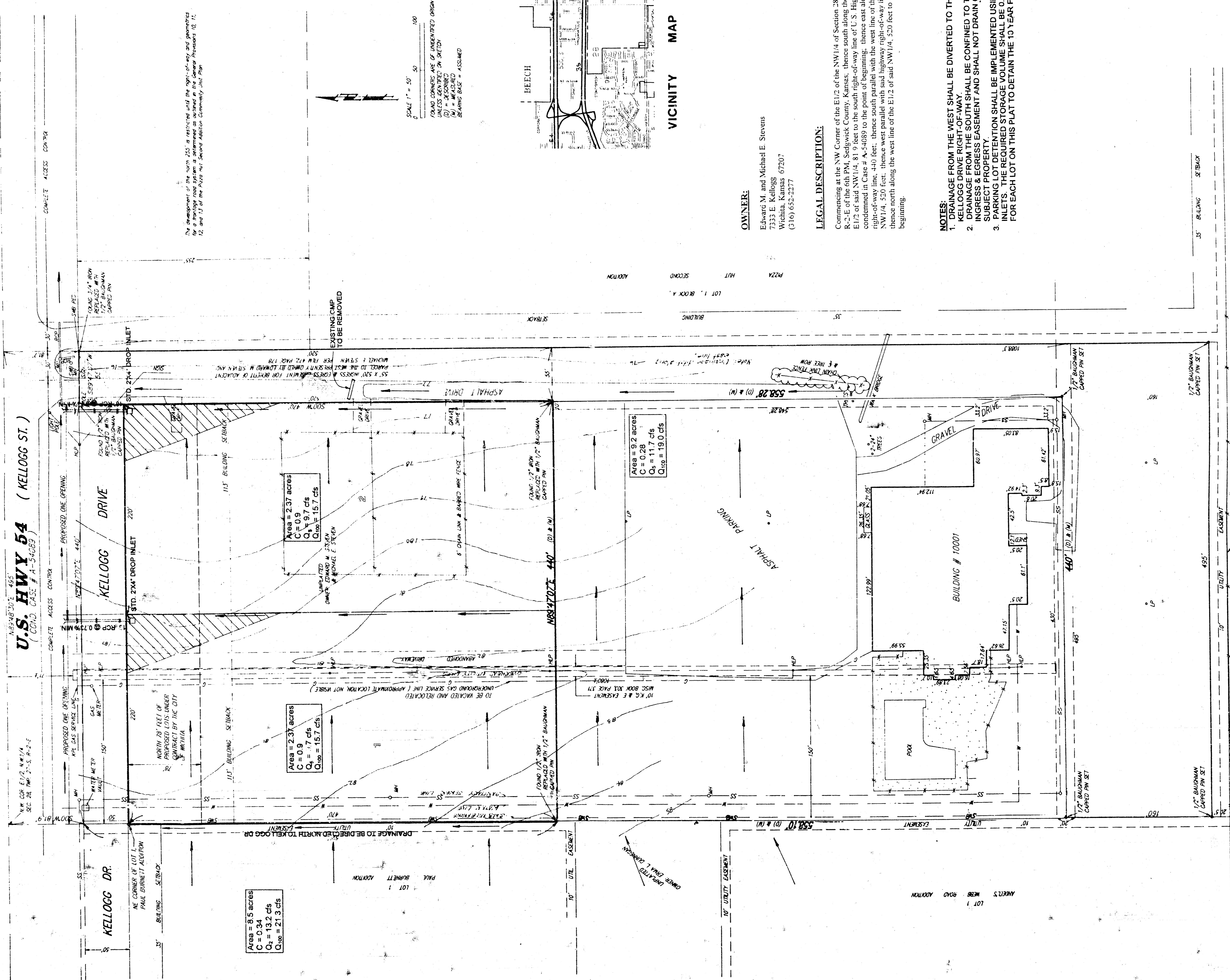
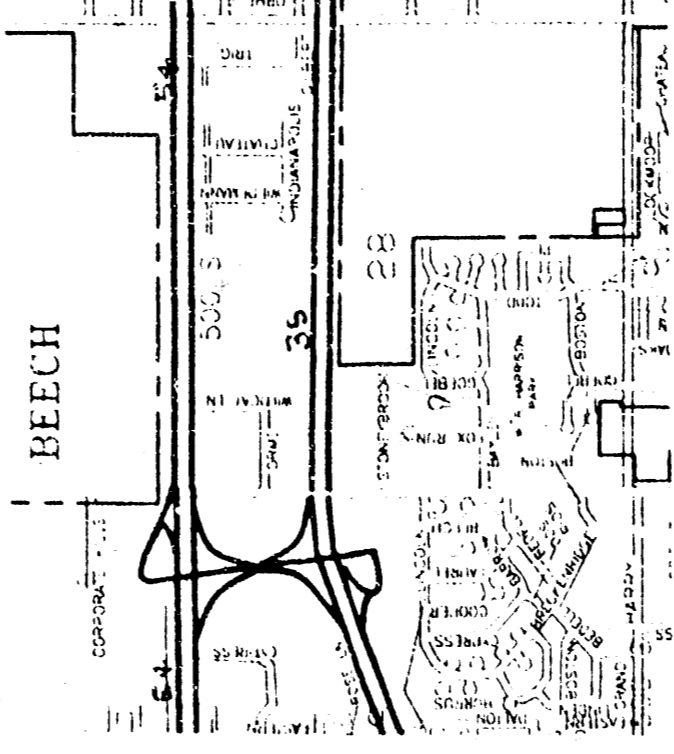
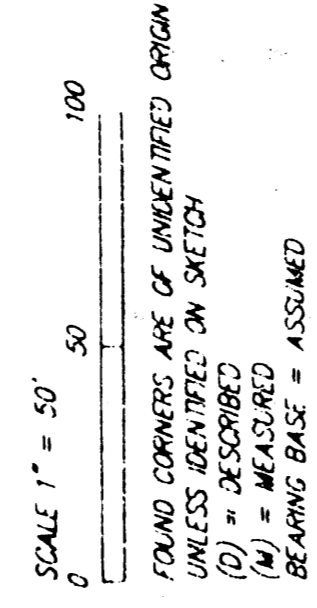


**PRELIMINARY PLAT**  
**E.M. STEVENS 4TH ADDITION**  
**WICHITA, SEDGWICK COUNTY, KANSAS**



The development of the north 255 is restricted until the right-of-way and geometrics are approved by the City of Wichita, Kansas. The north 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



**OWNER:**  
 Edward M. and Michael E. Stevens  
 7533 E. Kellogg  
 Wichita, Kansas 67207  
 (316) 652-2277

**LEGAL DESCRIPTION:**

Commencing at the NW Corner of the E1/2 of the NW1/4 of Section 28, Twp-27-S, R-2-E of the 6th PM, Sedgwick County, Kansas, thence south along the west line of the E1/2 of said NW1/4, 81.9 feet to the south right-of-way line of U. S. Highway 54 as condemned in Case # A-54089 to the point of beginning; thence east along said highway right-of-way line, 440 feet; thence south parallel with the west line of the E1/2 of said NW1/4, 520 feet; thence west parallel with said highway right-of-way line, 440 feet; thence north along the west line of the E1/2 of said NW1/4, 250 feet to the point of beginning.

- NOTES:**
1. DRAINAGE FROM THE WEST SHALL BE DIVERTED TO THE NORTH TO KELLOGG DRIVE AND THE SOUTH SHALL BE CONFINED TO THE 55' X 520' INGRESS & EGRESS EASEMENT AND SHALL NOT DRAIN ONTO SUBJECT PROPERTY.
  2. PAVING OF THE LOT DETENTION SHALL BE IMPLEMENTED USING AREA INLETS. THE REQUIRED STORAGE VOLUME SHALL BE 0.38 ACRE FEET FOR EACH LOT ON THIS PLAT TO DETAIN THE 10 YEAR FREQUENCY.

**KANSAS TURNPIKE AUTHORITY**  
 (COND. CASE # A-55770)

**DRAINAGE PLAN**  
 May 15, 1995

**BAUGHMAN COMPANY P. A.**  
 SURVEYING & ENGINEERING  
 316/782-7271 • 315 ELLIS • WICHITA, KANSAS 67211

TOTAL DRAINAGE AREA:  
 (FROM USGS MAP)

D.A. = 23.0 ACRES OFF-SITE AREA = 17.7 ACRES

LAND USE OF OFF-SITE DRAINAGE:

60% COMMERCIAL  
 40% AGRICULTURAL

COMPOSITE "C" =  $\frac{0.6(0.31) + 0.4(0.2)}{2} = 0.31$

LAND USE OF ON-SITE DRAINAGE:

Post PPE  
 100% COMMERCIAL 100% GRASS/OPEN SPACE

"C" = 0.90 "C" = 0.30

PEAK FLOW RATES:  
 (USING RATIONAL METHOD)

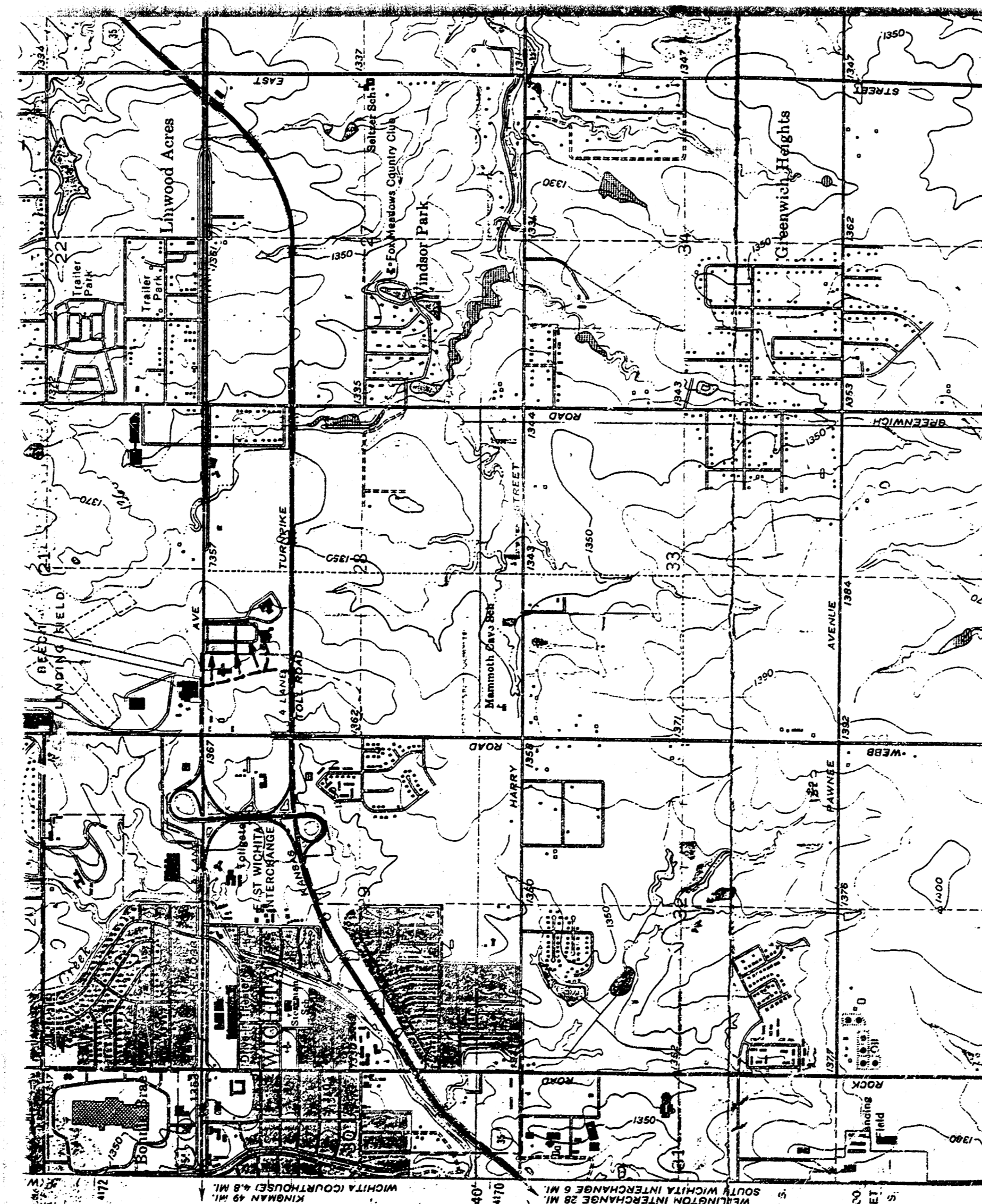
OFF-SITE DRAINAGE:  $Q_s = 17.7(0.31)(4.56) = 25.0 \text{ cfs}$   
 $Q_{100} = 17.7(0.31)(7.37) = 40.4 \text{ cfs}$

ON-SITE DRAINAGE (POST-DEV):  $Q_s = 2.37(0.9)(4.56) = 9.7 \text{ cfs}$   
 $Q_{100} = 2.37(0.9)(7.37) = 15.7 \text{ cfs}$

ON-SITE DRAINAGE (PRE-DEV):  $Q_s = 2.37(0.3)(4.56) = 3.2 \text{ cfs}$   
 $Q_{100} = 2.37(0.3)(7.37) = 5.2 \text{ cfs}$

"INCA-ROOTS"

$Q_s = 9.2 \left[ \frac{0.9(0.31) + 0.2(0.3)}{2} \right] (4.56) = 11.7 \text{ cfs}$   
 $Q_{100} = 9.2 \left[ \frac{0.9(0.31) + 0.2(0.3)}{2} \right] (7.37) = 19.0 \text{ cfs}$



DETENTION STORAGE (10 Year)

$A = 2.37 \text{ AC}$   
 $CN = 95 (C = 0.90)$   
 $Q_c = 2.37(1.5) = 3.55 \text{ cfs}$   
 $T_c = 15.0 \text{ min. } (i = 5.22)$   
 $P = 5.52$

$Q_c = 0.90 * 2.37 = 5.22 = 11.1 \text{ cfs}$   
 $S = \frac{(1000/95) * 10 = 0.2041}{(5.52 - 0.2(0.2041))} = 5.28 \text{ cfs (24 hour runoff)}$

$VR = \frac{(Q/12) * A * 43,560}{12} = 45,445 \text{ cu. ft.}$

$\frac{Q_c}{Q_s} = \frac{3.55}{11.1} = 0.3198$

FROM GRAPH, TYPE II STORM:  $V_s/V_c = 0.368$

$V_s \text{ Req'd} = 0.368 * 45,445 = 16,724 \text{ cu. ft.} = 0.38 \text{ ac-ft.}$