper procedure for contract bonding and application.

Upon submission of final construction plans, we need the originals plus three blue prints. If you have any further questions, please advise.

Yours truly,

Steve Lackey, P.E.
Design Chief Engineer

SL:md
Enclosure

cc: B. A. Reudebusch, 3200 Southeast Blvd.



THE CITY OF WICHITA

OFFICE OF CITY CLERK

DATE August 7, 1980

TO Steve Lackey, Design Chief Engineer

FROM Donald C. Gisick, City Clerk

SUBJECT PRIVATE PROJECT
Drainage Holding Tank

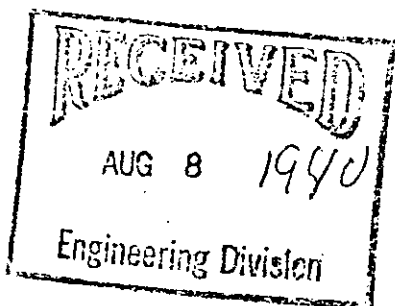
This is to notify you that Mr. B. A. Ruedebusch submitted to our office August 7, 1979, a Time Certificate of Deposit in the amount of \$2,000 (No. 7912 - Boulevard State Bank) for guaranteeing work on subject project.

Please advise this office when this Certificate of Deposit can be released.

Donald C. Gisick
City Clerk

P.S. Certificate of Deposit has been transmitted to City Treasurer's Office for safe-keeping.

cc: Ralph Klose, City Treasurer



Cash Date _____
Check Mo. _____ Day _____ Year _____

Fund No. _____ Account No. _____ Invoice No. _____ Amount _____

468-00-000-410073-000-008

TOTAL \$ 5,271.00

The City

8-17 1980



of Wichita

No. 504024

\$ 5,271.00

Received of W. A. Edwards

The Sum of Five Thousand Four Hundred twenty DOLLARS

Being For Food Storage and fuel on

Department WA Wichita

29-048

Collector

[Signature]

THE CITY OF WICHITA

OFFICE OF Department of Engineering

DATE August 14, 1980

TO Louise Olivarez, Senior Planner

FROM Mike Lindebak, Program Development Engineer

SUBJECT Maintenance Covenant for
Mobile Manor Addition

Attached please find an Easement and Maintenance Covenant for Mobile Manor Addition. I don't think that the Maintenance Covenant is adequate. We need to have it written in such a way that the City has the right to assess the maintenance costs back to Mobile Manor Addition if he does not perform.

Mike Lindebak
Program Development Engineer

ML:ck

Attachment: (2)

THE CITY OF WICHITA

OFFICE OF Department of Engineering

DATE August 14, 1980

TO Tom Powell, Senior Assistant City Attorney

FROM Mike Lindebak, Program and Development Engineer

SUBJECT Paving petition and Storm Water
Sewer petition for Mobile Manor
Addition.

Attached is a street paving petition and a storm water sewer petition submitted by B. A. Ruedebusch for Mobile Manor Addition. Please review the signature page noting that both petitions have been signed with the statement "Signed Under Protest". Would this in any way invalidate the petitions?

Mike Lindebak
Program Development Engineer

ML:ck

Attachment: (2)

THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF LAW

DATE August 22, 1980

TO Mike Lindebak, Program & Development Engineer

FROM Thomas R. Powell, Senior Assistant City Attorney

SUBJECT Paving Petition and Storm
Water Sewer Petition for
Mobile Manor Addition

QUESTION PRESENTED: Is a petition for paving and for sewers that is presented under K.S.A. 12-6a04 valid where such petition is "signed under protest"?

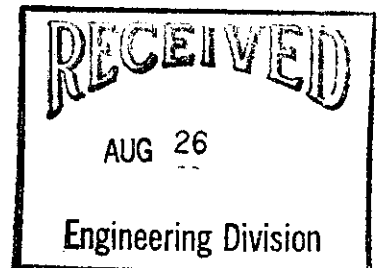
FACTS: Petitions have been presented in relation to street paving within Mobile Manor Addition and construction of a sewer within Mobile Manor Addition. The signer of the Petitions, B. A. Ruedebusch, signed both Petitions by placing just above his signature the following phrase: "signed under protest".

ANSWER: The signing of the sewer petition and the paving petition as above described makes such petitions null and void. K.S.A. 12-6a04 does not contemplate that a petition signed under protest should take the place of a hearing on the advisability of the project. In essence, K.S.A. 12-6a04 does not provide for the signing of a petition for paving or sewers wherein the parties signing the petition are signing the same with qualifications.

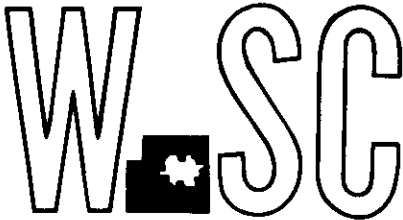


Thomas R. Powell
Senior Assistant City Attorney

TRP:cdh



WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

August 29, 1980

Mr. B. A. Ruedebusch
3200 Southeast Boulevard
Wichita, Kansas 67216

Re: Maintenance Covenant and Easement for Surface
Water Drainage and Storage associated with the
platting of Mobile Manor Addition - S/D 79-51

Dear Mr. Ruedebusch:

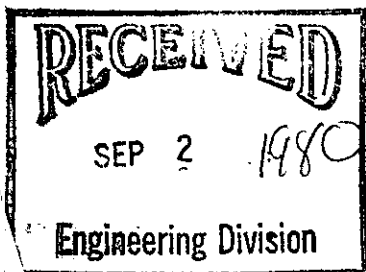
Attached please find a draft of an acceptable maintenance covenant for the platting of Mobile Manor Addition. In addition, I am also returning the originals of the Maintenance Covenant and Drainage Easement that was submitted to City Engineering. The Maintenance Covenant should be replaced with the draft I have enclosed. The Drainage Easement should be executed with both your signature and your wife's signature as these are the owners shown on Courthouse records. That is, Mobile Manor, Inc., is not shown to hold the simple title to the subject piece of property.

Sincerely,


Forrest L. Nagley
Junior Planner

Attachments (3)

cc: Mike Lindebak, Program Development Engineer, City Engineering
Richard Peckham, Suite 102, 400 N. Woodlawn, 67208



September 2, 1980

Mr. B. A. Ruedebusch
3200 Southeast Boulevard
Wichita, Kansas 67216

Re: Paving Petition and Storm Water
Sewer Petition for Mobile Manor
Addition.

Dear Mr. Ruedebusch:

Enclosed please find new petitions for Mobile Manor Addition to be signed. On the original petitions you had marked "Signed under protest." The City Attorney's office states that marking the petitions in that manner makes them null and void.

Please sign the enclosed petitions and return them to our office.

Sincerely,

Mike Lindebak
Program Development Engineer

ML:ck

RICHARD J. PECKHAM
ATTORNEY AT LAW

October 2, 1980

TO:
Mr. Mike Lindenback
Chief Design Engineer
Engineering Dept.
Wichita City Hall

FROM:
Richard J. Peckham, Atty. for
Mr. B. A. Ruedebusch

RE: S/D 79-51 Mobile Manor Addition, storm sewer

Dear Mr. Lindenback,

In view of the fact that the required number of property owners in the benefit district have refused to sign the petition guaranteeing future construction of a storm sewer in Carey Lane, the following is suggested as an alternate proposal for future storm sewer needs:

1. As now planned, the temporary holding pond, currently extending across the north end of Mobile Manor Inc. (by easement), shall become fully operational until such time as Carey Lane shall be constructed in the benefit district.

2. Mobile Manor Addition will execute a written agreement (covenant) with the City of Wichita to the effect that:

If and when Carey Lane is constructed, and of necessity the temporary holding pond eliminated, Mobile Manor Addition will construct, at its own expense, a permanent holding pond in the northeast corner of Mobile Manor Addition according to specifications acceptable to the City of Wichita, and recited in the covenant itself. Further, the covenant can include a provision that in the event Mobile Manor Addition should fail to construct such a holding pond, the City of Wichita may cause said construction and charge all reasonable expense against the property.

This proposal obviates the need for a storm sewer petition at this time, in view of the urgent need to commence construction

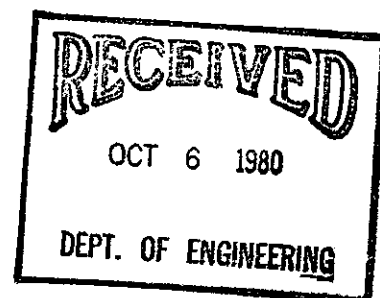
on the development, and at the same time binds Mobile Manor Addition to a contingent drainage system which will protect the interests of the other property owners in the benefit district as well as the interests of the City of Wichita.

As soon as you advise us that this proposal is acceptable, we will engage an engineer to draft detailed specifications of the permanent holding pond (on northeast corner of Mobile Manor addition), for your approval, and for ultimate inclusion in the the proposed covenant.

Sincerely.

Richard J. Peckham

Richard J. Peckham, Atty. for
Mr. B.A. Ruedebusch
16101 Kerry Lynn Dr.
Wichita, Kansas 67230
Home: (316) 733-4012
Office: (316) 684-5249



THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS

ENGINEERING DIVISION
CITY HALL — SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4501

October 10, 1980

Mr. B. A. Ruedebusch
3200 Southeast Boulevard
Wichita, Kansas 67216

Dear Mr. Ruedebusch:

In response to your October 2, 1980 letter regarding guaranteeing of Storm Water Sewer for Mobile Manor Addition. The City of Wichita, Engineering Department, would review an alternate drainage plan for Mobile Manor Addition that would call for complete retention of on-site drainage. Such a system would require a home owners association to be formed for maintenance.

If you desire to submit a revised drainage plan, please submit all calculations and supply information to Chris Breitenstein, Acting Drainage Engineer.

Sincerely,

Mike Lindebak
LDH

Mike Lindebak
Program Development Engineer

ML:ck

cc: Richard J. Peckham, Attorney
16101 Kerry Lynn Dr.
Wichita, Kansas 67230

METROPOLITAN AREA PLANNING DEPARTMENT

E. H. Denton, City Manager

TO Jack H. Galbraith, Chief Planner

FROM

Platting time extension for Z-2114 and S/D 79-51 (AA
and LC to G and Mobile Manor Addition)

SUBJECT

COPI

We are in receipt of a copy of a letter to you from B. A. Ruedebusch requesting a platting time extension for the above referenced cases. You may recall that Mr. Ruedebusch appealed several of the Planning Commission's platting requirements before the City Commission last July 1st. The City Commission upheld the requirements, approved the plat subject to the applicant satisfactorily completing all platting requirements, and instructed the Planning Department to withhold release of the plat tracing for recording until all platting requirements were completed. Mr. Ruedebusch has now submitted all the necessary documents and guarantees EXCEPT a valid guarantee for construction of a permanent storm sewer in Carey Lane, such guarantee to be held until the system is needed.

Mr. Ruedebusch owns unplatted property adjacent to the east of his proposed Mobile Manor Addition which is developed as a mobile home park. This unplatted property is included in the benefit district for the proposed storm sewer system, but Mr. Ruedebusch will not sign the storm sewer petition as owner of that property, although if he would, the petition would then have enough signatures to be valid and this platting requirement would be fulfilled.

Mr. Ruedebusch has recently proposed an alternate drainage solution to City Engineering which states his willingness to sign a covenant agreeing to construct a permanent holding pond in the northeast corner of Mobile Manor Addition if it should ever become necessary to do so. However, unless his plat is redesigned to provide a reserve area for this possible future pond, in all likelihood his new mobile home park would be developed with homes situated over the site where the pond would need to be.

City Engineering has responded to Mr. Ruedebusch saying they are willing to review any alternate drainage system he wishes to propose if he will provide necessary drainage calculations. Should a new drainage plan be submitted, a revised plat would need to be reviewed by the Subdivision Committee and Planning Commission prior to review by the City Commission. This could take several months.

Since a permanent holding pond has just been suggested, we would concur in a 6-month platting time extension with the understanding that

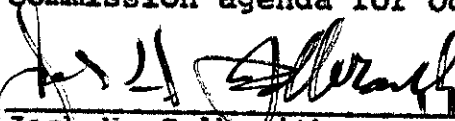
E. H. Denton, City Manager

Page 2


October 15, 1980

Mr. Ruedebush will resolve a satisfactory drainage solution and complete the plat in that time. No additional extensions will be recommended. Six months should give Mr. Ruedebush ample time to work out the details of a new drainage plan, sign the storm sewer petition, or determine that he wishes to discontinue his plat and zone case.

Please schedule this request for platting time extension on the City Commission agenda for October 21, 1980.



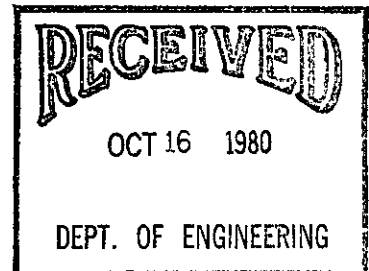
Jack H. Galbraith
Chief Planner



Robert A. Lakin
Director of Planning

JHG:LO:bh

cc: B. A. Ruedebusch, 3200 Southeast Boulevard, 67216
Mike Lindebak, City Engineering





DELAMATER, FREUND & ASSOCIATES, P.A.

ENGINEERS & ARCHITECTS

October 29, 1980

Mr. Ruedebusch:

We are handing you prints of our Drawing Number 223-E-102, Details of a storage pit for Mobile Manor, designed to hold and retain the 100 year runoff from the property.

You will note that although it is our opinion and experience that 3:1 slope could practically be maintained, we are indicating 4:1 slope to conform to the city's standard for slopes potentially subject to city maintenance.

We have used for the pit seven full lots, as we discussed. As will be noted, using the 4:1 slopes one foot clear on all sides and one foot, plus, freeboard, we are 1% short of the exact required capacity. However, we note that 1) hydrologic computations very probably are subject to at least that margin of error 2) vertical drainage from the pit, although not included in the calculations would undoubtedly account for more than the difference, while the pit is filling.

However, ^{if} it is necessary to show the exact amount, the north edge of the cut could be moved over to the edge of the lots, on the border of the set-back space, which should certainly be acceptable, and the capacity by formula would increase to 2:15 Acre-feet.

We have checked the geohydrology report for Sedgwick County to ascertain that the bottom of the pit will be above the established ground water level by over one foot.


R.S. Delamater, P.E.

223-E

RSD: cat



DELAMATER, FREUND & ASSOCIATES, P.A.

ENGINEERS & ARCHITECTS

October 29, 1980

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R.S. Delamater, P.E.

223-E

RSD:cat

THE CITY OF WICHITA

OFFICE OF Department of Engineering

DATE November 5, 1980

TO Ralph Klose, City Treasurer

FROM Mike Lindebak, Program Development Engineer

SUBJECT Statutory Bond -
Mobile Home Manor

On or about August 26, 1980, Mr. B. A. Ruedebusch submitted a check to the City of Wichita in the amount of \$5,271.00 as a performance bond for construction of flood storage ponds at Mobile Home Manor, Mobile Home Park. Please be advised that work on the flood storage ponds has been completed to the City's satisfaction and that the above noted check and bond to Mr. Ruedebusch can be released as of this date.

Thank you.



Mike Lindebak
Program Development Engineer

ML:JV:ck

cc: Donald Gisick, City Clerk
Mr. B. A. Ruedebusch, 3200 Southeast Boulevard, Wichita, Ks. 67216

THE CITY OF WICHITA

OFFICE OF Department of Engineering

DATE February 2, 1981

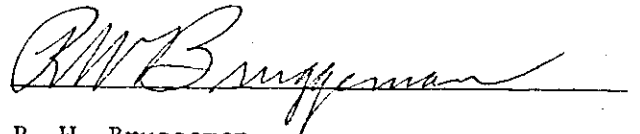
TO Thomas R. Powell, Senior Assistant City Attorney

FROM R. W. Bruggeman, Director of Engineering/City Engineer

SUBJECT Contract - Mobile Manor Sewer
Extension.

In response to the suggestion included in your memorandum to Don Gisick, City Clerk, dated January 21, 1981, I have confirmed that a contract does exist in relation to the extension of sewer. A copy of the contract is attached for your information. The following information is provided in regards to other statements in the memorandum that indicated matters of question.

1. The Statutory Bond is provided in the amount to cover the amount of contract between Mid-States Construction Co., Inc. and Mr. Ruedebusch d/b/a/ Mobile Manor Mobile Home Courts.
2. The Maintenance Bond is normally in the amount of 15 percent of contract amount. If the Maintenance Bond is provided in an amount larger than 15 percent it is not objectional to the Department of Engineering.
3. The Letter of Credit is provided in an amount to guarantee the construction of the extension of the sanitary sewer which was a requirement for platting.



R. W. Bruggeman
Director of Engineering/City Engineer

RWB:TC:ck

cc: Don Gisick
City Clerk

Attachment