drainage plan

2-15-84

State of Kansas } SS
Sedgwick County }

We Baughman Company, P.A. Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "WALNUT CREEK ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct survey of the property surveyed, described as a tract of land in the E½ of the NE¼ of Sec. 13, Twp. 27 S, R. 2 W of the 6th P.M. Sedgwick County, Kansas, described as beginning at the N.E. Corner thereof; thence S 0°18'29" E along the east line of said NE¼ 1082.86 feet; thence S 82°58'31" W, 814.53'; thence N 07°21'29" W, 48 feet; thence S 80°16'22" W being parallel with the north line of the E½ of said NE¼, 1014.34 feet to the west line of the E½ of said NE¼; thence N 00°20'36" W, along the west line of the E½ of said NE¼, 837.06 feet to the N.W. Corner of the E½ of said NE¼; thence N 80°16'22" E, along the north line of said NE¼, 1195.74 feet to beginning.

Baughman Company, P.A.

Date _____ William L. Kareer _____ Surveyor

Know all men by these presents, that we the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, Blocks, Streets and Reserves to be known as "WALNUT CREEK ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted for drainage purposes. Streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from 13th St. No. over and across the north line of Lots 1, 2 and 3, Block 2, and Lots 1, 2, 3, 4 and 5, Block 1, and to or from 119th St. W. over and across the east line of Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, Block 1, are hereby granted to the City of Wichita, Kansas. Reserve "A" is hereby reserved for Floodway and shall be the responsibility of the owners of the lots in Walnut Creek Addition, until such time as the governing body elects to assume the responsibility of maintenance and improvement of the drainage. No building shall be constructed on or within said Floodway; nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Department of Engineering of the City of Wichita or their successors or assigns. With such permission of said Department of Engineering, additional improvements and/or activities may be permitted within said Floodway, such as landscaping, water features, paths, pedestrian and maintenance creek crossings and recreational facilities. Reserves "B", "C" and "D" are hereby reserved for resident open space purposes, such as landscaping and paths, and are hereby granted for the construction and maintenance of all public utilities. No Building shall be constructed below a minimum pad elevation of 1340.0 mean sea level on Lots 12, 13, 14, 15 and 16, Block 1, Lots 1, 2, 3, 4, 5 and 6, Block 2, Lots 5, 6, 7, 8 and 9, Block 3 and Lots 1, 2, 3, 4, 5 and 6, Block 4.

Barbed Wire Associates, a Kansas General Partnership

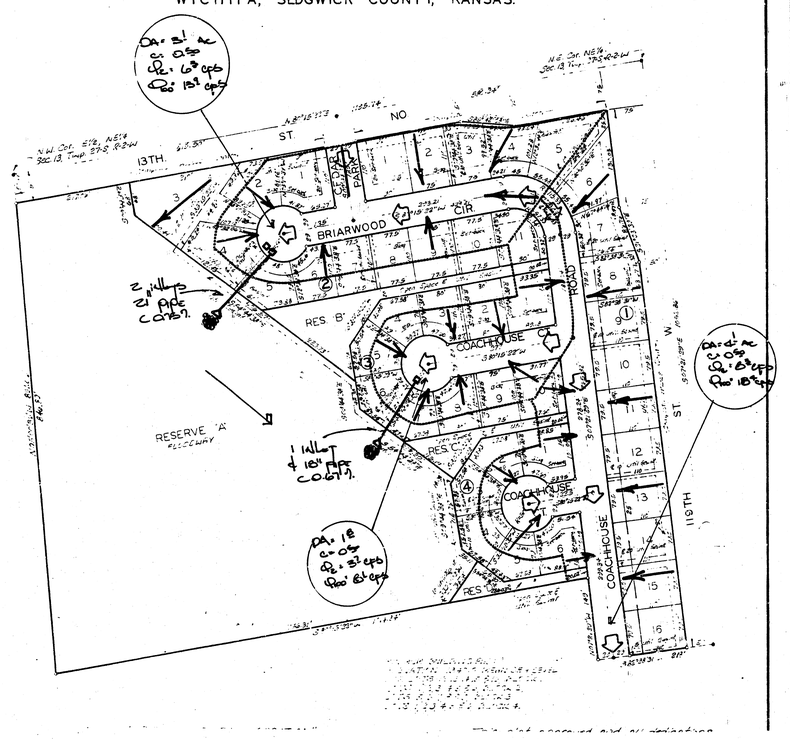
_____ By Robert C. Frater, Partner
Robert C. Frater

by Larle Associates, Partner

_____ Leonard E. Marotte, Partner
Leonard E. Marotte

WALNUT CREEK ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS.



WALNUT CREEK ADDITION
(DRAINAGE)

Walnut Creek Addn

A) Drainage plan acceptable. Need guarantee of SWS.

Lots shall extend into floodway. Rear lot lines should conform to floodway boundaries.

Require offsite drainage easement to drain Coachhouse Court south to creek

B) SS layout acceptable (extend Beaumont (Continued thru any other) down from north)
Bldg setback = setting [illegible] 20' [illegible]
* Request addtl. R/W on SS 13th
near bridge
* Lot 3 partially (14.8' at curb)
* Change platting bdy to read "appropriate governmental agency."

BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

CONFIRMATION MEMO

PROJECT: WALNUT CREEK ADDN
JOB NO.:
DATE: 2-15-84
COPIES TO:
TO: CHRIS BREITENSTEIN
FROM: E. WOOTEN
REFERENCE: FINAL DRAINAGE PLAN

LOTS WILL DRAIN ACCORDING TO PLAN ENCLOSED. STORM SEWERS WILL BE NECESSARY FOR TWO CULDESACS. WE WOULD LIKE TO GRADE THE SMALL CULDESAC EAST TO DELETE THE STORM SEWER. & EASM.

STORM SEWER SIZES AND INLETS ARE INDICATED.

RESIDENTIAL LOTS WITH A RUNOFF FACTOR OF 0.50.

PAGE ___ OF ___