

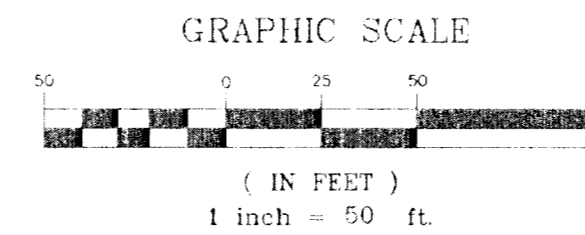
# DRAINAGE PLAN AND 4-CORNER GRADING PLAN SPEER ADDITION

SEDGWICK COUNTY, KANSAS

Legal Description:

Parcel 1:  
Beginning at the S.E. corner of the SW1/4, of the SW1/4 of Sec. 23,  
Twp. 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas; thence  
west, 291 feet; thence north, 655 feet; thence northeasterly, 110.57  
feet to a point 756.3 feet north of the south line of the SW1/4; thence  
east, 246.03 feet to the east line of the SW1/4, of the SW1/4; thence  
south, 756.3 feet to beginning, except the south 35 feet for road, and  
except that part platted as Ryding Addition to Sedgwick County, Kansas.

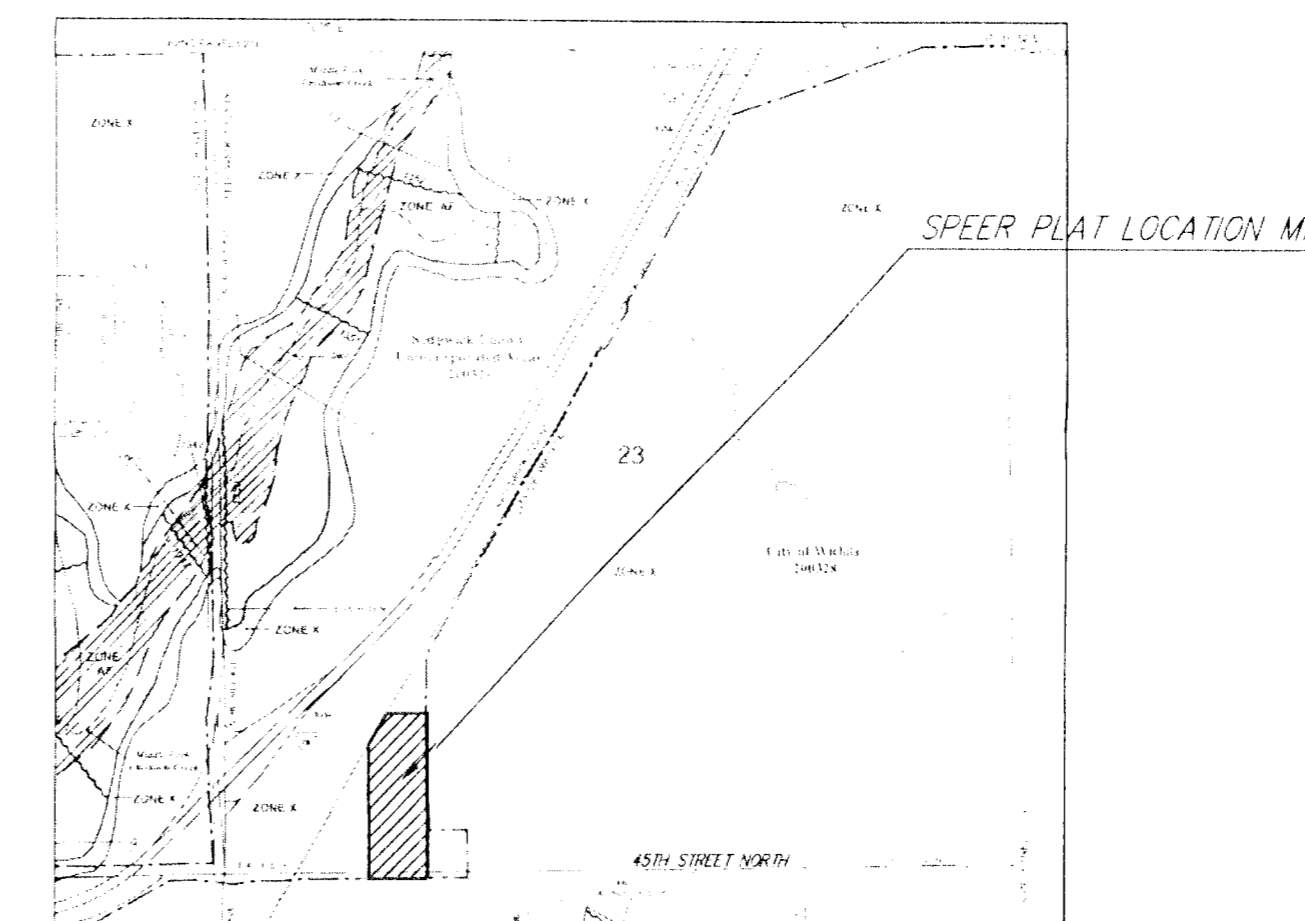
Parcel 2:  
Lot 1, Block 1, Ryding Addition to Sedgwick County, Kansas.



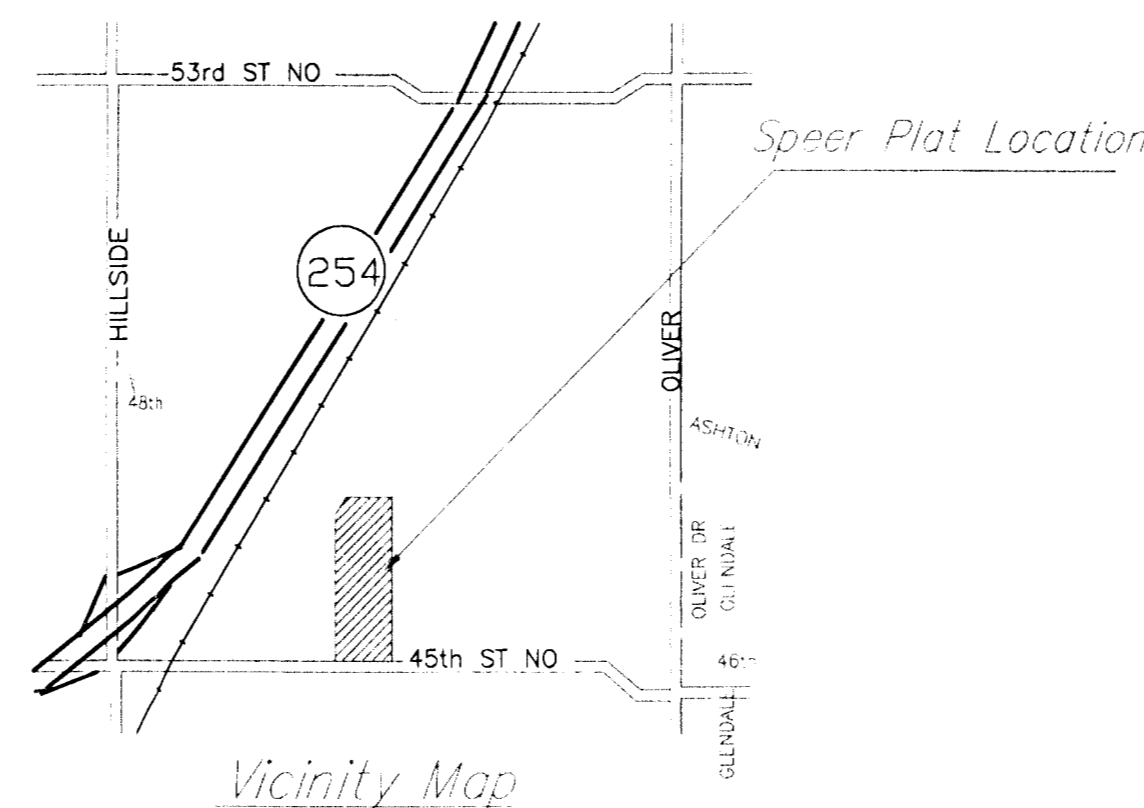
Benchmark - Square Cut on E. Highway of R2BC  
110' S of Intersection 45th St. N. & Hillside  
Elevation = 1360.21 NAVD83  
Elevation = 1359.54 NGVD29

LEGEND

- G = GAS MAIN
- W = WATER MAIN
- SS = SANITARY SEWER
- SWS = STORM WATER SEWER
- UGE = UNDER GROUND ELECTRIC
- UST = UNDER GROUND TELEPHONE
- B.M. = BENCHMARK
- TELE PED = TELEPHONE PEDESTAL
- C.O. = CLEAN OUT
- GUY ANCHOR
- POWER POLE
- W.H. = WATER HYDRANT
- W.M. = WATER METER
- W.V. = WATER VALVE
- ← = EXISTING & PROPOSED DRAINAGE FLOW DIRECTION



Floodplain Map



Vicinity Map

OWNER:  
Julie Speer  
3500 E. 45th St. N.  
Wichita, Kansas 67220  
Ph 744-2007

GROSS SIZE  
201618.86 Sq. Ft.  
4.63 Acres±

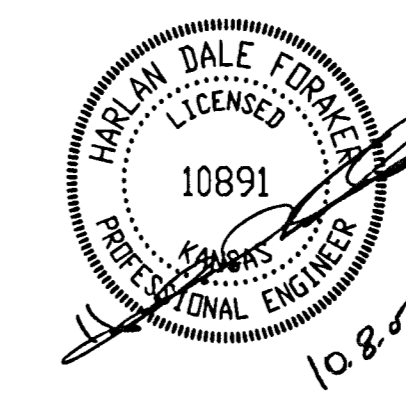
NET SIZE  
200343.86 Sq. Ft.  
4.60 Acres±

MINIMUM LOT SIZE  
71998.10 Sq. Ft.  
1.65 Acres±

ZONING  
Parcel 1: LC - Limited Commercial  
Parcel 2: RR - Rural Residential  
ZON2006-53

CONDITIONAL USE  
CON2006-54 (Animal Care, General)

CONTROL NUMBER  
Parcel 1: 268996  
Parcel 2: 271056



10.8.07

DRAINAGE PLAN PREPARED BY:  
**CERTIFIED ENGINEERING DESIGN, P.A.**

<b>CED</b>	810 WEST DOUGLAS, SUITE C	SHEET	1
	WICHITA, KANSAS 67203	TOTAL	1
	PH: (316) 262-8808		
	FAX: (316) 262-1669		

PROJECT NO. 07007797 P



Savoy Company, P.A.  
Land Surveyors

PH: (316) 265-0885  
FAX: (316) 265-0275

335 S. Emporia, Suite 104, Wichita, KS 67202

www.savoyco.com

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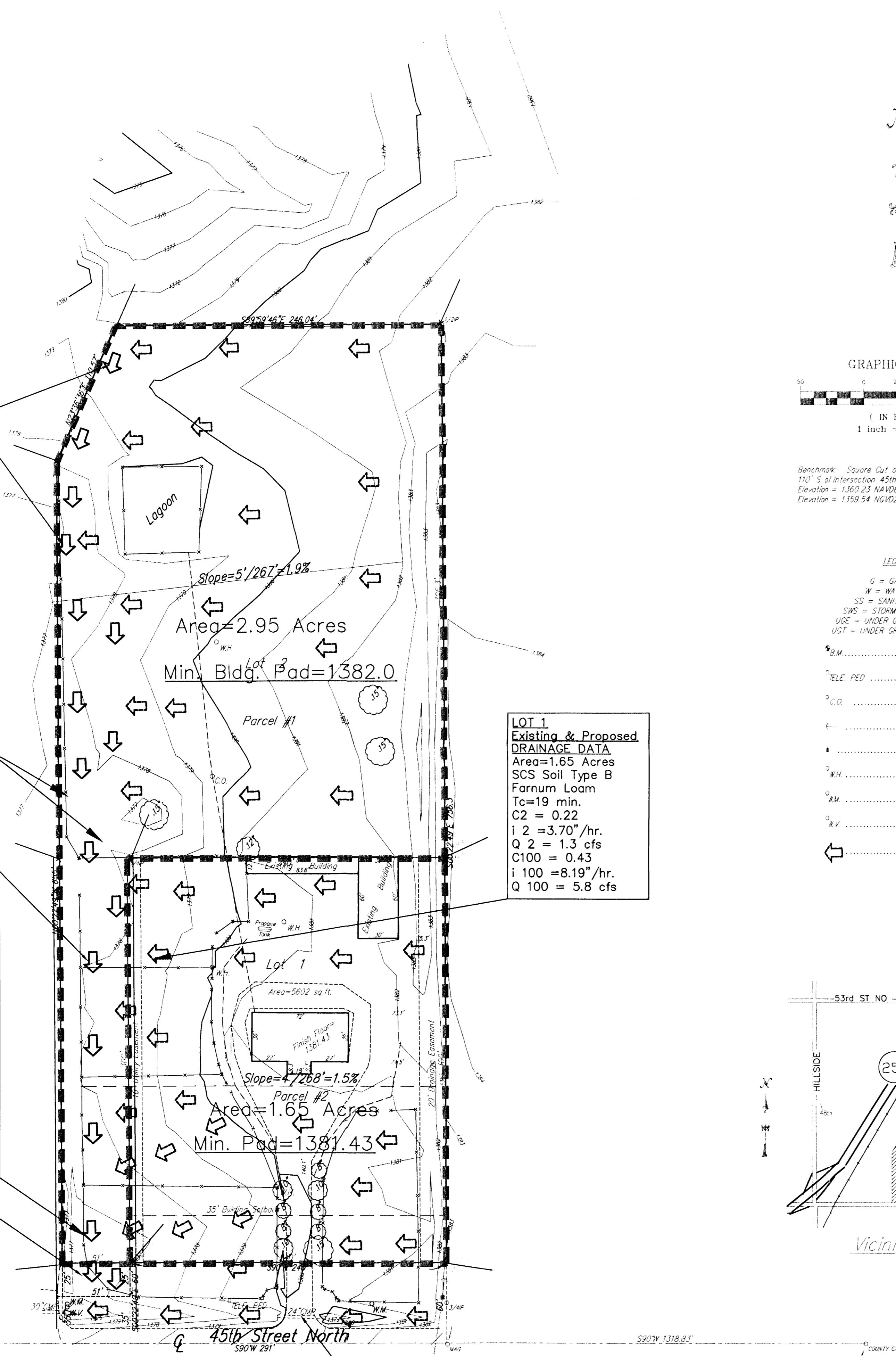
Grade Ditch to drain to proposed drainage ditch along west side of property

**LOT 2**  
Existing & Proposed  
DRAINAGE DATA  
Area=2.95 Acres  
SCS Soil Type B  
Farnum Loam  
Tc=21 min.  
C2 = 0.22  
i 2 = 3.49"/hr.  
Q 2 = 2.3 cfs  
C100 = 0.43  
i 100 = 7.74"/hr.  
Q 100 = 9.8 cfs

Grade Drainage Ditch along west side of property

**COMBINED**  
Existing & Proposed  
DRAINAGE DATA  
Area=4.60 Acres  
SCS Soil Type B  
Farnum Loam  
Tc=22 min.  
C2 = 0.22  
i 2 = 3.49"/hr.  
Q 2 = 3.5 cfs  
C100 = 0.43  
i 100 = 7.74"/hr.  
Q 100 = 15.3 cfs

Grade Drainage Ditch along west side of property



Area=2.95 Acres

Min. Bldg. Pad=1382.0

Parcel #1

**LOT 1**  
Existing & Proposed  
DRAINAGE DATA  
Area=1.65 Acres  
SCS Soil Type B  
Farnum Loam  
Tc=19 min.  
C2 = 0.22  
i 2 = 3.70"/hr.  
Q 2 = 1.3 cfs  
C100 = 0.43  
i 100 = 8.19"/hr.  
Q 100 = 5.8 cfs

Area=1.65 Acres

Min. Pad=1381.43

Parcel #2

Existing 24" Entrance Pipe

S.W. Cor. SW1/4  
Sec. 23-265-1E

S.E. Cor. SW1/4  
Sec. 23-265-1E