



MEMO

TO: Mike Lindebak

Program Development Engineer

Department of Engineering

PROJECT NO. 36-80234-576

PROJECT: Bonnie Brae 3rd

Addition

COPIES TO:

ATTN:

DATE: March 27, 1981

Chris Breitenstein ✓

Louise Olivarez

Kristen Hart

Paul Johnston

FROM: Dick Linn

REFERENCE: Minimum pad elevations & drainage
'easement' dedication.

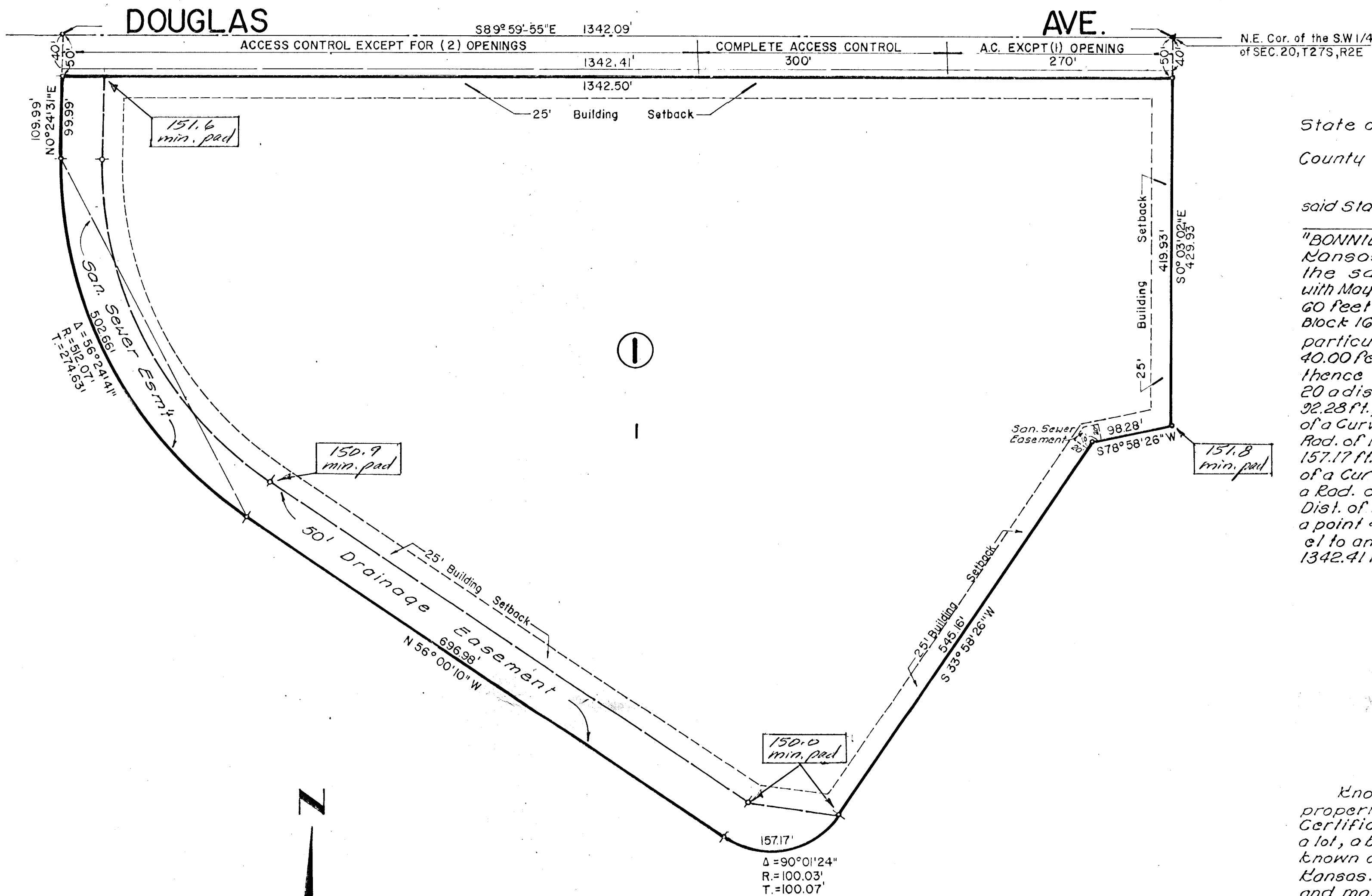
PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

The minimum pad elevations for the above-referenced plat are recommended to be set at 1.0' above the Design Water Surface (Q 100) established by the FIA Flood profiles. Due to the size of the one lot plat and variance in DWS elevation, the minimum pad elevations will be shown at specific points on the plat and intervening pad elevations will be determined by straight line interpolation.

Concern was expressed with respect to the method of dedication for drainage purposes along the west branch of Gypsum Creek. The plat proposes to vacate 60' of the existing street right-of-way of Loch Lomond and re-dedicate the westerly 50' as a drainage easement. The 50' easement combined with the existing 110' Loch Lomond Dedication provides adequate Floodway for the FIA Flood Hazard design storm (Q 100) using the existing channel cross section. The City Legal Department has stated on previous occasions that Drainage 'Dedications' and Drainage 'Easements' are the same for all intents and purposes. The area of concern (on both sides of the issue) is the control of the easement use and maintenance responsibility. The owner desires to grant the 'right-of-way' for drainage as an 'easement' to insure some measure of control and desires to continue to maintain this area. The owners use of the area is restricted and if additional control is desired with respect to prohibition of fencing, landscaping, etc., a covenant can be filed of record (possibly incorporated within the open space maintenance covenant) or language can be incorporated into the plat text.

Attached is a print of the proposed Final Plat with suggested text language. Also shown are the proposed minimum pad elevations.

BONNIE BRAE THIRD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



SCALE: 1" = 100'
March 20, 1981
BM. = Chisel "x" on top curb North of SW. cor.
of Loch Lomond & Douglas Elev. = 150.48
(City Datum)

Minimum Pad: Minimum pad elevations are set at the locations shown & intervening elevations are determined by straight grade interpolation.

State of Kansas S.S.
County of Sedgwick

I, R.M. Linn, a professional Engineer in afore-said State and County, do hereby certify that on this _____ day of _____, 1981, I have caused to be surveyed and platted "BONNIE BRAE 3RD. ADDITION", to Wichita, Sedgwick County, Kansas, into a Lot, a Block, a Street, and a Drainage Easement, the same being described as: Replat of Blocks 16 & 17 together with Mayfair Lane, a Street between Blocks 16 & 17 and the Northernly 60 Feet of Loch Lomond, a Street abutting unto the South Side of Block 16, all in Bonnie Brae, an Addition to Wichita, Kansas. More particularly described as: Beginning at a point in the East Line and 40.00 Feet South of the NE. Cor. of the SW 1/4, Sec. 20, T.27S, R.22E of G.P.M.; thence bearing S0°03'02" E along the East Line of the SW 1/4 of Sec. 20 a distance of 429.03 Ft.; thence bearing S78°53'26" W a dist. of 32.28 Ft.; thence bearing S33°53'26" W a dist. of 545.16 Ft. to the P.C. of a Curve to the Right; thence along said Curve to the Right having a Rad. of 100.03 Ft. through a Central Angle of 90°01'24" an Arc Dist. of 157.17 Ft.; thence bearing N56°00'10" W a dist. of 602.98 Ft. to the P.C. of a Curve to the Right; thence along said curve to the Right having a Rad. of 512.07 Ft., through a Central Angle of 56°24'41" an Arc Dist. of 504.16 Ft.; thence bearing N. 0°24'31" E. a dist. of 109.99 Ft. to a point 40.00 Ft. South of the N.L. of the SW 1/4 of Sec. 20; thence parallel to and 40.00 Ft. So. of said N.L. bearing S80°50'55" E a dist. of 1342.41 Ft. to the point of beginning.

R.M. Linn, P.E.
No. 3684

Know all men by these presents that we, the undersigned property owners of the land as above set forth in the Engineer's Certificate, have caused the land to be surveyed and platted into a lot, a block, a street, and a drainage easement, the same to be known as "BONNIE BRAE 3RD. ADDITION" to Wichita, Sedgwick County, Kansas. Utility Easements, as indicated are for the construction and maintenance of public utilities are hereby granted; the Drainage Easement is hereby granted for drainage purposes. The Street is hereby dedicated to the use of the public. All abutter's right of access to and from Douglas Street over and across the N.L. of Lot 1, Block 1, are hereby to the City of Wichita; provided however that Lot 1, Block 1, shall have access to Douglas Street at three (3) locations. Said locations to be designated by the City Engineer of Wichita, Kansas. All portions of Bonnie Brae Addition within the above described tract are hereby vacated by virtue of K.S.A. Supp. 12-512(b). Fences, hedges, walls, and fill are prohibited within the drainage easement.

Jean E. Garvey

Jean E. Garvey Revocable Trust

By _____

State of Kansas S.S.
County of Sedgwick

Be it remembered that on this _____ day of _____, 1981, before me, a notary public, in aforesaid State and County, came Jean E. Garvey & Jean E. Garvey Revocable Trust by _____ to me personally known to be the same person who executed the foregoing instrument of writing & duly acknowledged the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the and year above written.

Notary Public

My Commission expires: _____

This plat has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 1981.

Chairman

Secretary

This plat has been approved and all dedications shown hereon are accepted by the City Commission of the City of Wichita, Kansas. Dated this _____ day of _____, 1981.

Mayor

City Clerk

This is to certify that this instrument was filed for record in the Register of Deeds Office of _____, M. on this _____ day of _____, 1981.

Register of Deeds

Deputy

This plat approved and all dedications shown hereon are accepted by the Board of County Commissioners of Sedgwick County, Kansas. Dated this _____ day of _____, 1981.

Chairman

Commissioner

Commissioner

Attest:

County Clerk

Entered on Transfer Record this _____ day of _____, 1981.

County Clerk