



MEMO

COPIES TO:

Louise Olivarez

Mike Lindebak

Dick Linn

TO: Chris Breitenstein, P.E.

Drainage and Flood Control Eng.

City Hall - 7th Floor

ATTN:

PROJECT NO. 36-81096-1254

PROJECT: Willow-Esque 5th

Addition

DATE: April 15, 1981

FROM: Kristen Hart, E.I.T.

REFERENCE: Willow-Esque 5th Addition

Drainage Plan

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

Enclosed find a copy of the Drainage Concept/Plan for Willow-Esque 5th Addition. Due to the simplicity of the proposed improvements, (i.e. no storm sewer, inlets or drainage swales), we feel the enclosed plan should be sufficient as both Concept and Plan. Street grades will be shown on the construction plans.

We will be filing the preliminary plat Friday April 17 to be heard by the Subdivision Committee on April 23, 1981.

Should you have any questions, please feel free to contact me.

THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF ENGINEERING DATE April 30, 1981

TO Jack Galbraith, Chief Planner

FROM Chris Breitenstein, Drainage & Flood Control Engineer

SUBJECT Subdivision Agenda - April 30
Approval of Plans OR
Approval Subject to Various
Stipulations

Cedar Lakes Plaza 2nd Addition--Site Grading Plan - Entire lot
should be graded to above 171.6, such that it will drain
when Harry Street is improved to arterial standards;
otherwise there needs to be a private storm water sewer.


Willo-Esque 5th Addition

Northwest Village 3rd Addition

Twin Oaks Addition - Site Grading Plan should be submitted to
Engineering before obtaining building permit.

Green Addition

Caliendo 7th Addition


Chris Breitenstein
Drainage & Flood Control
Engineer

CJB:md

cc: Louise Olivarez
Mike Lindebak

SUBDIVISION REPORT

S/D NO. 81-40 Name Willo-Esque 5th Addition
Date Application Rec'd. 4-17-81 Preliminary Approval _____
Scheduled S/D Meeting 4-30-81

DESCRIPTION

General Location North of Maple in an area west of Willo-Esque

Owner Donald C. Slawson (Attention: Larry Chambers)
Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)
Address 355 Ellis, 67211 Phone 263-1107

- | | |
|-----------------------------------------------------------------------------|----------------------------------------|
| 1. Gross Acreage of Plat <u>7.1 AC ±</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>64'</u> R/W <u>725</u> ft. |
| Residential <u>21</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>21</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>30</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>8400 sq. ft.</u> | streets? <u>yes</u> <u>X</u> <u>no</u> |
| 5. Existing Zoning <u>CUP DP-42</u> | |
| 6. Proposed Zoning <u>CUP DP-42</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 <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Willo-Esque Community Unit Plan (DP-42). An administrative adjustment permitting duplexes and 4-plexes has been approved.

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the paving of the two proposed cul-de-sac streets.
- D. The applicant shall guarantee the extension of sanitary sewer to serve all of the proposed lots.
- E. The applicant shall guarantee the extension of City water to serve each of the lots being platted.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in any habitable structures constructed on subject property.
- H. This property is already a part of the overall Willo-Esque Homeowners Association.
- I. The final plat shall indicate the street name change of Willo-Esque Circle to Burton Circle.

(Over)

- J. 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.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).