DRAINAGE PLAN
BRIDGEFIELD II
AN ADDITION TO SEDGWICK COUNTY, KANSAS

0 100 200

CONTOUR INTERVAL = 1 FT.

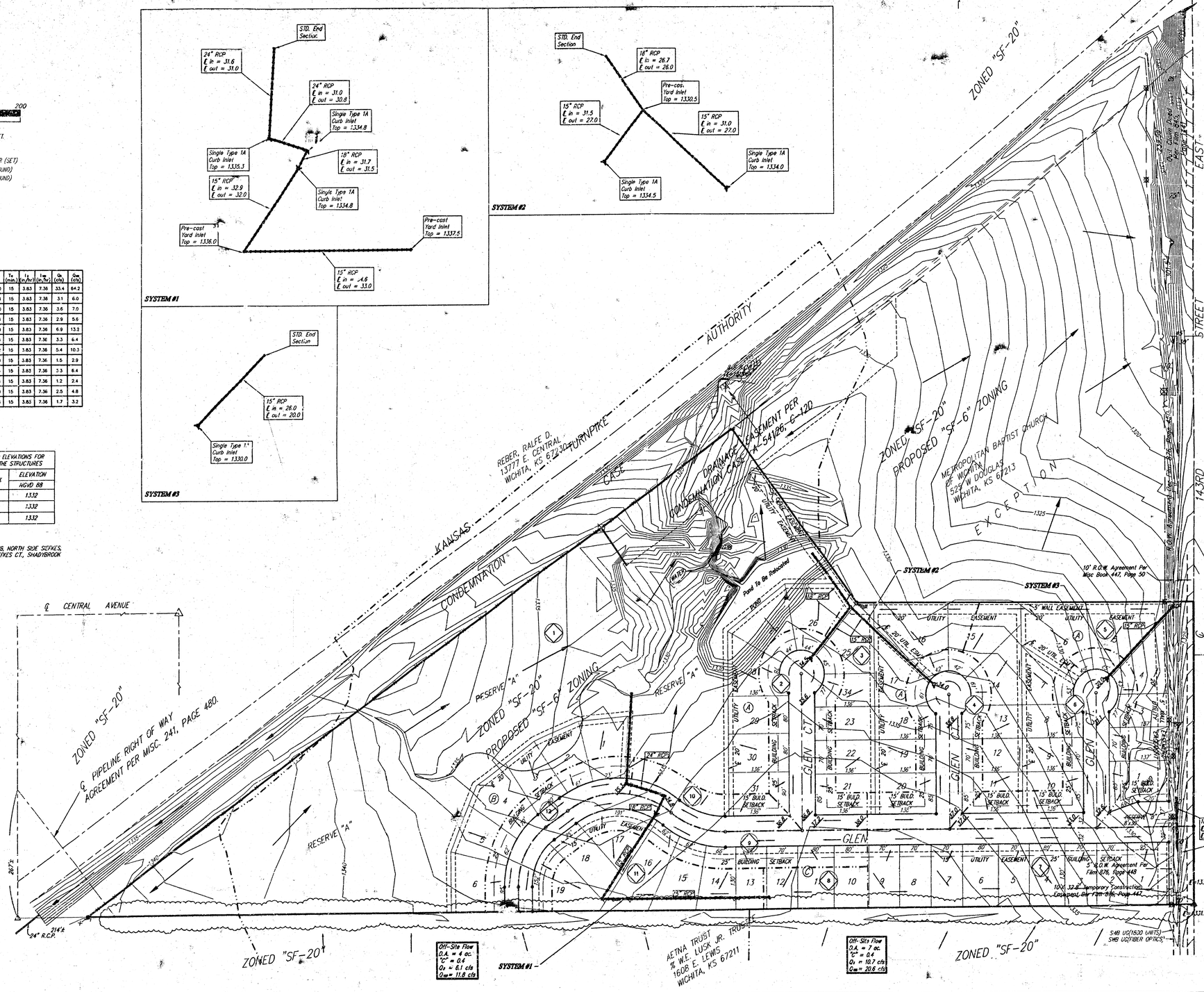
● = #4 BAUGHMAN REBAR (SET)
△ = SECTION CORNER (FOUND)
⊠ = #4 P.K.C. REBAR (FOUND)

(D) = DESCRIBED
(M) = MEASURED
(C) = CALCULATED

Drainage Area	Area (acres)	Cs	Cm	Tc (min.)	I (in/hr)	Qpe (ft³/s)	Qs (cfs)	Qm (cfs)
1	21.8	0.40	0.40	15	3.83	7.36	33.4	64.2
2	1.5	0.54	0.54	15	3.83	7.36	3.1	6.0
3	1.9	0.50	0.50	15	3.83	7.36	3.6	7.0
4	1.4	0.54	0.54	15	3.83	7.36	2.9	5.6
5	3.6	0.50	0.50	15	3.83	7.36	6.9	13.2
6	1.6	0.54	0.54	15	3.83	7.36	3.3	6.4
7	2.7	0.52	0.52	15	3.83	7.36	5.4	10.3
8	0.5	0.50	0.50	15	3.83	7.36	1.5	2.9
9	1.6	0.54	0.54	15	3.83	7.36	3.3	6.4
10	0.6	0.54	0.54	15	3.83	7.36	1.2	2.4
11	1.3	0.50	0.50	15	3.83	7.36	2.5	4.8
12	0.8	0.54	0.54	15	3.83	7.36	1.7	3.2

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NGVD 88
26–31	A	1332
1–6	B	1332
RESERVE "A"		1332

BENCHMARK:
"□" CUT ON TOP OF CURB, NORTH SIDE SIEFKES, NW OF CENTER LINE OF SIEFKES CT., SHADYBROOK MEADOW ADDITION.
ELEV.= 1322.59 NGVD 88

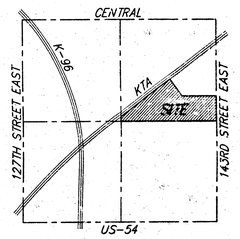


OWNER:
SCOTT VENTURES LLC
21 SCOTTSDALE
WICHITA, KS 67230

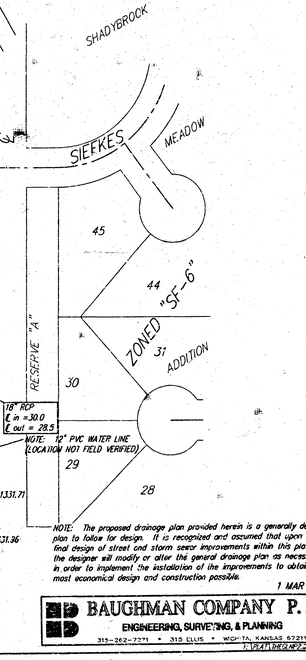
LEGAL DESCRIPTION:
ALL THAT PORTION OF THE NE1/4 OF SEC. 23, TWP. 27–S, R–2–E OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS LYING SOUTH AND EAST OF THE SOUTHERLY RIGHT–OF–WAY LINE OF THE KANSAS TURNPIKE AS DESCRIBED IN THAT CERTAIN CONDEMNATION IN DISTRICT COURT OF SEDGWICK COUNTY, KANSAS, STYLED AS CASE NO. A–54126, EXCEPT A TRACT OF LAND IN THE NE1/4 OF SEC. 23, TWP. 27–S, R–2–E OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID NE1/4; THENCE ON AN ASSUMED BASIS OF BEARING OF S00°06'24"W ALONG THE EAST LINE OF SAID NE1/4, 849.22 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT–OF–WAY LINE OF KANSAS TURNPIKE AUTHORITY, CONDEMNATION CASE A–54126, AND FOR A POINT OF BEGINNING; THENCE CONTINUING S00°06'24"W ALONG THE EAST LINE OF SAID NE1/4, 1173.38 FEET; THENCE N89°53'36"W PERPENDICULAR TO THE EAST LINE OF SAID NE1/4, 754.19 FEET; THENCE N36°39'27"W, 467.18 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY RIGHT–OF–WAY LINE OF KANSAS TURNPIKE AUTHORITY, CONDEMNATION CASE A–45126; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE AND ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2,914.79 FEET, A DISTANCE OF 1,233.05 FEET TO THE P.T. OF SAID CURVE; THENCE N50°57'24"E, 731.7 FEET TO THE POINT OF BEGINNING, SUBJECT TO ROAD RIGHT–OF–WAY AGREEMENTS ON 143RD STREET EAST (FILM 876, PAGE 450), (FILM 878, PAGE 448), QUIT CLAIM DEED (FILM 845, PAGE 1441), AND RIGHT–OF–WAY AGREEMENT RECORDED 8–12–59.

BENCHMARK:
"□" CUT ON TOP OF CURB, NORTH SIDE SIEFKES, NW OF CENTER LINE OF SIEFKES CT., SHADYBROOK MEADOW ADDITION.
ELEV.= 1322.59 M.S.L.

NOTE:
RESERVE "A" SHALL BE RESERVED FOR A PRIVATE GOLF COURSE AND PRIVATE GOLF COURSE RELATED FACILITIES, AND UTILITIES AS CONFINED TO EASEMENTS.



VICINITY MAP



NOTE: The proposed drainage plan provided herein is a generally defined plan to follow for design. It is recognized and assumed that upon the final design of street and storm sewer improvements within this plat that the designer will modify or alter the general drainage plan as necessary in order to implement the installation of the improvements to obtain the most economical design and construction possible.

1 MAR 1999

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
315–262–7271 • 315 ELLIS • WICHITA, KANSAS 67211

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