

# Drainage Plan KOCH OFFICE PARK 4TH ADDITION

Wichita, Sedgwick County, Kansas

Legal Description:

That part of the SE1/4 of Sec. 27, Twp. 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas described as beginning at the S.E. Corner of said SE1/4; thence west, along the south line of said SE1/4, 622.285 feet; thence north, parallel with the east line of said SE1/4, 700 feet; thence east, parallel with the south line of said SE1/4, 622.285 feet to the east line of said SE1/4; thence south, along the east line of said SE1/4, 700 feet to the place of beginning, subject to easements of record.

OWNER:  
KOCH REAL ESTATE HOLDINGS INC  
Koch Industries, Inc.  
4111 E. 37th St. N.  
Ph: 828-5500

GROSS SIZE  
435657.29 Sq. Ft.  
10.00 Acres±

NET SIZE OF PLAT  
352626.51 Sq. Ft.  
8.10 Acres±

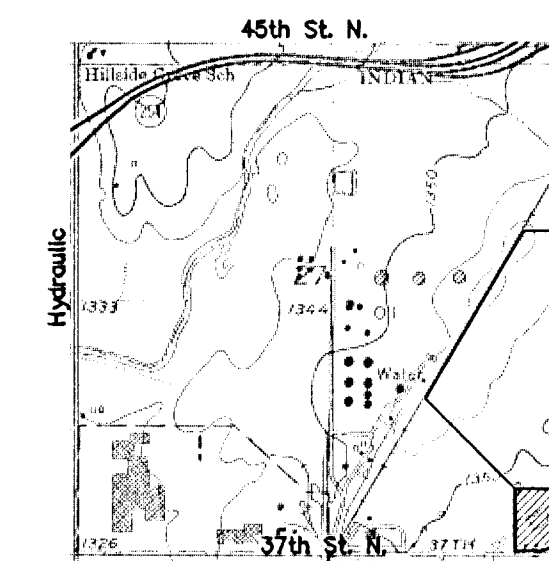
MINIMUM LOT SIZE  
352626.51 Sq. Ft.  
8.10 Acres±

ZONING  
LC - Limited Commercial

CONTROL NUMBER  
498902

## QUADRANGLE MAP

Sec. 27, T26S, R1E

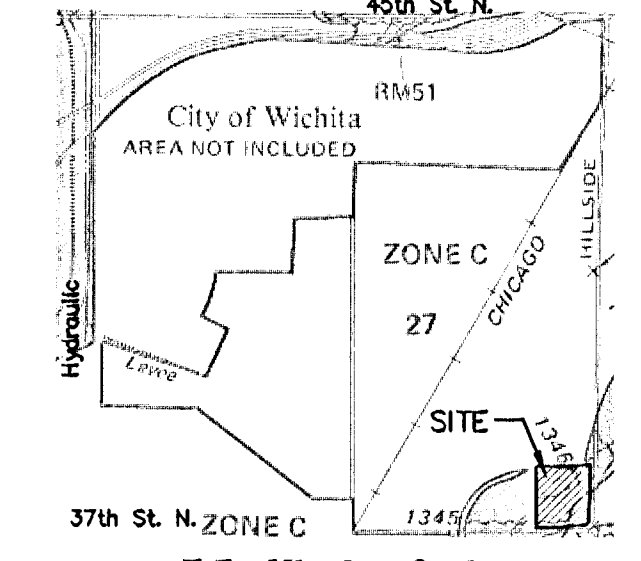


SCALE: 1" = 2,000'

VALLEY CENTER QUADRANGLE

## FLOOD ZONE MAP

Sec. 27, T26S, R1E



7.5 Minute Series

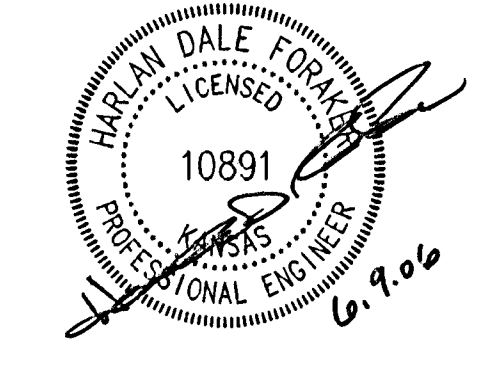
SCALE: 1" = 2,000'

### FLOOD ZONE:

Subject property is in Zones B & C, as shown of Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Wichita, Sedgwick County, Kansas, Panel Number 200321 0150 A, effective June 3, 1986.

- = EXISTING FLOW DIRECTION
- = PROPOSED FLOW DIRECTION
- = FEMA FLOODPLAIN BOUNDARY (SCALED)
- = EXISTING SURFACE WATER

PROPOSED SURFACE DRAINAGE:  
Surface drainage from this addition will continue to drain consistent with the existing contours depicted on this topographic map. Regrading will occur as required around the perimeter of any proposed buildings. However, regrading of the entire lot is not proposed and developed lot drainage will be as reflected by existing contours.



DRAINAGE PLAN PREPARED BY:  
**CERTIFIED ENGINEERING DESIGN, P.A.**  
810 WEST DOUGLAS, SUITE C  
WICHITA, KANSAS 67203  
PH: (316) 262-8808  
FAX: (316) 262-1669

SHEET 1  
TOTAL 1

OFFSITE DRAINAGE DATA:  
Area = 695.8 acres  
SCS Soil Type B  
Farnum Loam, 1% to 3% Slopes  
C = 0.41  
Tc = 87 Min  
I 100 = 2.90"/hr.  
Q 100 = 827.3 cfs  
(See Hydrograph No. 1)

NOTE: Proposed Site Development does not increase the overall drainage basin peak discharge due to a longer time to peak for the offsite drainage basin than for the site development (See Hydrograph No. 4 & 5). However, detention storage is proposed to be designed within parking lot to limit the peak developed flow. A pit pond is also proposed to be constructed within the floodplain in the clouded area to provide a water feature for this site and borrow material for site development.

DEVELOPED DRAINAGE DATA:  
Area = 1.9 acres  
SCS Soil Type B  
Farnum Loam, 1% to 3% Slopes  
WTD C = 0.72  
Tc = 15 Min  
I 100 = 7.40"/hr.  
Q 100 = 10.1 cfs.  
(See Hydrograph No. 2)

UNDEVELOPED DRAINAGE DATA:  
Area = 1.9 acres  
SCS Soil Type B  
Farnum Loam, 1% to 3% Slopes  
C = 0.41  
Tc = 49 Min  
I 100 = 4.20"/hr.  
Q 100 = 3.3 cfs.

COMBINED DEVELOPED & OFFSITE DRAINAGE DATA:  
Area = 702.0 acres  
SCS Soil Type B  
Farnum Loam, 1% to 3% Slopes  
C = 0.41  
Tc = 89 Min  
I 100 = 2.85"/hr.  
Q 100 = 820.3 cfs

DEVELOPED DRAINAGE DATA:  
Area = 6.2 acres  
SCS Soil Type B  
Farnum Loam, 1% to 3% Slopes  
WTD C = 0.72  
Tc = 15 Min  
I 100 = 7.40"/hr.  
Q 100 = 33.0 cfs.  
(See Hydrograph No. 3)

UNDEVELOPED DRAINAGE DATA:  
Area = 6.2 acres  
SCS Soil Type B  
Farnum Loam, 1% to 3% Slopes  
C = 0.41  
Tc = 36 Min  
I 100 = 5.02"/hr.  
Q 100 = 12.8 cfs.

**Savoy Company, P.A.**  
Land Surveyors  
535 S. Emporia, Suite 104, Wichita, KS 67202  
PH (316) 268-0005  
FAX (316) 268-0275  
www.savoyco.com