Country Club Park Addition

BAUGHMAN COMPANY, P.A.

To Bob Peterson, P.E.
From B. Woody, P.E.

DA with 13th St

DA: 48 AC
C: 0.5
Qp: 18 cfs Design pkg.

Driveway Pipe Recommend: 21" C 1.2 ft.
24" C 0.65 ft.

DA Discharging to Std corridor & Carry Across Entr of CC Park Addition to Webb Rd.

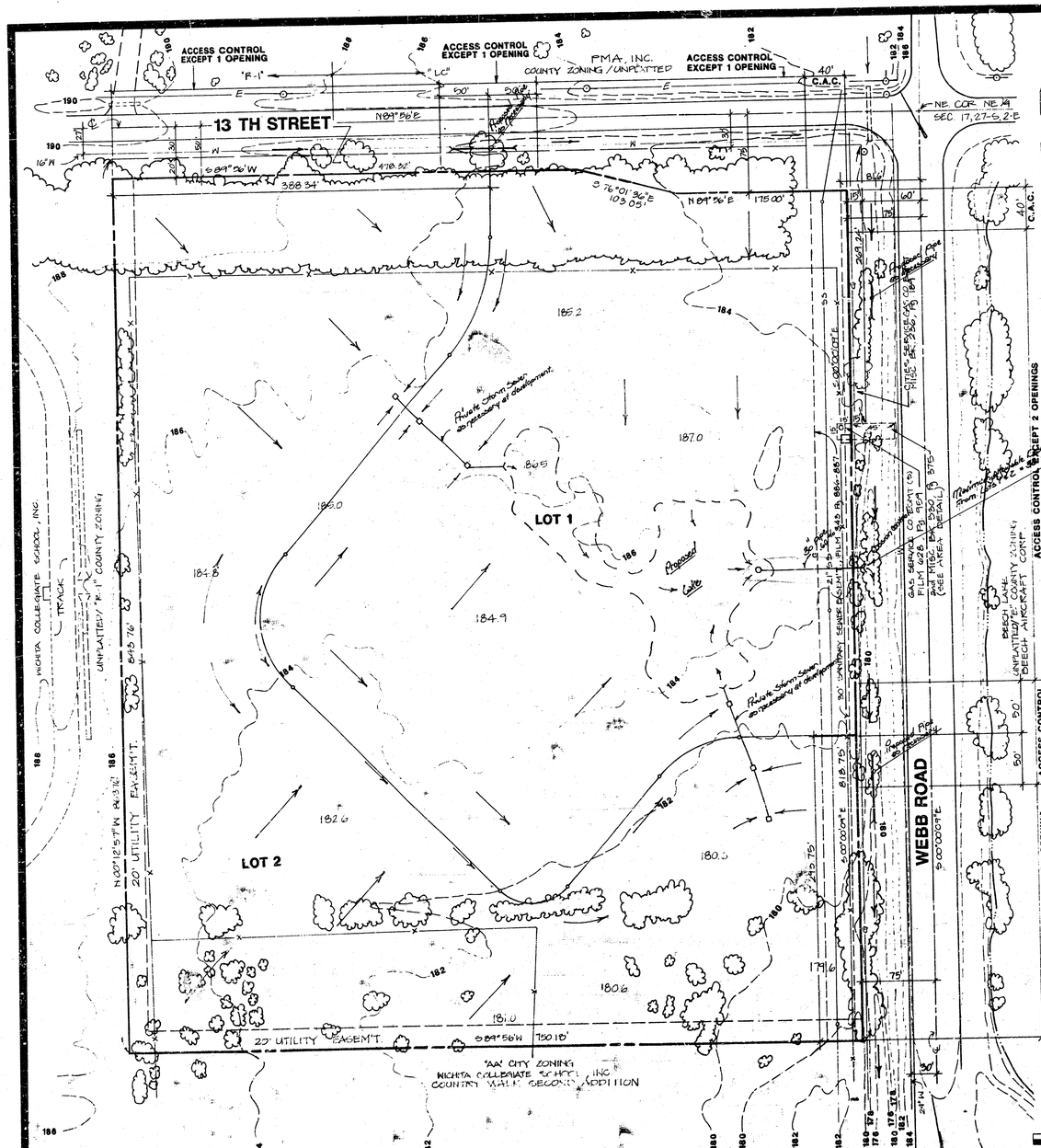
DA: 7 AC
C: 0.6 Developed
Q_{max}: 36 cfs Design pkg.

Swale Recommend →



Slope is 3% or 4% toward Francis

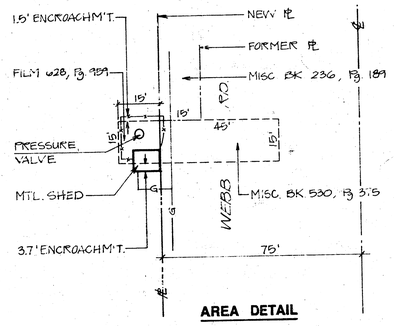
Capacity: 38 cfs



PRELIMINARY PLAT

COUNTRY CLUB PARK ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



AREA DETAIL

NOTES:

Associated applications are Zone Case Z-2923, and Country Club Park Commercial Community Unit Plan (DP-186).

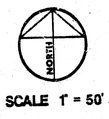
There are 15.0 +/- gross acres, and 14.43 +/- net acres in subject plat.

Photogrammetry / topography by Miles Air Photo Survey, 1221 Thurston St., Manhatten, Ks. 66502, (913) 539-3130, File M-205, P-118, June 1985.

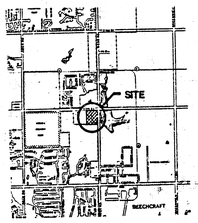
Bench Mark: Chiseled square at SW corner of RCBC on the west side of Webb Road, 1400' +/- south of 13th St., Elev. 170.14 City datum.

A Drainage Concept Plan has been prepared by Baughman Co., P.A., Surveying Engineering.

Building setbacks as per the Country Club Park Commercial C.U.P. (DP-186).



SCALE 1" = 50'



AREA MAP

TOPOGRAPHY - JUNE, 1985
CONTOUR INTERVAL @ 2 FEET
9/28/88

PDS INCORPORATED
PLANNING DEVELOPMENT SERVICES, INC.
924 N. Main
Wichita, KS 67203
(316)262-0451

WILLIAM L. KORBER, L.S.
JOHN E. LUNDBLADE, L.S.
N. BRENT WOOTEN, P.E.

BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

DRAWN
CHECKED
REVISED
SEPT. 1988

PRELIMINARY PLAT OF COUNTRY CLUB PARK ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS
OWNER/DEVELOPER: COUNTRY CLUB PARK ASSOCIATES L.P.
9920 E. HARRY WICHITA, KANSAS 67207 (316) 686-1222

SHEET 1 OF ONE

DRAINAGE REPORT

COUNTRY CLUB PARK ADDITION

WICHITA, KANSAS

OCTOBER 24, 1988

The proposed two lot plat will be developed for light commercial and office park developments. The development will consist of private streets, parking lots, building complexes, and a lake facility. The lots will drain to the proposed lake by private storm sewers and be discharged by a controlled storm sewer into the Webb Road ditches and continue south. The amount of discharge from the lake will be limited to 32 C.F.S. which is approximately the amount of the undeveloped runoff flo from the site under existing conditions is equivalent to 32 C.F.S.

The proposed lake facility will be capable of retaining the increased amount of developed runoff from the site. Lot 2 will drain across Lot 1 at several locations. A cross lot drainage agreement will be filed for the two lots within the plat.

Final development plans will determine the actual configuration and design of the internal streets, storm sewers, and lake facility.