

LOT 2  
DA: 9.0 AC  
C: 0.05  
S: 0.05  
P: 0.10

LOT 1  
DA: 1.0 AC  
C: 0.05  
S: 0.05  
P: 0.10

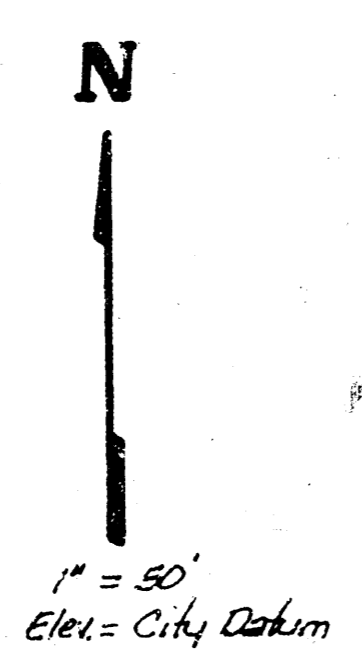
LOT 3  
DA: 1.0 AC  
C: 0.05  
S: 0.05  
P: 0.10

**GENERAL NOTES**

The lots in this plat will be either apartment development or commercial sites. A common runoff factor to be used in the calculations will be 0.75 for Lot 2 and 0.85 for Lots 1 & 3.

The area generally drains east presently to an open channel adjacent to Rock Road. However street and storm sewer improvements are planned for Rock Road which will include a new upsized RCBC crossing. The storm sewer improvements within this plat will include an RCBC extension to extend from the proposed box at Rock Road to the existing triple pipes underneath the Railroad at the north line of the plat. The RCBC extension will align with the deflection at Rock Road and will make one deflection within the plat to align itself with the Railroad crossing as indicated on the plan.

Inlets will be installed within each lot which will drop into the RCBC in order to drain the areas as indicated. Lots 1 and 3 will be adequately discharged by this method. Lot 2 will depend upon the site development scheme and layout but will probably require some storm sewer extension from the box to facilitate the site. No drainage from the plat is proposed to surface drain onto Rock Road. Some ditch drainage along the Railroad along the north side of the plat will need to also be taken into the new RCBC at an inlet or pipe location when the improvements are implemented.



BENCH MARK:  
City Standard Box (Rock Rd. E  
7th St. No. 23 E of E Rock Rd. E 51'  
N of E of R.R. Tracks  
Elev. = 192.701 City Datum

**PRELIMINARY PLAT**  
**C. C. R. ADDITION**

PART OF THE SE 1/4 OF SEC 7 TWP 27-S R-2-E AND  
PART OF LOT 1, SECURITY STORAGE PROPERTIES ADDITION

**DOLESE BROS. CO.**  
**STEVE CLARK**

**DRAINAGE PLAN** 4-17-85

**BAUGHMAN COMPANY, P.A.**  
SURVEYING & ENGINEERING  
310282-7271 • 330 LAURA • WICHITA, KANSAS 67211  
10 APR 85  
12 FEB 85

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