

DRAINAGE PLAN AND 4 CORNER LOT GRADING PLAN

NGUYEN ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

NW 1/4, SEC. 33, TWP. 27S, R2E

Legal Description:
Beginning 623.66 feet East of the Northwest corner of the Northwest Quarter of Section 33, Township 27 South, Range 2 East, Sedgwick County, Kansas, thence South 335 feet; thence East 39.085 feet; thence South 197 feet; thence East 200.915 feet; thence North 197 feet; thence West 130 feet; thence North 335 feet; thence West 110 feet to the point of beginning AND Beginning 733.66 feet East of the Northwest corner of the Northwest Quarter of said Section 33, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas; thence South 335 feet; thence East 130 feet; thence North 335 feet; thence West 130 feet to the place of beginning.

OVERALL COMBINED EXISTING DRAINAGE DATA:	OVERALL COMBINED PROPOSED DRAINAGE DATA:
Area=2.43+2.7=5.13 acres SCS Soil Type D Rosehill silty clay, 1 to 3 percent slopes Tc = 39 Min C 5' = 0.35 C 100' = 0.65 I 5 = 3.19"/hr. I 100 = 5.57"/hr. Q 5 = 5.84 cfs. Q 100 = 18.80 cfs.	Area=2.43+2.7=5.13 acres SCS Soil Type D Rosehill silty clay, 1 to 3 percent slopes Tc = 39 Min C 5' = 0.69 C 100' = 0.80 Q 5 = 10.82 cfs. Q 100 = 20.09 cfs.

SURVEY DISCLAIMER:
TOPOGRAPHIC SURVEY AND CONTOUR MAP USED IN PREPARING PLANS WAS PROVIDED BY ARMSTRONG LAND SURVEY, P.A., 1601 E. HARRY, WICHITA, KS, 67201. ENGINEER DOES NOT GUARANTEE SURVEY ELEVATIONS FOR ACCURACY. CONTRACTOR SHALL VERIFY ELEVATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

SURVEYOR:
Donald C. Armstrong LS# 780
Armstrong Land Survey, P.A.
1601 E. Harry, Wichita, KS 67201

ENGINEER:
Harlan D. Foraker, P.E.
Certified Engineering Design, P.A.
810 W. Douglas, Suite C
Wichita, KS 67203

DATE PREPARED:
May 21, 2007

ZONING:
LC Limited Commercial

DATE OF SURVEY:
May 16, 2007

AREA OF PLAT:
2.43 ACRES

CONTROL NUMBERS:
May 16, 2007

BENCHMARK:
Iron in thimble found; 623.66 feet East of the Northwest corner of the Northwest Quarter of Section 33, Township 27 South, Range 2 East, Sedgwick County, Kansas

OWNER/SUBDIVIDER:
Tom Nguyen
4930 Harborside Drive
Wichita, KS 67204

NOTE: STREET PROFILE GRADES SHOWN ON DRAINAGE PLAN ARE PRELIMINARY AND SUBJECT TO REVISION DURING PREPARATION OF FINAL STREET IMPROVEMENT PLANS.

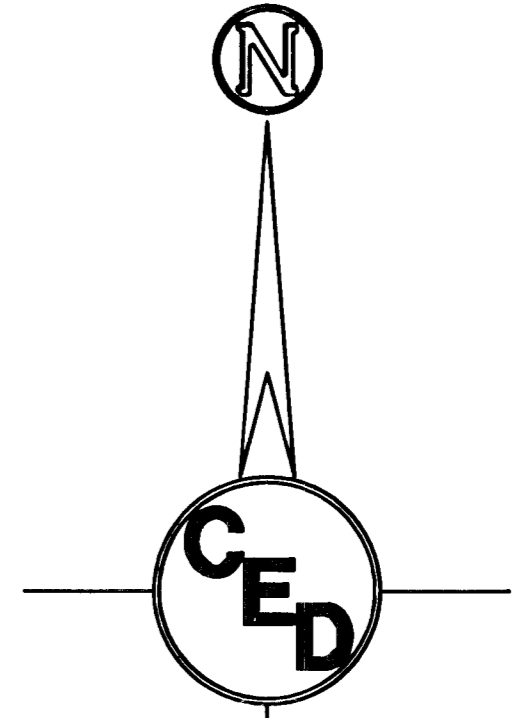
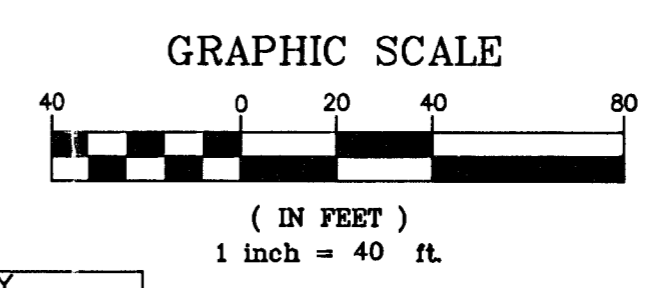
UTILITIES SHOWN REPRESENT THE BEST INFORMATION AVAILABLE FOR DESIGN. ADDITIONAL UTILITIES MAY BE PRESENT ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO.

Hydrograph #4	Hydrograph #8
PHASE 1 EXISTING DRAINAGE DATA: Area = 1.52 acres SCS Soil Type D Rosehill silty clay, 1 to 3 percent slopes Tc = 39 Min C 5' = 0.35 C 100' = 0.65 I 5 = 3.25"/hr. I 100 = 5.64"/hr. Q 5 = 1.75 cfs. Q 100 = 5.57 cfs.	PHASE 1 PROPOSED DRAINAGE DATA: Area = 1.52 acres SCS Soil Type D Rosehill silty clay, 1 to 3 percent slopes Tc = 15 Min C 5' = 0.69 C 100' = 0.80 I 5 = 4.62"/hr. I 100 = 8.98"/hr. Q 5 = 4.85 cfs. Q 100 = 12.07 cfs.

PHASE I LEASEABLE SPACE = 13,000 SQ.F.T
PHASE I PARKING = 80 PARKING SPACES

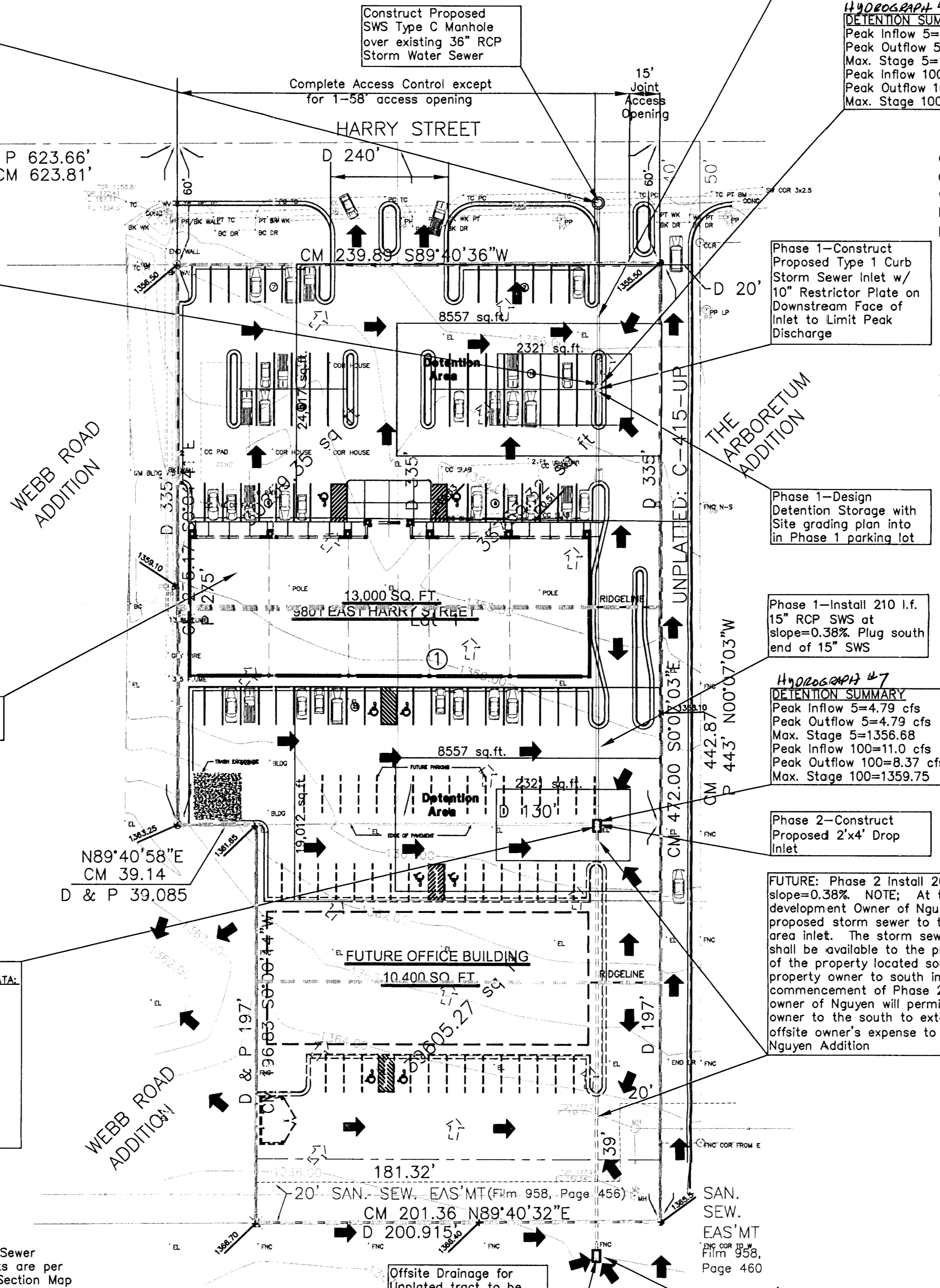
Hydrograph #2	Hydrograph #1
PHASE 2 EXISTING DRAINAGE DATA: Area = 0.91 acres SCS Soil Type D Rosehill silty clay, 1 to 3 percent slopes Tc = 39 Min C 5' = 0.35 C 100' = 0.65 I 5 = 3.25"/hr. I 100 = 5.64"/hr. Q 5 = 1.04 cfs. Q 100 = 3.33 cfs.	PHASE 2 PROPOSED DRAINAGE DATA: Area = 0.91 acres SCS Soil Type D Rosehill silty clay, 1 to 3 percent slopes Tc = 15 Min C 5' = 0.69 C 100' = 0.80 I 5 = 4.62"/hr. I 100 = 8.98"/hr. Q 5 = 2.91 cfs. Q 100 = 6.23 cfs.

Hydrograph #3
OFFSITE EXISTING DRAINAGE DATA:
Area = 2.7 acres
SCS Soil Type D
Rosehill silty clay,
1 to 3 percent slopes
Tc = 39 Min
C 5' = 0.35
C 100' = 0.65
I 5 = 3.19"/hr.
I 100 = 5.57"/hr.
Q 5 = 3.0 cfs.
Q 100 = 9.7 cfs.



- LEGEND**
- - set 5/8" rebar & "Armstrong" cap
 - - iron in thimble
 - ⊙ - found 3/4" iron pipe
 - - found 1/2" iron pipe
 - ⊗ - found chiseled in concrete
 - ⊠ - found chiseled in concrete
 - M - measured distance
 - P - plat distance
 - cm - calculated from measured distance
 - - - - - property line
 - - - - - center line
 - - - - - easement line
 - - - - - setback line
 - - - - - underground utility
 - - - - - wooden fence
 - - - - - chainlink fence
 - ⊠ - cable TV riser
 - ⊠ - telephone riser
 - ⊠ - fire hydrant
 - ⊠ - elec. transformer
 - ⊠ - air conditioner
 - ⊠ - power pole
 - ⊠ - manhole
 - ⊠ - light pole
 - ⊠ - gas meter
 - ⊠ - gas valve
 - ⊠ - water meter
 - ⊠ - water valve
 - ⊠ - coniferous tree
 - ⊠ - deciduous tree

- GRADING LEGEND**
- Existing Contour Elevation
 - Proposed Spot Elevation
 - Existing Drainage Flow Direction
 - Proposed Drainage Flow Direction
 - Proposed Ridge Line
 - Proposed Detention Area
 - Proposed Watershed Boundary
 - - 5/8" "Armstrong LS 780" capped rebar set
 - ⊠ - iron in thimble found
 - - 1/2" iron pipe found
 - ⊗ - 1" iron pipe found
 - CM - calculated from measurements
 - D - deed distance
 - P - plat distance



DRAINAGE PLAN FOR		
NGUYEN ADDITION		
WICHITA, SEDGWICK COUNTY, KANSAS		
PROJ. NO.: 20071539		
CERTIFIED ENGINEERING DESIGN, P.A.		
810 WEST DOUGLAS, SUITE C		
WICHITA, KANSAS 67203		
PH.(316)262-8808 FAX.(316)262-1669		
DESIGNED: HDF	SCALE: 1" = 40'	SHEET 1
DRAWN: KT	DATE: 5/21/2007	
CHECKED: HDF	GED FILE: NguyenPlat.dwg	TOTAL 1



Sanitary Sewer Easements are per Quarter Section Map

Offsite Drainage for Unplatted tract to be conveyed to Harry Street via 20' wide property connected to unplatted property

Future Development of Offsite Area-Proposed 2'x4' Drop Inlet

FUTURE: Phase 2 Install 207 l.f. 15" RCP SWS at slope=0.38%. NOTE: At the time of Phase 2 development Owner of Nguyen Addition shall extend proposed storm sewer to the location of the south area inlet. The storm sewer at the south area inlet shall be available to the property owner for drainage of the property located south Nguyen Addition. If the property owner to south initiates development prior to commencement of Phase 2 of Nguyen Addition the owner of Nguyen will permit by Covenant the offsite owner to the south to extend the storm sewer at the offsite owner's expense to serve the property south of Nguyen Addition