

THE CITY OF WICHITA

OFFICE OF Public Works Engineering

DATE January 14, 1980

TO Louise Olivarez, Senior Planner

FROM Mike Lindebak, Program Development Engineer

SUBJECT Lemon Estates Sketch Plat

I suggest that consideration be given to not extending Sheridan North of Sunnybrook Lane and that 27th Street South be terminated with a cul-de-sac at the West line of the proposed plat. Lots could then be platted fronting on Sunnybrook and 27th Street South. The balance of the area would be served by a series of cul-de-sacs off of Custer Avenue.

A drainage concept plan will be needed, as well as all the other standard requirements of a residential plat.

**Mike Lindebak
Program Development Engineer**

ML:ck

Flood Control and Landfill Div.

January 15, 1980

Louise Olivarez, Sr. Planner, MAPD

Paul Johnston, Flood Control Engineer

- Lemon Estates Addn.
Sketch Plat

Reference is made to subject Sketch Plat submitted to this office for review. Upon review, it should be mentioned that the plat fails to contain the required data as specified in Section 5-201 of the Subdivision Regulations. Information on the plat fails to address the existing utility facilities or major easements on or adjacent to the tract. In reference to this, I submit the following:

- 1) A 30' drainage easement exists on the west side of the 1/2 section line on the west side of Sheridan north of the indicated 116' drainage dedication.
- 2) A 60' drainage easement runs northwest of the indicated 116' drainage easement starting where the latter ends, approximately at Wildwood Lane.
- 3) A 36" sanitary sewer exists within a 30' permanent easement along the east side of the 1/2 section line in Sheridan.
- 4) Existing 8" sanitary sewers end at the south side of Sunnybrook and stub north to the center of Blocks 2 and 3.

I have been advised that the channel within the drainage dedication is presently under contract; however will be undersized ~~is~~, not designed to pass Q100.

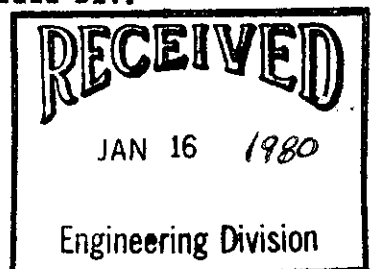
Also the 30' drainage easement north of the drainage dedication (which conveys runoff from the north) is extremely flat and has experienced several problems in the past.

If portions of the mentioned plat are to drain west, it is requested that topographic information be provided to evaluate the capability of the existing drainage courses to accept additional runoff.

Paul Johnston,
Flood Control Engineer
Flood Control and Landfill Div.

PJ/glm

cc: Lemon Estates Plat File
Yash Desai, City Engineer's Office ✓



THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF ENGINEERING DATE August 6, 1980

TO Tom Powell, Senior Assistant City Attorney

FROM Larry D. Henry, Right-of-Way & Estimating Engineer


SUBJECT Street Right-of-Way Dedications
L. W. Rudd Property

I was recently contacted by Mr. Terry Moore, representing Mr. and Mrs. L. W. Rudd, regarding three dedications for street right-of-way on their property South of 27th Street South and East of Sheridan.

According to Mr. Moore, the instruments were executed by Builders, Inc., when actually the property was owned by the Rudds, making the instruments null.

I would request that you look into this matter and perhaps speak to Mr. Moore and determine what needs to be done to correct it.

I am attaching copies of the three dedication instruments, and also a drawing which shows the property dedicated. If I may be of any assistance, please advise.


Larry D. Henry
R/W & Estimating Engineer

LDH:md

Attachments

Lemon Estates Plat folder