



Department of Public Works

May 27, 1999

Huntington Park Apartments LLC
150 North Market
Wichita, KS 67202

RE: Drainage at Huntington Park Apartments

Gentlemen:

This office recently received a complaint from the owner of a home located at 10613 Ponderosa Circle that a serious drainage problem exists that is resulting in the frequent flooding of the basement. During our investigation, the owner told us that this drainage problem did not exist before the construction of the Huntington Park Apartments. During the construction of the apartment complex, apparently some grading was done on your land adjacent to hers and on other adjacent property that is owned by the Arlington Place Home Owners Association. Apparently, this resulted in the filling of a drainage swale that existed across the area.

An on site inspection and a review of your drainage plan shows that you have constructed a fairly elaborate storm sewer system on the property. However, half of the drainage from the roofs of the garage structures that are located adjacent to the properties on Ponderosa Circle do not drain into your storm sewer system and are in fact draining onto the adjacent residential properties. It is this drainage that is resulting in the problems mentioned above.

It would appear to me that there is a relatively simple solution to the problem. In the area between the garages and the fence line an above ground drainage swale or underground pipe could be installed to catch the roof runoff, take it in a south-westerly direction, and ultimately put it in the adjacent lake. This would probably require permission from the Arlington Place Home Owners Association. According to the latest county records, the home owners association mailing address, is listed as 1118 N. Lark Lane, a residence that is owned by Mr. Jerry Williams. His telephone number is 721-0468.

Storm Water Management Division

City Hall • 8th Floor • 455 N. Main • Wichita, Kansas 67202

T 316.268.4498

*Requested ditch
has been completed.
AMK*

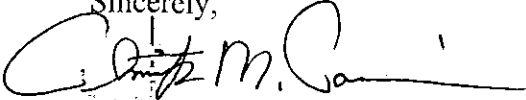
Drainage at Huntington Park Apartments

May 27, 1999

Page 2

I feel that there is some urgency to resolve this matter due to the fact that a home owner is actually being flooded by this water. As always, we appreciate any assistance that you can be in finding and implementing a solution. If you have any questions, please feel free to call me at 316-268-4498.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris M. Carrier". The signature is fluid and cursive, with a long horizontal stroke at the end.

Christopher M. Carrier P. E.
Storm Water Engineer

cc: Bob Jennings, Flood Control Supervisor
Carol Garrett

END OF PROPERTY LEGAL DESCRIPTION

TXRP0607

View Property Information

SLASHLEY

Function: 06

Abstract Inquiry

Level 00

Key No: D -50476

Pin: 134180110500400

Page: 7

Prop Addr

Ownr HUNTINGTON PARK APARTMENTS LLC

General Tax: 2,539.29

Mail 150 N MARKET

Special Tax:

WICHITA KS 67202

Total Tax: 2,539.29

Loan Co:

Luse: 500 Year: 1998 Taxu: 6705 Appraised: Land Improve Total 211,550 0 211,550

Mailed: 1998-06-11 Posted: 1998-06-12 Taxable: 25,386 0 25,386

VU 25,386

Front Depth Yr Blt Sqft

Neighborhood: 9250
Ag Mkt Value:

LOT 3

HUNTINGTON PARK ADD.

PF1-exit, PF7-prev legal, PF8-next legal, pf19-prev parcel, pf20-next parcel

*Change -
I dictated a
letter on this
that I need
typed so I
can sign by
noon.*

*cmc
5-27*

END OF PROPERTY LEGAL DESCRIPTION

TXRP0607

View Property Information

SLASHLEY

Function: 06

Abstract Inquiry

Level 00

Key No: D -45917

Pin: 134180140104300

Page: 7

Prop Addr

Ownr ARLINGTON PLACE HOMEOWNERS ASSOC INC

General Tax: 28.01

Mail 1118 N LARK

Special Tax:

WICHITA KS 67212

Total Tax: 28.01

Loan Co:

Land Improve

Total

Luse: 100 Year: 1998 Taxu: 6705 Appraised:

2,330 0 2,330

Mailed: Posted: 1998-06-12 Taxable:

280 0 280

VU 280

Front Depth Yr Blt Sqft

Neighborhood: 4851

VU

Ag Mkt Value:

RESERVE A

ARLINGTON PLACE 2ND. ADD.

PF1-exit, PF7-prev legal, PF8-next legal, pf19-prev parcel, pf20-next parcel

Mr. Jerry J. Williams

721-4068

ZONED R 1

ZONED AA

Pandora Circle

EXIST. TREES TO REMAIN

S 88° 34' 50" E

M.H. TOP 135.70
P.L. 174.00

145.57

MAIZE CT.

370.04
N 87° 34' 53" W

M.H. TOP 135.75
P.L. 174.63

AREA II

HUNTINGTON PLACE
COMMERCIAL ADDITION

PROPOSED COMMERCIAL C.U.P.
ZONED AA

EXCEPTION
ANDERSON INVESTMENTS

AREA I

5

110

M.H. TOP 154.42
P.L. 143.00

I-216

LAT-222
S.M.I.

21" RCP (ALREADY PETITIONED
FOR AREA I)
20' DRUG ENMT.

20' UTM. ESMT.

20' EMERG. ACCESS ESMT.
N 88° 26' 50" E

368.77

BY SEPARATE INSTRUMENT

RES. "J"

276.25
S 88° 26' 50" W

PROPOSED DRAIN

MARATHA ADDITION
ZONED AA

ROAD

FORGET MAIN

