



MEMO

TO: Don Sumpster, P.E. PROJECT NO. 76-0572-3-149
 Design Engineer PROJECT: Georgetown
 City of Wichita Extension Pond
 ATTN: Wichita, KS 67202 DATE: March 19, 1985

COPIES TO: Mr. L. Martin FROM: Dick Linn
 REFERENCE: Project Final Inspection

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN

Attached is the Certificate of Completion for the above-referenced project. The project has been reshaped, regraded, seeded and mulched. Minor maintenance of rip-rap areas will be performed later this year after construction activity on the adjacent properties has been completed. The bank slopes will be checked at that time to correct any erosion problems or areas which may require additional seeding.

The required volume of detention is 3.7 acre feet which is provided at elevation 137.35 (0.64' below the top of the curb at the low point adjacent to the pond). Also attached is a mylar of the plan for regrading and seeding.

[Faint, mostly illegible text, possibly a cover letter or additional notes.]

CERTIFICATE

Re: Lot 1, Block One, Georgetown II Addition,
 Wichita, Sedwick County, Kansas.

I certify to Columbia Savings Association, P.A., and to Mid Kansas Federal Savings and Loan Association of Wichita that a drainage facility consisting of a storm water detention system and related outfall has been substantially completed in Sedwick County, Kansas. In addition to Wichita, Sedwick County, Kansas, that the facility is sufficient to substantially fulfill the requirements contained in that certain Ordinance dated August 22, 1984, by the City of Wichita, Kansas, recorded on File 827 at page 184, and with the community trust plan referred to therein and that the construction completed to date with respect to the drainage facility has been inspected and approved by all governmental authorities having jurisdiction as being in conformance with the foregoing requirements.

Dated this 19th day of March, 1985.

[Signature]

The work performed under this contract has been inspected by authorized representatives of the owner, contractor, and Engineer and the Project is hereby declared to be completed on the above date.

The date of completion is the date upon which all warranties and guarantees herein shall be in full force and effect.

The responsibilities between the owner and the Contractor for maintenance shall be as set forth in the specifications.

DATE PROFESSIONAL ENGINEER SEAL

DEED

This Deed, executed this 19th day of October, 1985.

WITNESSETH: That, MICHAEL, the undersigned is in the process of plotting that certain real property to be known as Georgetown II Addition to Wichita, Sedwick County, Kansas; and

MICHAEL, as a part of the plotting process certain reserves have been made by the City of Wichita regarding the establishment of an owners' association and other matters.

NOW, THEREFORE, the undersigned does hereby subject Georgetown II Addition to Wichita, Sedwick County, Kansas, to the following covenants and restrictions:

- At such time as the said property shall become developed by erection of improvements thereon, the undersigned agrees to cause an association to be formed to provide for the care, maintenance and repair of the reserves, sidewalks and front lawn. Griffith School and the drainage facilities consisting of a detention pond and related outfall.
- The reserves located in said addition will be conveyed to the association at such time as the project is 75% or more occupied by owners or tenants other than the undersigned.
- Until said reserves are so conveyed the ownership and maintenance thereof shall be by the undersigned.
- Flood access to any lot will be provided prior to the completion of said lot, said access to be constructed pursuant to the requirements of the City of Wichita.

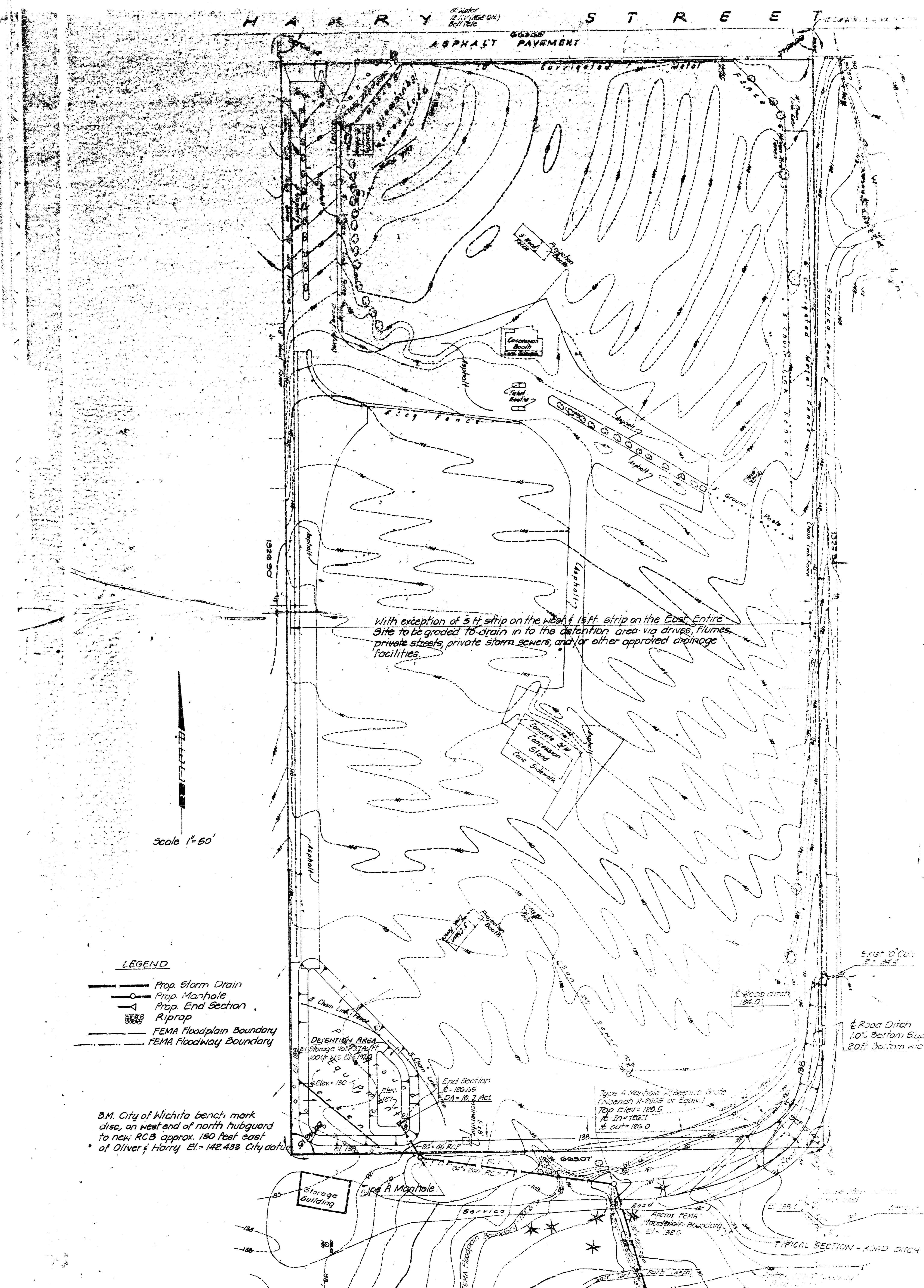
5. In the event said association, its successors or assigns, or the undersigned, shall fail at any time to maintain the drainage facilities consisting of the detention pond and related outfall, the City of Wichita may, in its discretion and without liability to the undersigned, cause the same to be maintained in such manner as it may deem proper. Said notice shall be given 30 days within which the association may fulfill the obligation. If said obligation is not fulfilled within the time specified, the City of Wichita, in order to preserve the taxable value of the properties within the addition and to prevent said facilities from becoming a nuisance, may enter upon said common area and perform the obligations listed in the Notice of Delinquency. All costs incurred by the City of Wichita in carrying out the obligations of the undersigned or the association may be assessed against all the lots within the addition in the same manner as provided by law for special assessments and said assessments may be established as liens upon said lots. Should the undersigned or the association, their successors or assigns, upon receipt of said notice of delinquency, fail to pay the amount due or if said notice is not proper for any reason, it may, within the 30 day period to be provided in said notice, apply for a hearing before the Board of City Commissioners to appeal said obligations, and the Board of City Commissioners shall be empowered to deny further proceedings under said notice shall be suspended pending the outcome of any proceeding with respect to such appeal.

This Covenant executed as of the date first above written.

GEORGETOWN PARTNERSHIP,
 By: Kansas General Properties, Inc.
 a partner
[Signatures]
 Partner

State of Kansas
 County of Sedwick

Be it remembered that on this 19th day of October, 1985, before me, a Notary Public in and for the State of Kansas, and County of Sedwick, Kansas, the undersigned, William E. Miller, a partner in the Georgetown Partnership, a Kansas General Partnership, in my personal and official capacity, and as the undersigned, in my personal and official capacity, and as the undersigned, in my personal and official capacity, have hereto set my hand and



LEGEND

- Prop. Storm Drain
- Prop. Manhole
- Prop. End Section
- Rip-rap
- FEMA Floodplain Boundary
- FEMA Floodway Boundary

B.M. City of Wichita bench mark also, on west end of north hubguard to new RCB approx. 150 feet east of Oliver & Harry. Elevation = 142.433 City datum.

No.	Revision	By	Date



MEMO

TO: Steve Lackey, Design Chief Engineer
PROJECT NO. 30-79151-1081
DATE: July 16, 1980

July 1, 1980

Steve Lackey, Design Chief Engineer
Engineering Division, Department of Public Works
7th Floor - City Hall
435 N. Main
Wichita, Kansas 67202

Dear Mr. Lackey:
The Meadowlark C.U.P. has been approved with the following general Provision #4:

Drainage: At the time of platting, the applicant shall submit a drainage plan for the entire development and guarantee drainage improvements as may be required.

The 'undeveloped' runoff has been calculated based on the area soil type and as a pasture in good condition. This would be identical to the adjacent golf course condition. The runoff flow rate is 31 cfs.

The proposed multi-family residential development is assumed to be 50% impervious and 50% open area. The flow rate is calculated to be 58 cfs for the design storm (100 year, 6 hour).

The detention volume required is 2.8 acre-feet. Attached are copies of the calculations. Also attached are calculations for the outlet pipe.

The attached Drainage Concept provides for a detention pond with a minimum capacity of 2.8 acre feet, and 1' freeboard. The entire site is to be graded to drain into the pond (except a 10' strip adjacent to the west and east property lines).

The Drainage Plan will be submitted for review and approval prior to submission of the Final Plat.

Very Truly Yours,

Richard W. Linn, P.E.
Manager, Land Development

cc: Mike Lindbeck
Tom Allen
Louise Olivarez



Date: 7/1/80
Project: Meadowlark C.U.P. Amendment
Item: Drainage Plan Summary

1) Hydrology by SCS TR-55 method. Hydrographs by tabular method (Chapter 5, TR-55)

2) Pre-developed conditions assumed to be pasture in good condition. Pre-developed Q = 31 cfs with runoff volume = 3.6 ac-ft.

3) Developed condition assumptions:
Area 1: 2.81 Acres Commercial w/ 25% Impervious Area
Area 2: 1.24 Acres Apt/Multi-Family w/ 20% Impervious Area

4) Detention Pond:
Major Street: Fr Elev = 126.65 Major Street: Fr Elev = 126.65 (From Pond)
To Elev = 127.0 To Elev = 127.0
5'1' slope 2'1' slope
Vol = 2.8 ac-ft Vol = 2.8 ac-ft
Total Avail. Storage = 3.7 ac-ft

5) Outlet Pipe Structure:
H.W.L. = 127.00 ft (Active 100-yr peak on 24 hrs dur @ 127.00)
24" RCP: K = 225 (in-pipe) Q = K*H^3 = 35 cfs
30" CMP: K = 112 (in-pipe) Q = K*H^3 = 24 cfs

Project No: 30-79151-1 Date: 7/1/80
Project: Meadowlark C.U.P. Amendment

TR-55 LAG-Tc METHOD PEAK DISCHARGE COMPUTATION SHEET

Location: Meadowlark Addition Watershed Condition AMC II

Remarks: Pre-developed - Pasture Good Condition

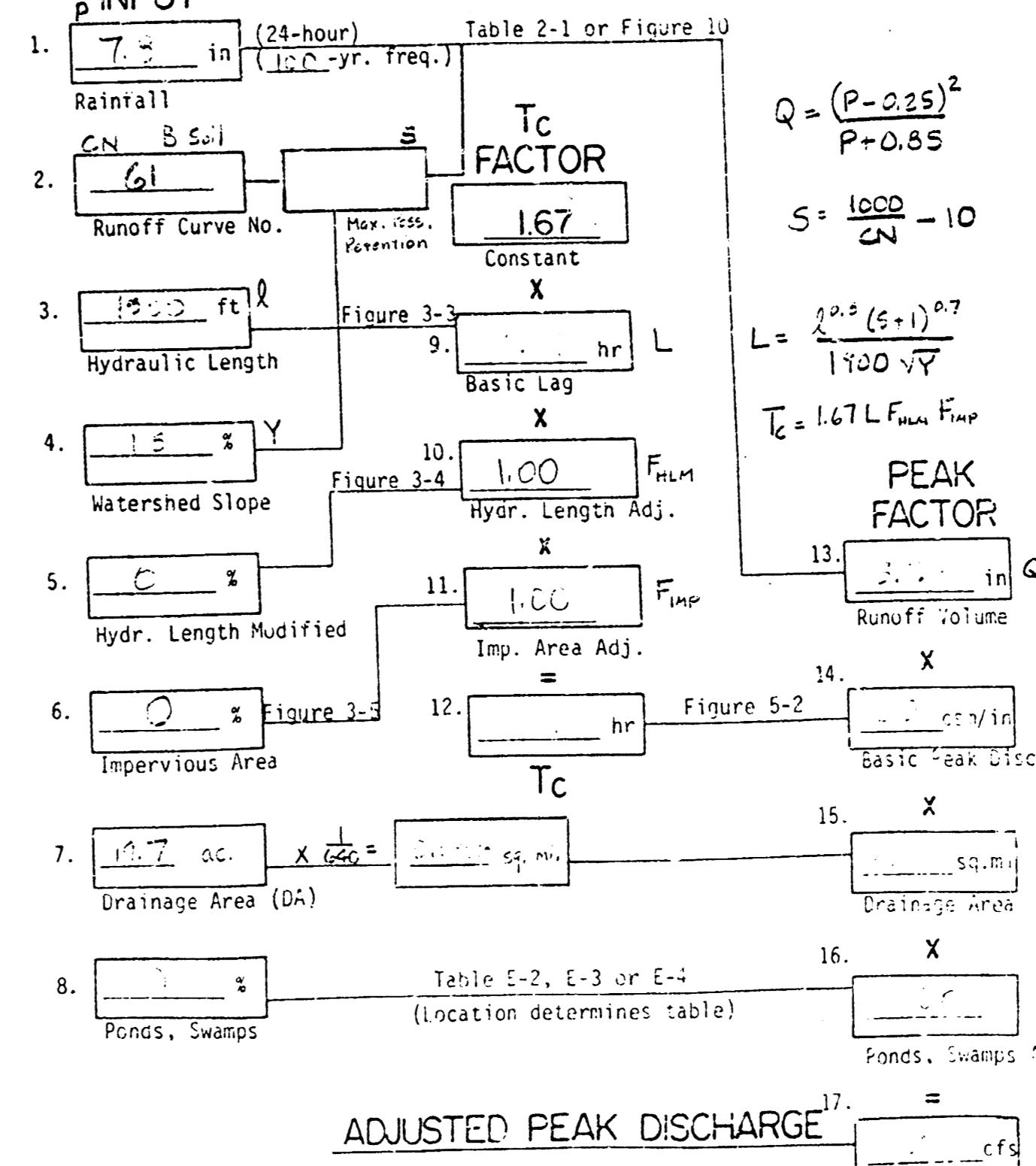


Table with 2 columns: 'Computed Data' and 'Peak Discharge by Technical Release (R. 55 (1975))'. It lists various parameters like Recurrence Interval, Runoff Curve Number, S, L, Tc, and Peak Discharge values.



Date: 7/1/80 MMB Page 4 of
Project: Meadowlark C.U.P. Amendment
Item: Drainage Plan Summary

Project No: 30-79151-1 Date: 7/1/80
Project: Meadowlark C.U.P. Amendment

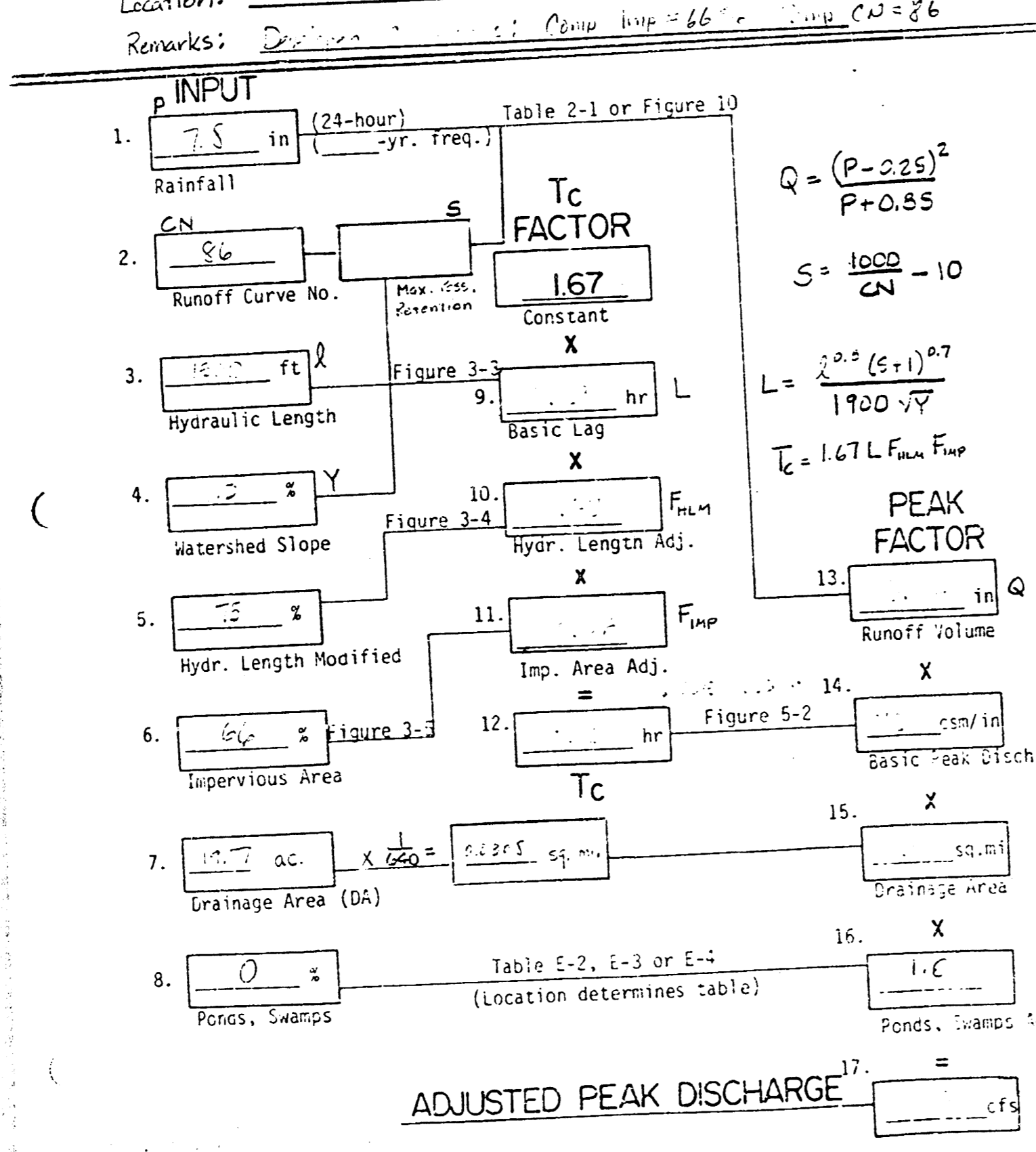


Table with 2 columns: 'Computed Data' and 'Peak Discharge by Modified Rational Formula (Rosinell)'. It lists parameters like Rainfall, Recurrence Interval, Runoff Curve Number, S, L, Tc, and Peak Discharge values.

Handwritten notes and calculations on the left side of page 4, including 'Form 10' and 'Form 11' references.

Location: Meadowlark C.U.P. Amendment
Notes: Undeveloped - Pasture Good Condition
Developed: 60% Imp.

Hydrograph Computation by TR-55 Method. A large table showing discharge (cfs) over time (hrs) for various subareas. The table has columns for subarea, time, and discharge, with rows for undeveloped and developed conditions.

Date: 7/1/80 MMB Page 5 of
Project: Meadowlark C.U.P. Amendment
Item: Detention Pond Design

Pre-developed Conditions:
Qp = 31 cfs
Vp = 3.6 ac-ft
Developed Conditions:
Qd = 58 cfs
Vd = 2.8 ac-ft
Storage Required = 3.7 ac-ft

Date: 7/1/80 MMB Page 10 of
Project: Meadowlark C.U.P. Amendment
Item: Culvert Coded Structure - Check #

Handwritten calculations for culvert design, including flow rate (Q), headwater depth (HW), and culvert diameter (D) determinations.

