

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

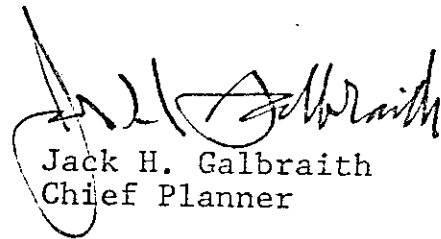
November 14, 1980

TO Robert B. Feldner, Superintendent of Central Inspection
Paul Graves, Chief Engineer
Mike Lindbak, Program Development Engineer

FROM Jack H. Galbraith, Chief Planner

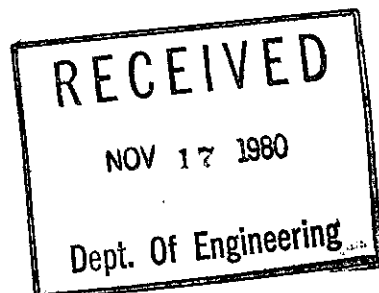
SUBJECT DP-26 - Silver Spring Residential C.U.P.
(Formerly Queen's Lake) Generally located
on the east side of Ridge Road, in an area
north of Central.

We have received the attached proposed amendment to the above captioned C.U.P. The entire C.U.P. has been revised and the density has been increased. We would appreciate receiving any comments you might have regarding access, drainage, minimum pad elevations, etc., by Wednesday, November 19. If you have any questions, please call.


Jack H. Galbraith
Chief Planner

JHG:ADC:el

Attachment



*Silver Spring
or
Queen's Lake*

THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF ENGINEERING DATE January 6, 1981

TO Paul Johnston, Flood Control/Landfill Director

FROM Chris J. Breitenstein, Acting Drainage Engineer

SUBJECT Drainage dedication -
Big Slough & Central

Do you have any problems or comments changing this easement
to "Dedication"?



Chris J. Breitenstein
Acting Drainage Engineer

CJB:md

THE CITY OF WICHITA

OFFICE OF FLOOD CONTROL & LANDFILL

DATE January 12, 1981

TO Chris Breitenstein, Acting Drainage Engineer

FROM Paul Johnston, Flood Control & Landfill Director

SUBJECT Drainage Dedication -
Big Slough & Central

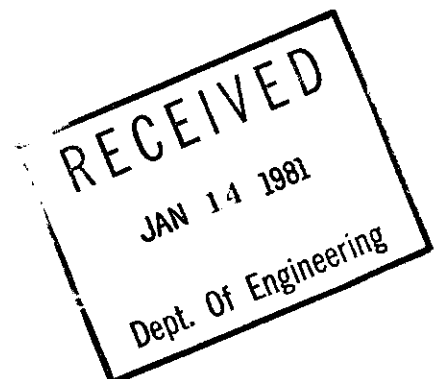
Upon review of subject dedication, no apparent problems are noted. The Flood Control Section is presently maintaining subject site and other than same to be taken off the tax roles for John T. Arnold Associates, no apparent advantage would be noted.



Paul Johnston, Director
Flood Control & Landfill

PJ:lw

cc: David Stowe, Director of Operations & Maintenance



1-23-81
MD

Memo to Louise Olivarez - Senior Planner
Re. - Drainage Dedication

Silver Spring

Please Place this dedication on the Sub-division Agenda.
If you have any questions please call me.

Chris B.

CHART OF ACCOUNTS

ACCOUNT DESCRIPTION BUDGET AMOUNT

DATE 07/27/79

FUND DEPT DIV ACCT OBJE GRANT PROG

ACCOUNT NUMBER

FUND	DEPT	DIV	ACCT	OBJE	GRANT	PROG	ACCOUNT NUMBER	ACCOUNT DESCRIPTION	BUDGET AMOUNT
472	76	245	80584	000	000	001	472 76 245 80584 000 000 001	LAMSON ST FR EL EDGEWOOD DR TO NL 22ND	30,488.04
472	76	245	80585	000	000	001	472 76 245 80585 000 000 001	AYESBURY CIR EL EDGEWOOD TO C INC CUL-DE-SAC	194,338.14
472	76	245	80585	000	000	002	472 76 245 80585 000 000 002	AYESBURY CIR EL EDGEWOOD - ID	0.00
472	76	245	80586	000	000	001	472 76 245 80586 000 000 001	BRIDGE ON HARRY AT GYPSUM CREEK	690,000.00
472	76	245	80587	000	000	001	472 76 245 80587 000 000 001	HOLYOKE CRCL SL 31ST S & INCL CUL-DE-SAC	36,000.00
472	76	245	80588	000	000	001	472 76 245 80588 000 000 001	CALVERT CT NL CALVERT & INCL CUL-DE-SAC	13,090.00
472	76	245	80589	000	000	001	472 76 245 80589 000 000 001	MAYBELLE PL FROM SL THURMAN TO WL TYLER	32,299.79
472	76	245	80590	000	000	001	472 76 245 80590 000 000 001	NANTUCKET FROM SL THURMAN TO WL TYLER RD	49,924.92
472	76	245	80591	000	000	001	472 76 245 80591 000 000 001	37TH ST NO FROM EL MERIDIAN TO EL LOT A	24,500.00
472	76	245	80592	000	000	001	472 76 245 80592 000 000 001	CARLOCK COURT FROM EL CARLOCK TO EL BLOCK 1	8,000.00
472	76	245	80593	000	000	001	472 76 245 80593 000 000 001	35TH NO FROM EL MERIDIAN TO WESTERLY R/W LINE	76,000.00
472	76	245	80594	000	000	001	472 76 245 80594 000 000 001	SECOND ST FROM EL ELDER TO WL DORIS	25,244.91
472	76	245	80595	000	000	001	472 76 245 80595 000 000 001	CARLOCK FR CARLOCK CT TO SL 35TH ST NO	22,000.00
472	76	245	80596	000	000	001	472 76 245 80596 000 000 001	CALVERT FR EL KNIGHT AVE TO EL WEST STREET	81,329.09
472	76	245	80596	000	000	002	472 76 245 80596 000 000 002	UNALLOCATED FUNDS	45,004.13
472	76	245	80597	000	000	001	472 76 245 80597 000 000 001	TIMBERCREEK BAJA & BENTRAY FR EL COBBLESTONE	145,000.00
472	76	245	80598	000	000	001	472 76 245 80598 000 000 001	MILRO & COBBLESTONE NL MERIDIAN TO SL KEYWEST	264,979.68
472	76	245	80599	000	000	001	472 76 245 80599 000 000 001	COBBLESTONE NE SL BL 5 MOORINGS ADD TO SL MILRO	133,000.00
472	76	245	80600	000	000	001	472 76 245 80600 000 000 001	W SIDE MERIDIAN FR SL BL 5 MOORINGS ADD	30,000.00
472	76	245	80601	000	000	001	472 76 245 80601 000 000 001	ABERDEEN FR EL LAWRENCE LANE TO WL GOV-RD	36,546.39
472	76	245	80602	000	000	001	472 76 245 80602 000 000 001	LAWRENCE LN FR SL ROCKHURST 4TH	15,204.98
472	76	245	80603	000	000	002	472 76 245 80603 000 000 002	INCIDENTAL DRAINAGE LAWRENCE LN ROCKHURST 4TH ADD	5,937.43
472	76	245	80604	000	000	001	472 76 245 80604 000 000 001	KEYWEST WL BL 5 MOORINGS ADD TO WL COBBLESTONE	141,000.00
472	76	245	80605	000	000	001	472 76 245 80605 000 000 001	E SIDE WEBB RD NL ORME TO SL KELLOGG	35,000.00
472	76	245	80606	000	000	001	472 76 245 80606 000 000 001	S SIDE KELLOGG 100' W AT WL WILDCAT LN TO 300' W WILD	5,529.68
472	76	245	80606	000	000	001	472 76 245 80606 000 000 001	ORME & WILDCAT LN FROM EL WEBB RD TO SL KELLOGG	103,887.03
472	76	245	80606	000	000	002	472 76 245 80606 000 000 002	INCIDENTAL DRAINAGE	23,245.53
472	76	245	80608	000	000	001	472 76 245 80608 000 000 001	MEAD FROM NL 55TH ST SO TO NL LOT 1 BL A RIVERSIDE	523,152.17
472	76	245	80608	000	000	002	472 76 245 80608 000 000 002	DRAINAGE MEAD 55TH ST SOUTH ETC	64,832.58
472	76	245	80608	000	000	004	472 76 245 80608 000 000 004	BOX CULVERT - CITY SHARE	52,131.25
472	76	245	80609	000	000	001	472 76 245 80609 000 000 001	SO SIDE 37TH ST NO FROM 140' W OF WL LOT 19	30,000.00
472	76	245	80610	000	000	001	472 76 245 80610 000 000 001	34TH ST NO FROM EL COMOTARA ST TO EL COMOTARA IND	37,078.42
472	76	245	80610	000	000	002	472 76 245 80610 000 000 002	34TH ST NO FROM EL COMOTARA ST TO EL - I/D	9,716.98
472	76	245	80611	000	000	001	472 76 245 80611 000 000 001	LAKEWAY FROM NL 21ST ST TO NL BLK 2	111,000.00
472	76	245	80612	000	000	001	472 76 245 80612 000 000 001	35TH ST N FROM EL COMOTARA	36,449.35
472	76	245	80612	000	000	002	472 76 245 80612 000 000 002	W HALF NO SHORE BLVD FROM NL 21ST TO SL LOT 3 BL 1	31,539.62
472	76	245	80613	000	000	001	472 76 245 80613 000 000 001	E HALF NO SHORE BLVD FROM NL 21ST TO NL LOT 1	198,000.00
472	76	245	80614	000	000	001	472 76 245 80614 000 000 001	NO SIDE 21ST ST FROM EL NO SHORE BLVD	9,000.00
472	76	245	80616	000	000	001	472 76 245 80616 000 000 001	ALLEY BETWEEN WACO & WICHITA FROM 8TH ST TO 9TH ST	20,500.00
472	76	245	80617	000	000	001	472 76 245 80617 000 000 001	BRANDYME RD FROM WL LOT 1 BL 2 WASH HGHTS 2ND ADD	50,171.78
472	76	245	80618	000	000	001	472 76 245 80618 000 000 001	ST IN PINEWOOD EST ADD (HYD & 51ST ST SO)	173,417.04
472	76	245	80618	000	000	002	472 76 245 80618 000 000 002	INCIDENTAL DRAINAGE IN CONNECTION W PINEWOOD ESTATES	27,221.93
472	76	245	80619	000	000	001	472 76 245 80619 000 000 001	RECA AVE NL US 54 HWY TO SL MCCORMICK	11,330.38
472	76	245	80620	000	000	001	472 76 245 80620 000 000 001	ALLEY BETWEEN MEAD & MOSLEY 15TH TO 16TH	21,259.07
472	76	245	80621	000	000	001	472 76 245 80621 000 000 001	KELLOGG & RILLSIDE (N & S INTERCHANGE INTER)	0.00
472	76	245	80622	000	000	001	472 76 245 80622 000 000 001	HARRY ST FROM FABRIQUE TO ROCK RD SIGNALS & THERMO	0.00
472	76	245	80623	000	000	001	472 76 245 80623 000 000 001	K-42 AND HARRY	0.00
472	76	245	80624	000	000	001	472 76 245 80624 000 000 001	25TH ST NORTH AND AMIDON	191,000.00

THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF ENGINEERING DATE March 31, 1981

TO Jack Galbraith, Chief Planner
FROM Chris Breitenstein, Drainage and Flood Control Engineer
SUBJECT Various Drainage Plans

The following items are approved:

L/S 0498 - Site Grading Plan. It does appear additional on-site storm sewer will be required.

Kissire Addition - Drainage Plan.

Oak Knoll Industrial Park - Drainage Plan. A 10' private drainage easement adjacent to the South Line of plat will be required by separate instrument.

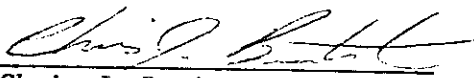
Oak Cliff Estates 2nd Addition - Drainage Plan.

Hedgecliff 3rd Addition - Drainage Concept. Drainage Plan should conform with plan for Storm Water Sewer #205.

Tallgrass Clubhouse Addition - Drainage Plan. Any structures put in should be approved by this office.

Bonnie Brae 3rd Addition - Site Grading Plan. Drainage Plans should be submitted to this department at time of issuing building permits.

➤ Silver Springs Addition - Drainage Concept.


Chris J. Breitenstein, P.E.
Drainage & Flood Control
Engineer

CJB:md

cc: Louise Olivarez
Mike Lindebak

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 81-11 Name Silver Springs
Date Application Rec'd. 2-6-81 Preliminary Approval 2-19-81
Scheduled S/D Meeting 4-2-81

DESCRIPTION

General Location East of Ridge Road in an area north of Central

Owner Floyd R. Hardesty

Surveyor/Engineer Tulsa Engineering & Planning Associates, Inc.

Address 8209 E. 63rd Place South, Tulsa, Oka. Phone 918-252-9621

- | | | | |
|--------------------------------|--------------------------------------|-----------------------------------|--|
| 1. Gross Acreage of Plat | <u>74.81</u> | 74133 | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | | | a. <u>70</u> R/W <u>377</u> ft. |
| Residential | <u>4</u> | | b. <u>40</u> R/W <u>2320</u> ft. |
| Commercial | | | c. <u> </u> R/W <u> </u> ft. |
| Industrial | | | d. <u> </u> R/W <u> </u> ft. |
| Other | <u>1-Reserve</u> | | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots | <u>5</u> | | TOTAL <u>2697</u> ft. |
| 3. Minimum Lot Frontage | <u>660</u> | ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area | <u>11.70+</u> | ft. | streets? <u> </u> yes <u>X</u> no |
| 5. Existing Zoning | <u>AA and LC</u> | | |
| 6. Proposed Zoning | <u>R-6 and LC (DP-26 and Z-2296)</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> </u> | | (Yes-No) |
| 12. City of Wichita | <u>X</u> | : Three-Mile Area <u> </u> | |

STAFF COMMENTS:

NOTE: This property is subject to the approved Silver Springs Community Unit Plan, (DP-26). This plat involves a replat of the existing Queens Lake Addition.

- A. The representative from City Engineering should be prepared to comment on the status of the applicant's final drainage plan and state what drainage improvements are required by the platting of this property and if minimum building pads are required.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the construction of a major entrance on both Ridge Road and Central and also guarantee the associated accel/decel lanes for the two required major entrances. The representative from City Engineering should be prepared to comment on whether sufficient rights-of-way are being dedicated on the plat for the required decel lanes.
- D. *Temp decel on Ridge*
The applicant shall guarantee the extension of sanitary sewer to serve all lots not already served.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The plattor's text shall specify the ownership and maintenance provisions for Reserve A and shall list all intended purposes of Reserve A (e.g., drainage, open space, installation and maintenance of public utilities, private road right-of-way to serve all lots, etc.). Since Reserve A is not part of any one lot, but is for the benefit of all four lots, a landowners' association of all four lots should be formed to own and maintain the reserve. The landowners' association agreement shall be submitted to the Planning Department for recording with the plat. The agreement shall include a provision which allows the City of Wichita to maintain Reserve A, if the owners fail to do so, and to assess the costs equally to all lots in Silver Springs in the same manner as special assessments.

- G. The landowners association agreement shall provide for the construction of the private road to serve each lot prior to the development of that lot.
- H. Since some of the restrictions listed under "Covenants and Restrictions" will not be fully applicable after the recording of this plat, and further, since these restrictions are included on the associated community unit plan and any change in the restrictions would be complicated if they were included on the plat, it is staff's position that the "Covenants and Restrictions" should not be included on the face of the plat. If the applicant wishes them to appear on a recorded document, then it is recommended that they be included as part of the required Landowners Association Agreement.
- I. The plat's text shall include the following wording about the flood control and drainage easements: "The flood control and drainage easements are granted for drainage purposes. They shall be the responsibility of the owners of the lots on which they are located until such time as the governing body exercising jurisdiction elects to assume responsibility for maintenance and improvement of drainage provided further that no obstruction shall be placed on or within said easements, nor shall any fill, change of grade, creation or channel, or other work be carried on without permission of the City of Wichita, Department of Engineering."
- J. The applicant shall submit an avigational easement covering proposed Lot 4 and a restrictive covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings constructed on Lot 4.
- K. The 70-foot strip of Reserve A between Central and the south line of Lots 3 and 4 provides the only means of access for the unplatted tracts east and west of this strip. The applicant shall furnish the Planning Department with a copy of this recorded joint access agreement. If no agreement exists, one shall be formulated and submitted to the Planning Department for approval before it is recorded.
- L. The final plat tracing shall indicate the location of all monuments (irons) required to be installed by the Subdivision Regulations (see 8-103(I) and 8-105 (c)).
- M. The engineer's text shall state that all of Queen's Lake Addition is being vacated by virtue of K.S.A. 12-512 (b).
- N. The new landowners' association which will be formed shall provide for the legal nullification of the existing Queen's Lake Homeowners' Association Agreement which is filed in Misc. Book 618 at page 424.
- O. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 81-11 Name Silver Springs
Date Application Rec'd. 2-6-81 Preliminary Approval
Scheduled S/D Meeting 2-19-81

DESCRIPTION

General Location East of Ridge Road in an area north of Central

Owner The Hardesty Company
Surveyor/Engineer Tulsa Engineering & Planning Associates, Inc.
Address 8209 E. 63rd Place South, Tulsa, Okla. 74133 Phone 1-918-252-9621

- | | | | |
|---|--------------------------------------|-----------------------------------|-----------------|
| 1. Gross Acreage of Plat | <u>74.81</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>40'</u> R/W <u>2320</u> ft. | |
| Residential | <u>4</u> | b. <u>70'</u> R/W <u>377</u> ft. | |
| Commercial | | c. _____ R/W _____ ft. | |
| Industrial | | d. _____ R/W _____ ft. | |
| Other | <u>1-Reserve</u> | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>5</u> | TOTAL | <u>2697</u> ft. |
| 3. Minimum Lot Frontage | <u>660+</u> ft. | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>11.70+</u> | streets? <u>yes</u> <u>no</u> | |
| 5. Existing Zoning | <u>AA and LC</u> | | |
| 6. Proposed Zoning | <u>R-6 and LC (DP-26) and Z-2296</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) _____ (Yes-No) | | | |
| 12. City of Wichita X _____: Three-Mile Area _____ | | | |

STAFF COMMENTS:

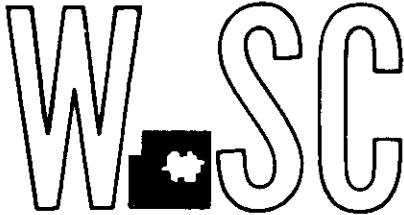
NOTE: This property is subject to the approved Silver Springs Community Unit Plan, (DP-26). This plat involves a replat of the existing Queens Lake Addition.

- A. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage concept plan.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the construction of a major entrance on both Ridge Road and Central and also guarantee, and dedicate sufficient rights-of-way for the associated accel/decel lanes for the two required major entrances.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat specify the intended purpose of the proposed reserve (e.g., drainage, open space, installation of public utilities and ingress/egress).
- F. The applicant shall submit a restrictive covenant providing for the ownership and continued maintenance of Reserve A. The covenant shall contain a provision which gives the City authority to maintain the reserve and charge the costs to the owner(s) in the event the owner(s) fail to maintain the reserve.
- G. The plat shall indicate the following access controls:
 - 1. "Complete access control" across the west line of Lot 1 to Ridge Road.

(OVER)

2. "Access control except for one opening" across the west line of Lot 2 to Ridge Road.
- H. The final plat shall indicate that building setbacks are per the conditions of the Silver Springs Community Unit Plan (DP-26).
 - I. Prior to or in conjunction with the submission of the final plat, the applicant shall furnish the Planning Department with a copy of the recorded drainage and flood control easements so that a determination can be made about the wording needed in the plat's text.
 - J. The applicant shall submit an avigational easement covering proposed Lot 4 and a restrictive covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings constructed on Lot 4.
 - K. The 70-foot strip of Reserve A between Central and the south line of Lots 3 and 4 provides the only means of access for the unplatted tracts east and west of this strip. The applicant shall furnish the Planning Department with a copy of this recorded joint access agreement. If no agreement exists, one shall be formulated and submitted to the Planning Department for approval before it is recorded.
 - L. 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.
 - M. 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

February 20, 1981

Tulsa Engineering and Planning Associates, Inc.
8209 E. 63rd Place South
Tulsa, Oklahoma 74133

Re: S/D 81-11 - Preliminary plat of Silver Springs

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission February 19, 1981, the above-captioned plat was considered. The action of the Committee was to approve the preliminary plat and authorize preparation of the final plat subject to the following:

- A. The applicant shall submit a final drainage plan to City Engineering prior to or at the time of submitting a final plat.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the construction of a major entrance on both Ridge Road and Central and also guarantee, and dedicate sufficient rights-of-way for the associated accel/decel lanes for the two required major entrances.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat specify the intended purpose of the proposed reserve (e.g., drainage, open space, installation of public utilities and ingress/egress).
- F. The applicant shall submit a restrictive covenant providing for the ownership and continued maintenance of Reserve A. The covenant shall contain a provision which gives the City authority to maintain the reserve and charge the costs to the owner(s) in the event the owner(s) fail to maintain the reserve.
- G. The plat shall indicate the following access controls:
 1. "Complete access control" across the west line of Lot 1 to Ridge Road.
 2. "Access control except for one opening" across the west line of Lot 2 to Ridge Road.

Tulsa Engineering and Planning Associates, Inc.

2-24-81

Page 2

- H. The final plat shall indicate that building setbacks are per the conditions of the Silver Spring Community Unit Plan (DP-26).
- I. Prior to or in conjunction with the submission of the final plat, the applicant shall furnish the Planning Department with a copy of the recorded drainage and flood control easements so that a determination can be made about the wording needed in the plat-tor's text.
- J. The applicant shall submit an avigational easement covering proposed Lot 4 and a restrictive covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings constructed on Lot 4.
- K. The 70-foot strip of Reserve A between Central and the south line of Lots 3 and 4 provides the only means of access for the unplatted tracts east and west of this strip. The applicant shall furnish the Planning Department with a copy of this recorded joint access agreement. If no agreement exists, one shall be formulated and submitted to the Planning Department for approval before it is recorded.
- L. The applicant shall guarantee the extension of sanitary sewer to serve all lots not already served.
- M. 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.
- N. 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.

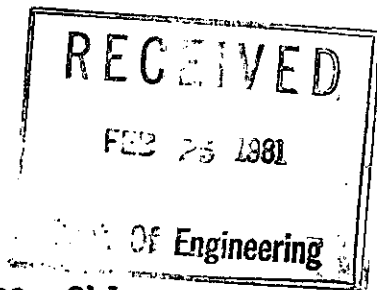
Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

FLN:bh

cc: The Hardesty Co., 4606 S. Garnett Rd., Tulsa, Okla.
74145

Mike Lindebak, City Engineering



WICHITA-SEDGWICK COUNTY

City Engineer
DATE

February 25, 1981
A/O

METROPOLITAN AREA PLANNING DEPARTMENT

TO Utility Advisory Committee Members
FROM Louise Olivarez, Senior Planner
SUBJECT Silver Springs C. U. P.

Attached are two copies of the Silver Springs residential Community Unit Plan. Shown on the plan are the proposed locations of buildings and interior drives. These locations can change as long as the densities of the individual parcels do not increase. The architect for the project has asked that you return one copy to him marked with your proposed distribution system. The architect's name and address is:

Maurice Clyma
Chadsey/Clyma Architects, Inc.
4600 South Garnett Road
Tulsa, Oklahoma 74145

The preliminary plat of Silver Springs Addition was reviewed at the Subdivision Committee meeting of February 19, 1981.

Louise Olivarez
Louise Olivarez
Senior Planner

LO:bh

Attach.

THE CITY OF WICHITA



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

March 3, 1981

Mr. Paul Gunderson
Tulsa Engineering
8209 East 63rd Place South
Tulsa, Oklahoma 74133

Dear Paul:

Please find enclosed the City of Wichita Sewer Typical as requested. The area to the east of your plat is a drainage easement. I have included the legal descriptions of these easements for your convenience.

If you have any further questions or problems, feel free to contact me at (316) 268-4235.

Sincerely,

Chris J. Breitenstein, P.E.
Acting Drainage and Flood
Control Engineer

CJB:md
Enclosures
cc: Silver Springs file

file

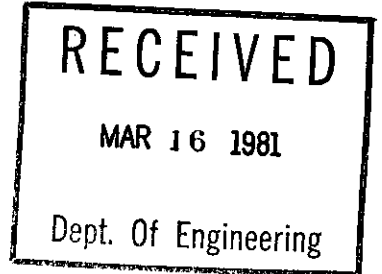


TULSA ENGINEERING & PLANNING ASSOCIATES, INC.

8209 EAST 63RD PLACE
TULSA, OKLAHOMA 74133
AC 918-252-9621

MARCH 12, 1981

MIKE LINDEBAK
PROGRAM DEVELOPMENT ENGINEER
WICHITA ENGINEERING DEPT.
455 NO. MAIN
WICHITA, KANSAS 67202



RE: SILVER SPRINGS

DEAR MR. LINDEBAK,

ENCLOSED ARE TWO COPIES OF A SKETCH ON WHAT WE PROPOSE TO CONSTRUCT FOR OUR MAIN ENTRANCE ONTO CENTRAL AVENUE. THE STATIONING ALONG THE CENTER-LINE OF CENTRAL IS TAKEN FROM THE STATE HIGHWAY PLANS ON THE IMPROVEMENTS.

AS YOU CAN SEE BY THE SKETCH WE DID NOT QUITE MEET THE 150 FOOT REQUIREMENT FROM TAPER TO CURB RETURN FOR THE DECEL TANGENT. JOHN T. ARNOLD ASSOCIATES OWN THIS LAND AND I FEEL WE CAN APPROACH THEM FOR THE ADDITIONAL DEDICATION. I DO NOT FEEL CONFIDENT THAT WE COULD ASK THE SAME FROM ROBERT HAYES TO LENGTHEN THE LANE TO MINIMUMS.

WILL YOU PLEASE LOOK THIS SKETCH OVER AND MAKE RECOMMENDATIONS TO US FOR REVISIONS? WE WOULD LIKE TO HAVE MET ALL YOUR REQUIREMENTS PRIOR TO APPROACHING JOHN T. ARNOLD FOR THE DEED.

RESPECTFULLY SUBMITTED,

PAUL E. GUNDERSON

PEG/JKO

ENCLOSURES 2

MLG

THE CITY OF WICHITA



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

March 13, 1981

Mr. Paul E. Gunderson
Tulsa Engineering & Planning Association, Inc.
8209 East 63rd Place
Tulsa, Oklahoma 74133

Re: Silver Springs Addition

Dear Paul,

Please find enclosed various information that you have requested.

Guy E. Gibson, Chief Engineer
Division of Water Resources
1720 South Topeka Avenue
Topeka, Kansas 66612

I am also enclosing a copy of the City's specifications for storm and sanitary sewers. If you have any further questions, please feel free to contact me.

Sincerely,

Chris J. Breitenstein, P.E.
Acting Drainage and Flood
Control Engineer

CJB:md

Enclosures



TULSA ENGINEERING & PLANNING ASSOCIATES, INC.

8209 EAST 63RD PLACE
TULSA, OKLAHOMA 74133
AC 918-252-9621

LETTER OF TRANSMITTAL

DATE: MARCH 20, 1981

TO: MIKE LINDEBAK
PROGRAM DEVELOPMENT ENGINEER
ADDRESS: CITY OF WICHITA

REFERENCE: SILVER SPRINGS - C.U.P. (DP-26)

GENTLEMEN:

WE TRANSMIT THE FOLLOWING INFORMATION:
WE TRANSMIT UNDER SEPARATE COVER:
WE TRANSMIT THE FOLLOWING ITEMS: XX

REFERENCE NUMBER	COPIES	DESCRIPTION
	2 C.	PROPOSED DECEL LANE R-O-W DEDICATION
	1 C.	FINAL PLAT

COMMENTS:

PLEASE LET US KNOW IF THERE ARE ANY ADDITIONS
OR CHANGES WHICH SHOULD BE MADE PRIOR TO THE S/D
MEETING.

YOURS VERY TRULY,

PAUL E. GUNDERSON

/JOL

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, _____

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

COMMENCING AT THE SOUTHWEST CORNER OF THE SW/4 OF SECTION 15, T-27-S, R-1-W SEDGWICK COUNTY, KANSAS; THENCE S-89°35'30"-E ALONG THE SOUTH LINE OF SAID SW/4 A DISTANCE OF 1018.56 FEET; THENCE N-0°24'30"-E PERPENDICULAR TO SAID SOUTH LINE A DISTANCE OF 63.09 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF CENTRAL AVENUE AS RECORDED ON FILM 262 AT PAGE 134; THENCE N-0°24'30"-E A DISTANCE OF 10.00 FEET; THENCE N-89°59'06"-E PARALLEL TO SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 166.00 FEET; THENCE S-83°48'48"-E A DISTANCE OF 92.52 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE; THENCE S-89°59'06"-W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 258.05 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0486 ACRES MORE OR LESS.

do _____ hereby dedicate the above described real estate to the public for _____ purposes.

Executed this _____ day of _____ 19 ____.

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 and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,

this _____

City Clerk

Notary Public

My Commission Expires: _____

Silver Springs

Sanitary Sewer

for lot 3 100% letter of credit instead of petition

use \$10,000

for lot 4

use \$10,000

for lots 1 & 2 (together)

$$1750 \text{ LF } 8" \text{ pipe @ } \$25 = 43,750$$

$$5 \text{ MH @ } 3,000 = \underline{15,000}$$

58,750

$$+25\% = 73,437.5$$

use \$74,000

% Petition for Main 8, SWI

Letter of Credit amounts
for Silver Springs

Drainage - ^{Lake} 240,000 cfd ^{excavation} use 250 pps
San Sew
accel-decel
temp accel-decel

918-252-9621

Paul Gunderson

- San Sewer ^{10.0% instead of petition}
- 1.) 2 sep. Letters ^{for} \$10,000 lots 3 & 4
 - 2.) Lots 1 & 2 together figure 8' adjacent to west side of 1.45
 - 3.) ^{temporary} temp. decel lane on
150' 12' lane 5' \$8,000 write out permanent later
with taper
 - 4.) permanent decel on Central
ask Cus for ~~inlets~~ inlets 12,000 + drainage costs
& reconstruct drive
 - 5.) \$5,000 for medians

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, John T. Arnold Associates, Inc., General Partner of Queen Lakes, Ltd., a Kansas Limited Partnership, and Robert B. Boone

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

COMMENCING AT THE SOUTHWEST CORNER OF THE SW/4 OF SECTION 15, T-27-S, R-1-W SEDGWICK COUNTY, KANSAS; THENCE S-89°35'30"-E ALONG THE SOUTH LINE OF SAID SW/4 A DISTANCE OF 1018.56 FEET; THENCE N-0°24'30"-E PERPENDICULAR TO SAID SOUTH LINE A DISTANCE OF 63.09 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF CENTRAL AVENUE AS RECORDED ON FILM 262 AT PAGE 134; THENCE N-0°24'30"-E A DISTANCE OF 10.00 FEET; THENCE N-89°59'06"-E PARALLEL TO SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 166.00 FEET; THENCE S-83°48'48"-E A DISTANCE OF 92.52 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE; THENCE S-89°59'06"-W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 258.05 FEET TO THE POINT OF BEGINNING. CONTAINING 0.0486 ACRES MORE OR LESS.

do hereby dedicate the above described real estate to the public for decel lane purposes.

Executed this 10th day of April 19 81.

JOHN T. ARNOLD ASSOC., INC. (Gen. Partner)
QUEEN LAKES LTD.

Robert B. Boone
Robert B. Boone, Buyer

John Arnold
John Arnold, President

STATE OF KANSAS)
SEDGWICK COUNTY)^{SS}

BE IT REMEMBERED, that on this 10th day of April, 1981,
came John Arnold, President of John T. Arnold Associates, Inc., General Partner of Queen Lakes, Ltd., and Robert B. Boone

to me personally known to be the same persons who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

MARLIN K. PENNER
NOTARY PUBLIC
SEDGWICK COUNTY, KANSAS
MY APPT. EXP. _____

Marlin K. Penner
Notary Public

My Commission Expires: Sept. 19, 1983

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,

this _____

City Clerk

March 25, 1981

Mr. Paul E. Gunderson
Tulsa Engineering & Planning Associates, Inc.
8209 East 63rd Place
Tulsa, OK 74133

Reference: Silver Springs - C.U.P. (DP-26)

Dear Mr. Gunderson:

This is in response to your letters dated March 12 and 20, 1981, regarding the above subject.

The Department of Engineering has reviewed your sketch of the proposed main entrance onto Central for the subject plat. The decel lane should be extended another 12 feet to the east to meet the minimum recommended length for a decel lane. It will not be necessary to obtain additional right-of-way from the Robert Hayes property.

In regard to the dedication, it was acceptable as enclosed.

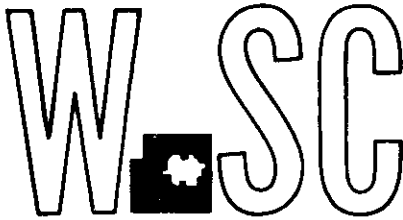
Should you have any questions, feel free to contact me at (316) 268-4530.

Sincerely,

Mike Lindebak
Program Development Engineer

ML:ms

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
319 268-4561

April 3, 1981

Tulsa Engineering and Planning Associates, Inc.
8209 E. 63rd Place South
Tulsa, Oklahoma 74133

Re: S/D 81-11 - Final plat of Silver Springs

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on April 2, 1981, 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 guarantee all drainage improvements required by the platting of this property.
- B. The final plat tracing shall indicate a minimum building pad of 1315 on the face of the plat. Reference to the required minimum building pad shall also be indicated in the platting's text.
- C. The applicant shall guarantee the construction of a major entrance on both Ridge Road and Central and also guarantee the associated accel/decel lanes for the two required major entrances.
- D. The final plat tracing shall show the dedication of an additional 10 feet of right-of-way for the decel lane on Central. In this regard, the applicant shall obtain by separate instrument the balance of the right-of-way for the decel lane from the property owner to the east. The 10 feet of right-of-way for the decel lane on Ridge Road shall be dedicated adjacent to the major entrance opening.
- E. Since the proposed lake is the means by which this subdivision will be drained, the applicant shall guarantee the lakes construction and its outfall.
- F. The applicant shall guarantee the extension of water to serve proposed lots 3 & 4.
- G. The applicant shall guarantee the extension of sanitary sewer to serve all lots not already served.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

RECEIVED

APR 7 1981

Dept. Of Engineering

- I. The platlor's text shall specify the ownership and maintenance provisions for Reserve A and shall list all intended purposes of Reserve A (e.g., drainage, open space, installation and maintenance of public utilities, private road right-of-way to serve all lots, etc.). Since Reserve A is not part of any one lot, but is for the benefit of all four lots, a landowners' association of all four lots should be formed to own and maintain the reserve. The landowners' association agreement shall be submitted to the Planning Department for recording with the plat. The agreement shall include a provision which allows the City of Wichita to maintain Reserve A, if the owners fail to do so, and to assess the costs equally to all lots in Silver Springs in the same manner as special assessments.
- J. The landowners association agreement shall provide for the construction of the private road to serve each lot prior to the development of that lot.
- K. Since some of the restrictions listed under "Covenants and Restrictions" will not be fully applicable after the recording of this plat, and further, since these restrictions are included on the associated community unit plan and any change in the restrictions would be complicated if they were included on the plat, it is staff's position that the "Covenants and Restrictions" should not be included on the face of the plat. If the applicant wishes them to appear on a recorded document, than it is recommended that they be included as part of the required Landowners Association Agreement.
- L. The platlor's text shall include the following wording about the flood control and drainage easements: "The flood control and drainage easements are granted for drainage purposes. They shall be the responsibility of the owners of the lots on which they are located until such time as the governing body exercising jurisdiction elects to assume responsibility for maintenance and improvement of drainage provided further that no obstruction shall be placed on or within said easements, nor shall any fill, change of grade, creation or channel, or other work be carried on without permission of the City of Wichita, Department of Engineering."
- M. The applicant shall submit an avigational easement covering proposed Lot 4 and a restrictive covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings constructed on Lot 4.
- N. The 70-foot strip of Reserve A between Central and the south line of Lots 3 and 4 provides the only means of access for the unplatted tracts east and west of this strip. The applicant shall furnish the Planning Department with a copy of this recorded joint access agreement. If no agreement exists, one shall be formulated and submitted to the Planning Department for approval before it is recorded.
- O. The final plat tracing shall indicate the location of all monuments (irons) required to be installed by the Subdivision Regulations

(see 8-103(I) and 8-105 (c).

- P. The engineer's text shall state that all of Queen's Lake Addition is being vacated by virtue of K.S.A. 12-512 (b).
- Q. The new landowners' association which will be formed shall provide for the legal nullification of the existing Queen's Lake Home-owners' Association Agreement which is filed in Misc. Book 618 at page 424.
- R. The final plat tracing shall indicate a 10-foot utility easement adjacent to the west line of Lots 1 and 2.
- S. It is requested that the applicant meet with Tim Cain of the City Engineer's Office regarding address numbering.
- T. The applicant shall meet with the gas service company in order to make satisfactory arrangements for the abandonment of an existing gas main or the granting of an easement to cover it.
- U. 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. The certificate will be required if petitions are submitted. 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 Thursday, April 9, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Floyd R. Hardesty, 4606 S. Garnett Rd., Tulsa, Okla. 74145
John Arnold, Sutton Place Bldg., 209 E. William 67202
Mike Lindebak, City Engineering

DEDICATION

SILVER SPRINGS

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, _____

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

COMMENCING AT THE SOUTHWEST CORNER OF THE SW/4 OF SECTION 15, T-27-S, R-1-W SEDGWICK COUNTY, KANSAS; THENCE S-89°35'30"-E ALONG THE SOUTH LINE OF SAID SW/4 A DISTANCE OF 1018.56 FEET; THENCE N-0°24'30"-E PERPENDICULAR TO SAID SOUTH LINE A DISTANCE OF 63.09 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF CENTRAL AVENUE AS RECORDED ON FILM 262 AT PAGE 134; THENCE N-0°24'30"-E A DISTANCE OF 10.00 FEET; THENCE N-89°59'06"-E PARALLEL TO SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 166.00 FEET; THENCE S-83°48'48"-E A DISTANCE OF 92.52 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE; THENCE S-89°59'06"-W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 258.05 FEET TO THE POINT OF BEGINNING. CONTAINING 0.0486 ACRES MORE OR LESS.

do hereby dedicate the above described real estate to the public for _____ purposes.

Executed this _____ day of _____ 19 ____.

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 and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,

this _____

City Clerk

Notary Public

My Commission Expires: _____

IRREVOCABLE LETTER OF CREDIT

Bank of Oklahoma, N. A.
P. O. Box 2300
Tulsa, Oklahoma 74192

Date: April 7, 1981

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$72,500.00 for the account of Floyd R. Hardesty

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before April 9, 1983
(Insert date two years from MAPC approval of plat)

"Lot Four (4)"

1. Sanitary Sewer - \$10,000.00
2. Drainage Improvements and Lake Construction - \$62,500.00

in Silver Springs Addition, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit is hereby released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under _____"

Bank of Oklahoma, N. A., Credit No. 1989, dated April 7, 1981.

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the Uniform Customs and Practices for Commercial Documentary Credits, (1974 Revision), International Chamber of Commerce, Publication No. 290.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before June 9, 1983.
(Date at least 60 days after the date on line 6)

Very truly yours,

Bank of Oklahoma, N. A.
(Name of Bank)

(CORPORATE SEAL)

By: 
Vice President

IRREVOCABLE LETTER OF CREDIT

Bank of Oklahoma, N. A.
P. O. Box 2300
Tulsa, Oklahoma 74192

Date: April 7, 1981

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$139,500.00 for the account of Floyd R. Hardesty

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before April 9, 1983

(Insert date two years from MAPC approval of plat)

"Lot One (1)"

1. Sanitary Sewer - \$37,000.00
2. Drainage Improvements and Lake Construction - \$62,500.00
3. Out Fall Structure - \$40,000.00

in Silver Springs Addition, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit is hereby released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under _____"

Bank of Oklahoma, N. A., Credit No. 1988, dated April 7, 1981.

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the Uniform Customs and Practices for Commercial Documentary Credits, (1974 Revision), International Chamber of Commerce, Publication No. 290.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before June 9, 1983

(Date at least 60 days after the date on line 6)

Very truly yours,

Bank of Oklahoma, N. A.
(Name of Bank)

By: [Signature]
Vice President

(CORPORATE SEAL)

IRREVOCABLE LETTER OF CREDIT

Bank of Oklahoma, N. A.
P. O. Box 2300
Tulsa, Oklahoma 74192

Date: April 7, 1981

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$112,500.00 for the account of Floyd R. Hardesty (PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before April 9, 1983
(Insert date two years from MAPC approval of plat)

"Lot Two (2)"

1. Sanitary Sewer - \$37,000.00
2. Major Entrance on Ridge Road - \$5,000.00
3. Temporary Decel Lane on Ridge Road - \$8,000.00
4. Drainage Improvements and Lake Construction - \$62,500.00

in Silver Springs Addition, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The Improvements have been timely completed and the credit is hereby released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under _____"

Bank of Oklahoma, N. A., Credit No. 1990, dated April 7, 1981.

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the Uniform Customs and Practices for Commercial Documentary Credits, (1974 Revision), International Chamber of Commerce, Publication No. 290.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before June 9, 1983

(Date at least 60 days after the date on line 6)

Very truly yours,

Bank of Oklahoma, N. A.
(Name of Bank)

By: [Signature]
Vice President

(CORPORATE SEAL)

IRREVOCABLE LETTER OF CREDIT

Bank of Oklahoma, N. A.
P. O. Box 2300
Tulsa, Oklahoma 74192

Date: April 7, 1981

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$142,500.00 for the account of Floyd R. Hardesty

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before April 9, 1983

(Insert date two years from MAPC approval of plat)

"Lot Three (3)"

1. Sanitary Sewer - \$10,000.00
2. Major Entrance on Central Avenue - \$5,000.00
3. Permanent Decel Lane and Relocation of Storm Sewer on Central Avenue - \$20,000.00
4. Drainage Improvements and Lake Construction - \$62,500.00
5. Twelve Inch Water Line Extension - \$45,000.00

in Silver Springs Addition, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit is hereby released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under _____

Bank of Oklahoma, N. A., Credit No. 1991, dated April 7, 1981.

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the Uniform Customs and Practices for Commercial Documentary Credits, (1974 Revision), International Chamber of Commerce, Publication No. 290.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before June 9, 1983

(Date at least 60 days after the date on line 6)

Very truly yours,

Bank of Oklahoma, N. A.
(Name of Bank)

(CORPORATE SEAL)

BY: 

DEDICATION

RECEIVED
FEB 16 1981
Dept. Of Engineering

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

the undersigned, John T. Arnold & Associates, Inc.

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

BEGINNING AT A POINT ON THE SOUTH LINE AND 1856.43' EAST OF THE S.W. CORNER OF THE S.W. 1/4 OF SECTION 15, TOWNSHIP 27 SOUTH, RANGE 1 WEST, OF THE 6TH P.M.; THENCE WEST ALONG SAID SOUTH LINE BEARING N 89° 35' 30" W A DISTANCE OF 121.97'; THENCE BEARING N 11° 10' 15" W A DISTANCE OF 449.13'; THENCE BEARING S 89° 35' 30" E A DISTANCE OF 115.39'; THENCE BEARING S 11° 59' 28" E A DISTANCE OF 450.50' TO THE POINT OF BEGINNING, EXCEPT THE SOUTH 115' (AS RECORDED IN FILM 209, PG. 1469) FOR STREET RIGHT OF WAY. (CONTAINING 0.88 ACRES)

do hereby dedicate the above described real estate to the public for drainage purposes.

Executed this 22nd day of January, 1981.

John T. Arnold Associates, Inc.
John T. Arnold Associates, Inc.
John T. Arnold, President

STATE OF KANSAS)
SEDGWICK COUNTY) SS

BE IT REMEMBERED, that on this 22nd day of January, 1981, before me a Notary Public in and for the said County and State came

John T. Arnold & Associates, Inc.

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

Pamela A. Nelson
Notary Public

My Commission expires January 28, 1984.

file

February 9, 1983

METROPOLITAN AREA PLANNING DEPARTMENT

RECEIVED

FEB 9 1983

Dept. Of Engineering

TO Mike Lindebak, Project Development Engineer, City Engineering

FROM Forrest L. Nagley, Junior Planner

SUBJECT Status of improvements guaranteed by letters of Credit in Silver Springs Addition (S/D 81-11).
Located on the east side of Ridge Road, in an area north of Central.

On April 21, 1981, the final plat of Silver Springs Addition was approved by the Board of City Commissioners. Associated with that approval was the acceptance of four letters of credit guaranteeing the below-outlined required improvements. The letters of credit assign the cost of improvements to specific lot development. The lots are listed according to the developer's timetable for actual lot by lot development. All four letters of credit reference a completion or default date of April 9, 1983, and a negotiation or expiration date of June 9, 1983. An outline of the letters of credit is as follows:

1. Lot 3 (Credit Number 1991)
 - a. Sanitary sewer - \$10,000
 - b. Major entrance on Central - \$5,000
 - c. Permanent decel lane and relocation of storm sewer on Central - \$20,000
 - d. Drainage improvements and lake construction - \$62,500
 - e. 12-inch water line - \$45,000
2. Lot 2 (Credit Number 1990)
 - a. Sanitary sewer - \$37,000
 - b. Major entrance on Ridge - \$5,000
 - c. Temporary decel lane on Ridge - \$8,000
3. Lot 1 (Credit Number 1988)
 - a. Sanitary sewer - \$10,000
 - b. Drainage improvements and lake construction - \$62,500
 - c. Out fall structure - \$40,000
4. Lot 4 (Credit Number 1898)
 - a. Sanitary sewer - \$10,000
 - b. Drainage improvements and lake construction - \$62,500

Please check to see if any of the above-referenced improvements have been constructed. If not, I need an updated cost estimate so I may obtain revised letters of credit which account for

Mike Lindebak, Project Development Engineer, City Engineering

Page 2

February 9, 1983

inflationary cost increases. I intend on allowing Hardesty an additional two years to complete the improvements unless you advise a lesser time should be granted. A two year extension of time would provide for a new project completion date of April 9, 1985.

I will contact the Water Department about the water line associated with the development of Lot 3.

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


Forrest L. Nagley
Junior Planner

FLN:bh

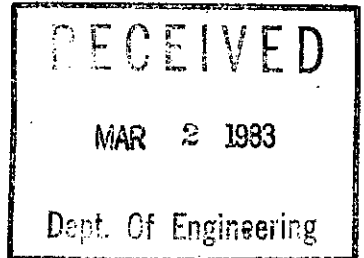
cc: Silver Springs Community Unit Plan File (DP-26)

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



March 1, 1983

Mr. Floyd R. Hardesty
4606 S. Garnett Rd.
Tulsa, Oklahoma 74145

Re: Letters of credit guaranteeing improvements
required in conjunction with the platting of
Silver Springs Addition - S/D 81-111. (Credit
Numbers 1988, 1989, 1990 and 1991).

Dear Mr. Hardesty:

When the above-referenced property was platted, you sub-
mitted four letters of credit in the amounts of \$139,500.00,
\$72,500.00, \$112,500.00 and \$142,500.00 from the Bank of
Oklahoma, N.A., as guarantee for certain street, sanitary
sewer, water and drainage improvements. The letters of credit
reference a projected completion date of April 9, 1983.

I recently completed a field check of the property and noted
that no development has occurred on any part of the plat,
and, consequently, none of the required site improvements
have been completed. With these factors in mind, we can
authorize a two year extension of time to complete the im-
provements provided the bank submits amendments to the let-
ters of credit which reference the following:

- A. A new default or completion date of April 9, 1985;
- B. A new expiration or negotiation date of June 9, 1985.

City Engineering and the Water Department have both advised
that the existing dollar amounts of the guarantees are suf-
ficient for a two year time extension.

Please have the bank prepare the necessary amendments and
submit them to this office prior to April 9, 1983. Action
on your part is imperative if you wish to avoid default
on these guarantees. Should you have any questions, please
call me at (316) 268-4421. Your cooperation will be appre-
ciated.

Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

WCF

Mr. Floyd R. Hardesty
3-1-83
Page 2

cc: Bank of Oklahoma, N.A., P.O. Box 2300, Tulsa, Oklahoma,
74192

X Mike Lindebak, Project Development Engineer, City Engineer-
ing

THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF ENGINEERING

DATE March 22, 1983

TO Forrest Nagley, Junior Planner
FROM Mike Lindebak, Program Development Engineer

SUBJECT Letters of Credit
Silver Springs Addition

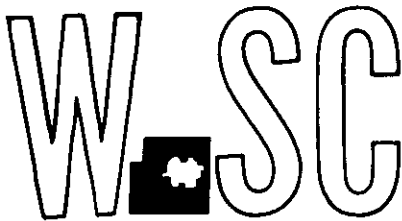
Regarding the letters of credit posted as development guarantees for Silver Springs Addition, my initial reaction was to let the developer extend them for another two years. However, it may be desirable for them to now put in the major entrance and deceleration lane on Central. Duff's has developed the lot adjacent to the deceleration lane. At the time the Duff's property was plat-
ted it was agreed that Silver Springs property had guaranteed the major entrance and the deceleration lane and they were responsible for the construction. Duff's has developed and the improvements have not been made.

A two year extention for all improvements except the aforementioned seems adequate. Six months for the major entrance and deceleration lane would give the developer adequate time to get the improvements engineered and constructed.

Mike Lindebak
Program Development Engineer

ML:ck

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 25, 1983

Mr. Floyd R. Hardesty
4606 S. Garnett Road
Wasa, Oklahoma 74145

Re: Revision to March 1, 1983 letter concerning letters of credit guaranteeing improvements required in conjunction with the platting of Silver Springs Addition - S/D 81-111 (Credit numbers 1988, 1989, 1990 and 1991)

Dear Mr. Hardesty:

On the above-referenced date, I wrote to you regarding the need to submit amendments to your letters of credit associated with the platting of Silver Springs Addition. In that earlier letter, I relayed City Engineering's authorization for a 2 years time extension for completion of all improvements. However, within the last week City Engineering has requested that I contact you and advise that only a 6-month extension of time can be authorized for the deceleration lane and major entrance construction included as part of letter of credit number 1991. Therefore, two new letters of credit need to be submitted which separates the list of improvements guaranteed by original letter of credit 1991.

The first letter of credit needs to reference a dollar amount of \$25,000 for 1) the major entrance on Central, and 2) the permanent deceleration lane and relocation of storm sewer in Central. This new letter of credit must also indicate a completion date of November 9, 1983, and an expiration date of January 9, 1984.

A second letter of credit needs to be submitted which references a dollar amount of \$117,500 for 1) sanitary sewer, 2) drainage improvements and lake construction, and 3) 12-inch water line. This new letter of credit must also indicate a completion date of April 9, 1985, and a new expiration date of June 9, 1985. I have attached the proper letter of credit forms to this letter. Once they are returned, I will release superceded letter of credit 1991 to you or the bank.


Letters of credit 1988, 1989, and 1990 may all be renewed by simple amendment from the bank. As I advised in my letter of March 1, 1983, such amendments need to reference the following:

- A. A new default or completion date of April 9, 1985;
- B. A new expiration or negotiation date of June 9, 1985.

Dollar amounts may remain the same for these renewed letters of credit.

Please have the bank prepare the 2 new letters of credit to supercede letter of credit number 1991 and the three amendments. Should you or the bank have any questions about what is now required please call me at (316) 268-4421. Action on your part is imperative in order to avoid default on your guarantees. Your cooperation will be appreciated.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Bank of Oklahoma, N.A. P.O. Box 2300, Tulsa, Oklahoma 74192
X Mike Lindebak, Project Development Engineer, City Engineering

**AL C. YOUNG & ASSOCIATES
OF TULSA, INC.**

808 South Peoria
TULSA, OKLAHOMA 74120

(918) 583-4181

LETTER OF TRANSMITTAL

TO The City of Wichita
Department of Engineering
City Hall - Seventh Floor
455 North Main
Wichita, KS 67202

DATE 9/1/83	JOB NO. 4118
ATTENTION Don E. Schneider, P.E.	
RE: Raintree Apartments	

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
2 sets	9/1/83		Sanitary Sewer Plans
2 sets	9/1/83		Grading, Paving, Storm Sewer Plans

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: Jeffrey A. Tuttle
 Jeffrey A. Tuttle/cj

**AL C. YOUNG & ASSOCIATES
OF TULSA, INC.**

808 South Peoria
TULSA, OKLAHOMA 74120

(918) 583-4181

LETTER OF TRANSMITTAL

DATE	9/15/83	JOB NO.	4118
ATTENTION			
RE: Raintree Apartments			

TO Don E. Schneider, P.E.
Department of Engineering - 7th Floor
455 North Main
Wichita, KS 67202

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

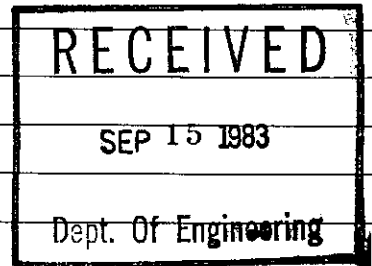
- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
2 sets	9/15/83		Sanitary Sewer Plans - Revised
1 set	9/15/83		Previously Submitted and Marked Sanitary Sewer Plans
2 sets	9/15/83		Sanitary Sewer Building Plumbing Plans
2 sets	9/15/83		Paving, Grading & Storm Sewer Plans - Revised
1 set	9/15/83		Paving, Grading & Storm Sewer Plans - Previously Submitted & Marked
2 sets			Revised Accel/Decel plans
1 set			previous submittal.

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____



COPY TO _____

SIGNED: Jeffrey A. Tuttle
Jeffrey A. Tuttle/cj

THE CITY OF WICHITA

OFFICE OF City Engineer

DATE September 12, 1983

TO Delores Mast, Plans Examiner
FROM Chris Breitenstein, Civil Engineer III

SUBJECT Raintree Apartments

This drainage plan has been approved by this office. Plan - profile construction plans for Area A drainage and off-site storm sewer will be required.

This office will provide inspection for these two systems.

The applicant's engineer has been working closely with this office to provide adequate plans for inspection.

CB
Chris Breitenstein
Civil Engineer III

CB:gr

Please bring down.

ZP

m.j.

TRANSMITTAL

TO: <u>Chadsey Architects</u> <u>4600 S. Garnett Rd. - Suite 300</u> <u>Tulsa, OK 74145</u> ATTENTION: <u>Ken Ruse</u>	FROM: <u>Tim R. Cain</u> CITY OF WICHITA DEPARTMENT OF ENGINEERING 455 N. MAIN, 7TH FLOOR WICHITA, KANSAS 67202 TELEPHONE: <u>(316) _____</u> or <u>(316) 268-4501</u> <u>268-4601</u>
PROJECT TITLE: <p style="text-align: center;">Raintree Apartments at Central & Ridge on Silver Springs Blvd.</p>	
PROJECT NUMBER: N/A	DATE: September 16, 1983
THE FOLLOWING ITEMS ARE BEING TRANSMITTED TO YOU: <input type="checkbox"/> Plans, prints or tracings <input type="checkbox"/> Specifications <input type="checkbox"/> Certificate of Insurance <input type="checkbox"/> Minor Street Privilege Information <input type="checkbox"/> Change order <input type="checkbox"/> Correspondence <input type="checkbox"/> Agreement form <input checked="" type="checkbox"/> Other <u>Street Name Sign Standards for Private Streets</u>	
THE ITEMS ARE BEING TRANSMITTED FOR THE FOLLOWING PURPOSE: <input type="checkbox"/> For your approval and signature <input type="checkbox"/> For your files <input checked="" type="checkbox"/> For your use <input type="checkbox"/> For your review and resubmittal <input type="checkbox"/> Returned for revisions <input type="checkbox"/> To advise of approval <input type="checkbox"/> Other _____	
COMMENTS: <p>You can contact Gary Cortner with the Traffic Operations and Maintenance Division, City Hall - 8th Floor, Phone (316) 268-4392, in regard to the above referenced information.</p> <p style="text-align: right;">Tim R. Cain Administrative Supervisor</p> <p>ms cc: Gary Cortner, Traffic O & M Deloris Mast, Central Inspection w/att</p>	

TRANSMITTAL

X

TO: Chadsey Architects
4600 S. Garnett Rd. - Suite 300
Tulsa, OK 74145

ATTENTION: Ken Ruse

FROM: Tim R. Cain

CITY OF WICHITA
DEPARTMENT OF ENGINEERING
455 N. MAIN, 7TH FLOOR
WICHITA, KANSAS 67202
TELEPHONE: (316) _____ or (316) 268-4501
268-4601

PROJECT TITLE:

Raintree Apartments at Central & Ridge on Silver Springs Blvd.

PROJECT NUMBER:

N/A

DATE:

September 16, 1983

THE FOLLOWING ITEMS ARE BEING TRANSMITTED TO YOU:

- Plans, prints or tracings Specifications Certificate of Insurance Minor Street Privilege Information
 Change order Correspondence Agreement form
 Other Street Name Sign Standards for Private Streets

THE ITEMS ARE BEING TRANSMITTED FOR THE FOLLOWING PURPOSE:

- For your approval and signature For your files For your use
 For your review and resubmittal Returned for revisions To advise of approval
 Other _____

COMMENTS:

You can contact Gary Cortner with the Traffic Operations and Maintenance Division, City Hall - 8th Floor, Phone (316) 268-4392, in regard to the above referenced information.



Tim R. Cain
Administrative Supervisor

ms

cc: Gary Cortner, Traffic O & M
Deloris Mast, Central Inspection w/att

2

**AL C. YOUNG & ASSOCIATES
OF TULSA, INC.**

808 South Peoria
TULSA, OKLAHOMA 74120

(918) 583-4181

Silver Springs Addn.
LETTER OF TRANSMITTAL

DATE September 20, 1983	JOB NO. 4118
ATTENTION	
RE: Raintree Apartments	
RECEIVED	
SEP 22 1983	
Dept. of Engineering	

TO Don E. Schneider, P.E.
Department of Engineering
7th Floor
455 North Main
Wichita, KS 67202

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
1 set	9/20/83		Sanitary Sewer Plans - Previously Submitted & Marked
2 sets			Sanitary Sewer Plans - Revised

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: *Jeffrey A. Tuttle*
Jeffrey A. Tuttle/cj

**AL C. YOUNG & ASSOCIATES
OF TULSA, INC.**

808 South Peoria
TULSA, OKLAHOMA 74120

(918) 583-4181

LETTER OF TRANSMITTAL

DATE 9/27/83	JOB NO. 4118
ATTENTION	
RE: Raintree Apartments	

TO _____
Don E. Schneider, P.E.
Department of Engineering

7th Floor

455 North Main

Wichita, KS 67202

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
2 sets	9/27/83		Deacceleration Plans
2 sets	9/27/83		Storm Sewer Plans
			Previously Submitted & Marked Plans

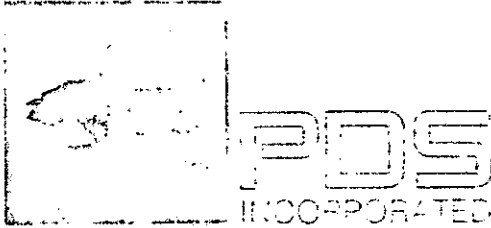
THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: Jeffrey A. Tuttle
Jeffrey A. Tuttle/cj



PLANNING DEVELOPMENT SERVICES, INC.

River Park Place, 707 North Waco, Suite 125, Wichita, Kansas 67202 (316) 262-0451 Telex 417-375 PDS WIC

September 28, 1983

Al C. Young & Associates
of Tulsa, Inc.
808 South Peoria
Tulsa, Oklahoma 74120

Attn: Mr. Jeffrey A. Tuttle
and/or
Mr. Bob Pruitt

RE: Major Entrance on Central Avenue to
Silver Springs, Hardesty Company
Project, Wichita, Kansas.

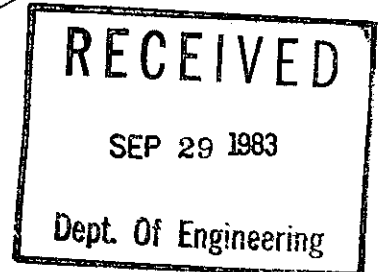
Gentlemen:

As you will recall, our previous letter dated June 22, 1983, presented certain information and accompanying material concerning the above referenced entrance, and extended access road to be known as Silver Springs Boulevard, and their relationship to adjoining properties. In response to my letter and concern for coordinating your design with the recorded north-south Joint Access Agreement, and the platted east-west 30' Ingress-Egress Easement, Mr. Pruitt called and advised your design of the Central entrance would be modified to provide a mountable medial to permit intended access to the adjoining property on the west.

Our client exercised their purchase option and now own Lots 1, 3 and 4, Block 1, Second Addition to Queen's Lake, Wichita, Kansas. Their intent is to build a new bank facility on this property, and are currently involved in the schematic design phase for their proposed project. In an attempt to keep everyone informed and further the coordination of access, we have enclosed a copy of their preliminary site plan. Two driveways are proposed along their east property line leading to and from the north-south joint access road, the southern one of which has been purposely located in alignment with the east-west 30' ingress-egress easement. While we have not seen construction plans for the improvement of Silver Springs Boulevard adjacent to our clients property, we have taken the liberty to suggest how it might be constructed for illustration purposes only.

As a point of further information, our review of construction plans for Central Avenue, as well as observations in the field, indicate that the medial break permitting left turns from Silver Springs Blvd. onto Central is a larger opening than indicated on your decel lane plan dated May 31, 1983.

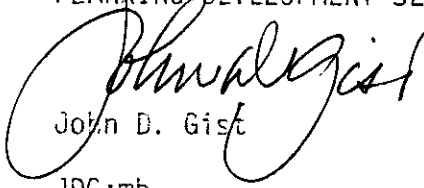
Tucson, AZ Denver, CO



If additional plans have been completed relative to access to the Hardesty Company project, we would appreciate receiving copies so that we can coordinate our final site and grading plans, etc. Should you have questions, or if I could provide you with additional information, please let us know.

Sincerely,

PLANNING DEVELOPMENT SERVICES, INC.



John D. Gist

JDG:mb

CC: Bill McKinley, Traffic Engineer
7th Floor - City Hall
455 North Main Street
Wichita, Kansas 67202

Don Schneider, Engineering Department
7th Floor- City Hall
455 North Main Street
Wichita, Kansas 67202

Mr. James T. Hamilton, II
Executive Vice President
Union National Bank
150 North Main Street
Wichita, Kansas 67202

Marlin K. Penner
John T. Arnold Associates, Inc.
Sutton Place
209 East William
Wichita, Kansas 67202

February 28, 1984

Mr. Jeffrey A. Tuttle, P.E.
Al C. Young & Associates
808 South Peoria
Tulsa, Oklahoma 74120

Dear Jeff:

Please find enclosed marked up sets of sanitary sewer,
paving, grading and storm sewer plans for Phase II,
Silver Springs.

If you have any questions, please feel free to call me at
316-268-4235.

Yours truly,



Chris J. Breitenstein, P.E.
Civil Engineer III

CJB:gr

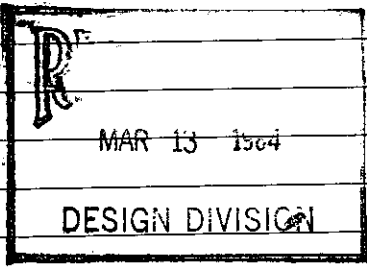
Enclosures

**AL C. YOUNG & ASSOCIATES
OF TULSA, INC.**

808 South Peoria
TULSA, OKLAHOMA 74120

(918) 583-4181

LETTER OF TRANSMITTAL

DATE	3/12/84	JOB NO.	4282	4337
ATTENTION	Don Schneider			
RE:	Silver Springs			
				

TO City of Wichita
455 North Main Street
City Hall
Wichita, KS 67202

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
2 sets each	3/12/84		Grading, Storm Sewer, Sanitary Sewer Plans (Revised)
2 sets each	3/12/84		Grading, Storm Sewer, Sanitary Sewer Plans (Previously Submitted and Marked)
2 sets	3/12/84		Deceleration Plans

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

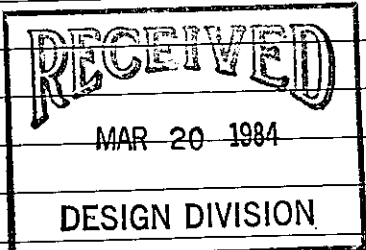
SIGNED: Jeffrey A. Tuttle
Jeffrey A. Tuttle/cj

**AL C. YOUNG & ASSOCIATES
OF TULSA, INC.**

808 South Peoria
TULSA, OKLAHOMA 74120

(918) 583-4181

LETTER OF TRANSMITTAL

DATE	3/19/84	JOB NO.	4337
ATTENTION	Don E. Schneider, P.E.		
RE:	Silver Springs - Parcel B		
			

TO City of Wichita
Dept. of Engineering - 7th Floor
City Hall - 455 North Main
Wichita, KS 67202

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
2 sets	3/19/84		Sanitary Sewer Plans - Previously Submitted & Marked
2 sets	3/19/84		Sanitary Sewer Plans - Revised
1 set	3/19/84		Tracings - Sanitary Sewer - To be Signed & Approved

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: Jeffrey A. Tuttle
Jeffrey A. Tuttle/cj 9

TRANSMITTAL

1034

TO: Al C. Young & Assoc. Of Tulsa, Inc. 808 S. Peoria Tulsa, Oklahoma 74120 ATTENTION: Jeffrey A. Tuttle	FROM: Don Schneider, P.E. CITY OF WICHITA PLANNING DEPT. - Design Division 455 N. MAIN, 7TH FLOOR WICHITA, KANSAS 67202 TELEPHONE: 268-4440 or (316) 268-4501
PROJECT TITLE: Sanitary Sewer Extension, Lot 2, Block 1, Silver Springs	
PROJECT NUMBER: 468 76 245 80000 000 000 008	DATE: March 20, 1984
THE FOLLOWING ITEMS ARE BEING TRANSMITTED TO YOU: <input checked="" type="checkbox"/> Plans, prints or tracings <input type="checkbox"/> Specifications <input type="checkbox"/> Certificate of Insurance <input type="checkbox"/> Minor Street Privilege Information <input type="checkbox"/> Change order <input type="checkbox"/> Correspondence <input type="checkbox"/> Agreement form <input type="checkbox"/> Other _____	
THE ITEMS ARE BEING TRANSMITTED FOR THE FOLLOWING PURPOSE: <input type="checkbox"/> For your approval and signature <input type="checkbox"/> For your files <input type="checkbox"/> For your use <input type="checkbox"/> For your review and resubmittal <input type="checkbox"/> Returned for revisions <input type="checkbox"/> To advise of approval <input checked="" type="checkbox"/> Other processing (see comments below)	
COMMENTS: <i>Don 1/2</i> 1. Note needs to be added to plan requiring manholes to be City of Wichita Standard Type A or C. 2. Plans must be sealed by a licensed Professional Engineer registered in the State of Kansas. <i>Don 3/1</i> 3. Dedication of 16' sanitary sewer easement by separate instrument must be documented. ④ 4. Provide 1 set of reproducibles and 5 sets of prints of the final plans this office. <i>Don 4/14</i> City criteria requires 0.1' flow line drop through all manholes where alignment changes exceed an angle of 45°.	
Don Schnedier Design Engineer	
/co	

192-200
(May 83)

**AL C. YOUNG & ASSOCIATES
OF TULSA, INC.**

808 South Peoria
TULSA, OKLAHOMA 74120

(918) 583-4181

LETTER OF TRANSMITTAL

TO _____
City of Wichita

455 North Main - 7th Floor

Wichita, KS 67202

DATE 3/28/84	JOB NO. 4337
ATTENTION Don Schneider, P.E.	
RE: Silver Springs - Parcel B	

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

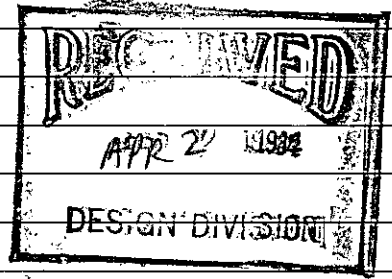
- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
1 set	3/28/84		Reproducibles - Paving, Grading & Storm Sewer
4 sets	3/28/84		Paving, Grading, Storm Sewer Plans
1 set	3/28/84		Reproducible - Interim Deceleration Lane & Major Entrance on Ridge Road
4	3/28/84		Interim Deceleration Lane & Major Entrance on Ridge Road

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____



COPY TO _____

SIGNED: Jeffrey A. Tuttle
Jeffrey A. Tuttle,

**AL C. YOUNG & ASSOCIATES
OF TULSA, INC.**
808 South Peoria
TULSA, OKLAHOMA 74120

LETTER OF TRANSMITTAL

(918) 583-4181

TO City of Wichita
City Engineer
7th. Floor
Wichita, Kansas

DATE March 22, 1984	JOB NO. 4337
ATTENTION Don Schnider	
RE:	

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings
 Prints
 Plans
 Samples
 Specifications
 Copy of letter
 Change order

COPIES	DATE	NO.	DESCRIPTION
2	03/22/84		Paving, Grading & Storm Sewer Plans Revised
1	03/22/84		Paving, Grading & Storm Sewer Plans Previously Submitted
1	03/22/84		Paving, Grading & Storm Sewer Plans Tracings for Signature
2	03/22/84		Deceleration Plans for Ridge Road
2	03/22/84		Deceleration Plans Previously Submitted
1	03/22/84		Deceleration Plans Original Tracings for Signature

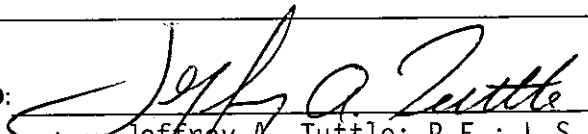
THESE ARE TRANSMITTED as checked below:

- For approval
 Approved as submitted
 Resubmit _____ copies for approval
 For your use
 Approved as noted
 Submit _____ copies for distribution
 As requested
 Returned for corrections
 Return _____ corrected prints
 For review and comment

 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO File

SIGNED: 
 Jeffrey A. Tuttle; P.E.; L.S.

W I C H I T A - S E D G W I C K C O U N T Y
METROPOLITAN AREA PLANNING DEPARTMENT

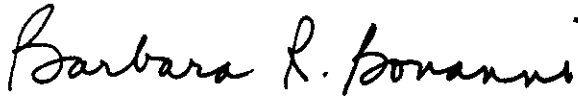
To: Larry Henry, Program Development
Engineer

Date: December 18, 1984

From: Barbara Bonanni, Planning Analyst

Subject: Status of improvements guaranteed as a condition of approval of S/D 81-II, Silver Springs Addition - Located east of Ridge Road, in an area north of Central Avenue (Credit No. SLC-2782, dated 3/32/83).

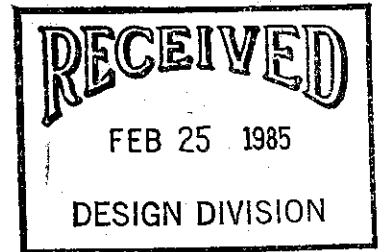
When the above-referenced property was platted, some of the improvements required by City Engineering were: 1) the major entrance on Central, and 2) the permanent decel lane and relocation of storm sewer in Central. The Letter of Credit referenced above pertains to this \$25,000.00 guarantee. The work was to be completed on or before January 9, 1984. What is the status of these required improvements?



Barbara R. Bonanni
Planning Analyst

BRB:mlh

WICHITA - SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT



To: Larry Henry

Date: February 22, 1985

From: Barbara Bonanni

Subject: Status of improvements guaranteed by Letters of Credit in Silver Springs Addition (S/D 81-II). Located on the east side of Ridge Road, in an area north of Central.

When the above-referenced property was platted, four Letters of Credit guaranteeing required improvements were submitted. All the Letters of Credit have amendments which reference a completion or default date of April 9, 1985, and a negotiation or expiration date of June 9, 1985. An outline of the improvements guaranteed by the Letters of Credit is as follows:

- | | | | |
|----|---|-------------------------|---------|
| 1. | <u>Lot 1 - Credit Number 1988</u> | <u>\$139,500.00</u> | |
| | a. Sanitary sewer | \$ 37,000.00 | ✓ I-268 |
| | b. Drainage improvements and lake construction | \$ 62,500.00 | |
| | c. Out-fall structure | \$ 40,000.00 | |
| 2. | <u>Lot 4 - Credit Number 1989</u> | <u>\$ 72,500.00</u> | |
| | a. Sanitary sewer | \$ 10,000.00 | |
| | b. Drainage improvements and lake construction | \$ 62,500.00 | |
| 3. | <u>Lot 2 - Credit Number 1990</u> | <u>\$112,500.00</u> | |
| | a. Sanitary sewer | \$ 37,000.00 | ✓ I-288 |
| | b. Major entrance on Ridge Road | \$ 5,000.00 | |
| | c. Temporary decel lane on Ridge Road | \$ 8,000.00 | |
| | d. Drainage improvements and lake construction | \$ 62,500.00 | |
| 4. | <u>Lot 3 - Credit Number 1991</u> | <u>\$117,500.00</u> | |
| | a. Sanitary sewer | \$ 10,000.00 | |
| | b. Drainage improvements and lake construction | \$ 62,500.00 | |
| | c. Twelve-inch water line extension | \$ 45,000.00 | |

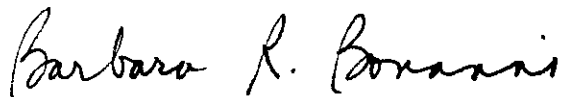
my

TO: Larry Henry
February 22, 1985
Page 2

I have recently received a letter, dated February 18, 1985, from Craig Stough which states that all improvements have been completed except the "drainage improvements and lake construction" referenced on each Letter of Credit. I have attached a copy of Mr. Stough's letter. Please advise if all improvements, except drainage and lake construction, have, in fact, been completed.

In the case of updated or revised guarantees, please indicate if the existing dollar amounts are adequate for the requested two-year extension, and if a consolidation of all four Letters of Credit into one Letter of Credit is appropriate.

Should you have any questions, please call.



Barbara R. Bonanni
Junior Planner

BRB:mlh
Attachment

cc: ~~Mike~~ Lindebak, City Engineer



HARDESTY

February 18, 1985

Ms. Barbara R. Bonanni
Wichita - Sedgwick County
Metropolitan Area Planning Dept.
City Hall - Tenth Floor
455 North Main Street
Wichita, Kansas 67202-1688

RE: Letter of Credit guaranteeing improvements required in conjunction
with the platting of Silver Springs Addition S/D 81-11.
(Credit Nos. 1988, 1989, 1990 and 1991)

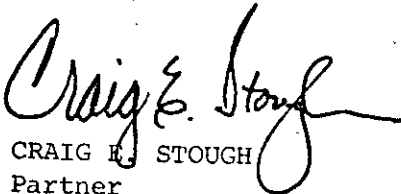
Dear Ms. Bonanni:

I have received your letter dated February 13, 1985. With respect to Letter of Credit 1991 on Lot 3, all items have been completed except item #4 drainage improvements and lake construction in the amount of \$62,500.00. With respect to Letter of Credit 1989 on Lot 4, all items have been completed except item #2 drainage improvements and lake construction in the amount of \$62,500.00. With respect to Letter of Credit 1990 on Lot 2, all items have been completed except item #4 drainage improvements and lake construction in the amount of \$62,500.00. With respect to Letter of Credit 1988 on Lot 1, all items have been completed except item #2 drainage improvements and lake construction in the amount of \$62,500.00. Therefore, we would like to extend each Letter of Credit for an additional two years with each Letter of Credit in the amount of \$62,500.00 or we could consolidate all four Letters of Credit into one Letter of Credit in the amount of \$250,000.00 for the lake.

Please advise how you would prefer for us to proceed and we will obtain the appropriate Letter of Credit extension.

We appreciate your assistance.

Regards,


CRAIG E. STOUGH
Partner

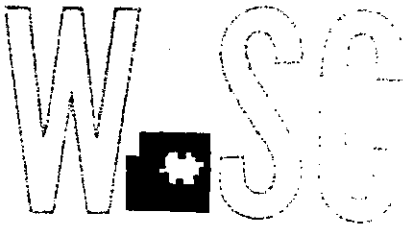
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RECEIVED

FEB 21 1985

METROPOLITAN PLANNING

ROUTE _____



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 22, 1988

Floyd R. Hardesty
4606 S. Garnett Road
Tulsa, OK 74146

Re: S/D 81-11 - SILVER SPRINGS: Located on the east side of Ridge Road, in an area north of Central. When platted four Letters of Credit guaranteeing required improvements were submitted. All the Letters of Credit have amendments which reference a completion or default date of April 9, 1989, and a negotiation or expiration date of June 9, 1989. An outline of the improvements is as follows:

1.	<u>Lot 1 - Credit Number 1988</u>	<u>\$62,500.00</u>
	a. Drainage improvements and lake construction	\$62,500.00
2.	<u>Lot 4 - Credit Number 1989</u>	<u>\$72,500.00</u>
	a. Sanitary sewer	\$10,000.00
	b. Drainage improvements and lake construction	\$62,500.00
3.	<u>Lot 2 - Credit Number 1990</u>	<u>\$62,500.00</u>
	a. Drainage improvements and lake construction	\$62,500.00
4.	<u>Lot 3 - Credit Number 1991</u>	<u>\$72,500.00</u>
	a. Sanitary sewer	\$10,000.00
	b. Drainage improvements and lake construction	\$62,500.00

Dear Mr. Hardesty:

When you platted the Silver Springs Addition in 1981, you submitted a Letter of Credit from the Bank of Oklahoma, N.A. in the amount totaling \$270,000 as guarantee that the above-referenced improvements would be made.

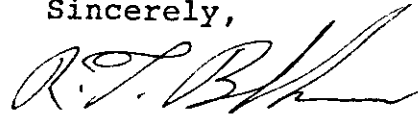
Since City Engineering, has informed us these improvements are not completed, we can authorize a 2-year extension of time to complete the required improvements provided amendment are submitted from the bank which references the following:

1. A new project completion or default date of April 9, 1991.
2. A new negotiation or expiration date of June 9, 1991.

The amendments should be submitted to this office and addressed to my attention. A processing fee of \$50.00 is payable when amendments are submitted. Please contact the bank and authorize the amendments.

Should you have any questions about what is needed, please call me at 268-4421. Action on your part is imperative in order to avoid default on your guarantee and damage to your credit rating.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Bank of Oklahoma, M.A., International Banking Center, One
Bank of Oklahoma Tower, P.O.. Box 2300 (PL-W), Tulsa, OK
74192

Mike Lindebak, City Engineer

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: March 11, 1990

TO: Vicki Huang, City Engineering
FROM: Kandace Jones, Associate Planner
SUBJECT: Letters of Credit for Improvements



In, 1989, Immanuel Baptist Church S/D 89-7 was platted. At that time, two Letters of Credit were provided to locate a water line abandonment in vacated Zimmerly; as well as to close six driveways along Broadway and five driveways along Topeka. This site is located east of Broadway and north of Boston. The Letters of Credit will expire April 14, 1991. I would appreciate your letting me know if these improvements have been completed or whether City Engineering wishes to authorize an extension time or if they wish to collect.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: March 11, 1991

TO: Vicki Huang, City Engineering
FROM: Kandace Jones, Associate Planner
SUBJECT: Status of Improvements Guaranteed by Letters of Credit

KJ

When the Silver Springs Addition, S/D 81-11 was platted on 1981, City Engineering required that certain improvements be guaranteed by Letter of Credit. A number of 2 year extensions have been granted to the owner and the improvement go into default, April 9, 1991. Please advise me of the status of the improvements so I can either release the guarantees or authorize an extension of time to complete the required work. Our Dept. questions the purpose of the City in requiring Letters of Credit over a 10 year period. At what point do we collect? If an extension of time is unacceptable to City Engineering, we need to prepare to collect on the guarantee. If an extension is granted, should it be for 1 or 2 years?

S/D 81-11 - Silver Springs: Located on the east side of Ridge Road, in an area north of Central. An outline of the improvements is as follows:

1.	<u>Lot 1 - Credit Number 1988</u>	<u>\$62,500.00</u>
	a. Drainage improvements & lake construction	\$62,500.00
2.	<u>Lot 4 - Credit Number 1989</u>	<u>\$72,500.00</u>
	a. Sanitary Sewer	\$10,000.00
	b. Drainage improvements & lake construction	\$62,500.00
3.	<u>Lot 2 - Credit Number 1990</u>	<u>\$62,500.00</u>
	a. Drainage improvements & lake construction	\$62,500.00
4.	<u>Lot 3 - Credit Number 1991</u>	<u>\$72,500.00</u>
	a. Sanitary Sewer	\$10,000.00
	b. Drainage improvements & lake construction	\$62,500.00