

**DRAINAGE PLAN  
AND  
SUPPORTING CALCULATIONS**

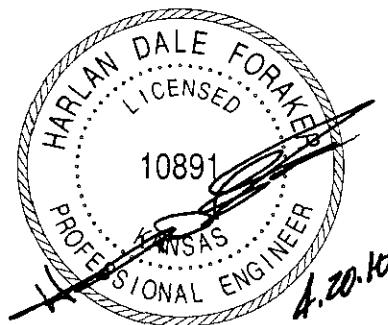
**FOR  
YSIDRO 2ND ADDITION  
A SUBDIVISION TO  
WICHITA, SEDGWICK COUNTY, KANSAS**

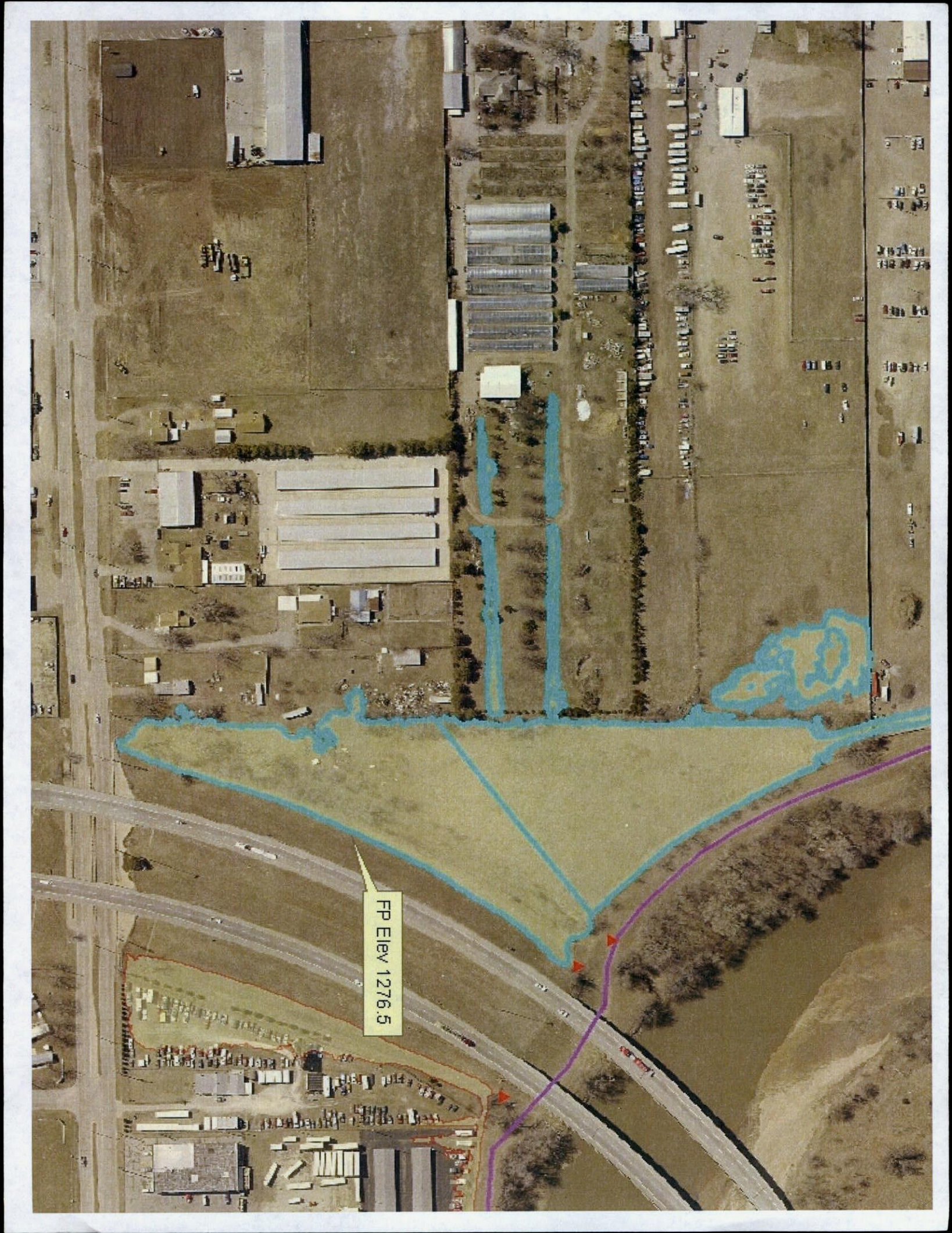
**PREPARED FOR:  
MARK YSIDRO  
3760 S. BROADWAY  
WICHITA, KS 67216**

**APRIL 20, 2010**

**PREPARED BY:**

**CERTIFIED ENGINEERING DESIGN, P.A.  
1935 WEST MAPLE  
WICHITA, KANSAS 67213  
(316)262-8808 PHONE  
(316)262-1669 FAX**





FP Elev 1276.5

## Davidson, Tim

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**From:** Davidson, Tim  
**Sent:** Wednesday, April 21, 2010 10:31 AM  
**To:** Strahl, Neil; Lindebak, Scott  
**Cc:** 'H Foraker'  
**Subject:** RE: Ysidro 2nd Addition

Neil,

Ysidro 2nd is basically okay for Storm Water. We are requesting a note in the drainage plan that detention will be required if the site is changed to a point where there is 3, or more, acres of impervious area. Also, we are waiting on data from AMEC for a 100-yr flood elevation and will request the minimum pad elevation reflect City requirements with respect to that data.

Thanks,

Tim Davidson  
Storm Water  
Associate Engineer, EIT  
316-268-4307  
[tdavidson@wichita.gov](mailto:tdavidson@wichita.gov)

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**From:** Strahl, Neil  
**Sent:** Wednesday, April 21, 2010 9:19 AM  
**To:** Davidson, Tim; Lindebak, Scott  
**Subject:** Ysidro 2nd Addition

Has drainage plan been approved?

*Neil: Evan Strahl, Senior Planner  
Metropolitan Area Planning Department  
Current Plans Division  
City Hall, 10th Floor  
455 N. Main  
Wichita, KS 67202-1688  
Phone: (316) 268-4459  
Fax: (316) 268-4390  
E-Mail: [nstrahl@wichita.gov](mailto:nstrahl@wichita.gov)*



**Public Works, Engineering Division  
Final Drainage Plan Submittal Checklist**

Reviewer: _____	Date: <u>4-20-10</u>
Subdivision Name: <u>VSIOCO 2ND ADDITION</u>	Location: <u>3848 S. BROADWAY</u>
Total Land Area Of Ownership: <u>10.0</u> Acres:	
Type: Residential _____ Commercial <input checked="" type="checkbox"/> Industrial _____ Recreation: _____ Municipal _____ Other _____	
Applicant: <u>MARK VSIOCO</u> Contact: _____ Phone #: <u>648-7581</u>	
Engineer: <u>CERTIFIED ENGR. DEEGU</u> Contact: <u>HARLAN FORAKER</u> Phone #: <u>262-8808</u>	

Please check the appropriate box: I = Included; NA = Non-Applicable; R = Required prior to development  
(If "NA" is checked, an explanation must be entered)

Tab 1. Project Narrative	Applicant			Engr	
	I	NA	Explanation / Location in Plan	I	NA
A. Site Location Map, using USGS Map.				<input checked="" type="checkbox"/>	
B. Discussion of development, existing conditions, and proposed impacts on stormwater, wetland, riparian, and flood plain				<input checked="" type="checkbox"/>	
C. Discussion of offsite conditions					<input checked="" type="checkbox"/>
D. Summary of runoff calculations (pre/post development) No increase in peak discharge for all storm series				<input checked="" type="checkbox"/>	
E. Narrative description of the type and function of the permanent best management practices that are incorporated into the site design.				<input checked="" type="checkbox"/>	
F. Copy of the plat				<input checked="" type="checkbox"/>	
G. Preliminary grading plan (The final grading plan shall be sealed, signed and dated prior to Engineering receiving the final sanitary sewer plans. One plan sheet and PDF shall be submitted to the Subdivision Engineer.)			<b>NOT AVAILABLE AT THIS TIME</b>		<input checked="" type="checkbox"/>
H. Professional Engineer seal, signature and date on cover of report				<input checked="" type="checkbox"/>	
I. CD of drainage plan in PDF format (one file) and one paper copy bound with this checklist included behind the cover					

Tab 2. Existing Conditions Runoff Calculations	Applicant			Engr	
	I	NA	Explanation / Location in Plan	I	NA
A. Copy of applicable orthophoto showing proposed project boundaries (preferable in color)				<input checked="" type="checkbox"/>	
B. Runoff Method (Rational, Hydrograph Method, or other approved methods by Engineering)				<input checked="" type="checkbox"/>	
C. Existing topography (no greater than 2-foot contours; 1-foot recommend)				<input checked="" type="checkbox"/>	
D. Total Site Area and Total Impervious Area (acres)				<input checked="" type="checkbox"/>	
E. Benchmarks used for site control				<input checked="" type="checkbox"/>	
F. Streams, creeks, and waterway labeled				<input checked="" type="checkbox"/>	
G. Predominant soils from USDA soil surveys, and/or on site soil borings				<input checked="" type="checkbox"/>	
H. Location and boundaries of natural features such as wetlands, lakes, and ponds with the normal water elevation noted				<input checked="" type="checkbox"/>	
I. Location of existing roads, buildings, parking lots and other impervious areas.				<input checked="" type="checkbox"/>	



J. Location of existing utilities (e.g., water, sewer, gas, electric) and easements			✓	
K. Location of existing conveyance systems such as storm drains, inlets, catch basins, channels, swales, and areas of overland flow			✓	
L. Flow paths			✓	
M. Location and dimensions of existing channels, bridges or culvert crossings			✓	
N. Existing conditions hydrologic analysis for runoff rates, volumes and velocities showing methodologies used and supporting calculations (2, 5, 10, 25 & 100 year, 24-hour storm events) or Critical Duration			✓	
O. Assumed pre-developed runoff curve numbers		<i>C FACTORS</i>	✓	
P. Existing time of concentrations used in calculations			✓	
Q. Evaluate immediate downstream drainage capacity, not to exceed more than 0.25 miles downstream of site		<i>ARKANSAS RIVER</i>		✓
R. Existing structural elevations (e.g., invert of pipes, manholes, etc.)				✓
S. Cross-section data for open channels				✓
T. Ground water elevations, if applicable				✓

Tab 3. Post-Development Hydrologic Analysis	Applicant		Engr	
	I	NA	I	NA
A. Proposed (post-development) conditions hydrologic and hydraulic analysis for runoff rates, volumes, HGL, and velocities showing the methodologies used and supporting calculations for all applicable design storms (2, 5, 10, 25 & 100 year, 24-hour storm events)			✓	
B. Proposed time of concentrations used in calculations			✓	
C. Assumed post-developed runoff curve numbers		<i>C FACTORS</i>	✓	
D. Proposed contours for detention facilities (to equal area used in outlet rating curves)			✓	
E. Preliminary sizing calculations for stormwater controls including contributing drainage area, storage, and outlet configuration				✓
F. Stage-storage-discharge or outlet rating curves and inflow and outflow hydrographs for storage facilities				✓
G. Final analysis of potential upstream/downstream impact/effects of project, where necessary				✓
H. Existing and proposed structural elevations (e.g., invert of pipes, manholes, etc.)				✓
I. Design water surface elevations and normal pool elevation for ponds				✓
J. Typical detail for outlet structures, embankments, spillways, grade control structures, conveyance channels, etc. To include height, width, elevation, and/or diameter.				✓
K. Proposed limits of clearing and grading				✓
L. Location of existing and proposed roads, buildings, parking lots and other impervious areas			✓	
M. Location of existing and proposed utilities (e.g., water, sewer) and easements			✓	
N. Location of existing and proposed conveyance systems such as storm drains, inlets, catch basins, channels, swales, and areas of overland flow			✓	
O. Preliminary location and dimensions of proposed channel modifications, such as bridge or culvert crossings				✓



P. Preliminary selection and location of stormwater controls					✓
Q. Emergency overflow structure's flow path					✓
R. Detention facility provides one-foot of freeboard above the HWL and emergency outfall shown (top of berm elevation shown)					✓
S. The 100-year 24-hour HWL delineated on the plan for detention pond					✓
T. Lowest opening elevations table on the plat for structures located adjacent to channels or ponds				MINIMUM PAO ELEVATION = 1280.0	✓
U. Stormwater Management Facilities located within a Reserve					✓
V. Maintenance responsibility of stormwater management facility shall be specified in the plat's text (e.g. HOA, Lot Owners Association, or lot)					✓
W. Off-site drainage easements or agreements required, where necessary					✓

Tab 4: Floodplain Submittal	Applicant		Engr.	
	I	NA	I	NA
A. Provide source of flood profile			✓	
B. Nearest base flood elevations			✓	
C. Delineation of pre-developed regulatory floodplain/floodway limits				✓
D. Delineation of post-developed regulatory floodplain and floodway limits				✓
E. Floodplain boundary determination per elevation (project limits shown)				✓
F. Provide source of floodway data table and discharges				✓
G. Provide all hydrologic and hydraulic study information for site-specific floodplain studies, unnumbered Zone A area elevation determinations and flood plain map revisions or required permits				✓
H. Provide regulatory floodway and four natural profile models (10, 50, 100, and 500-yr) for existing and future watershed conditions				✓
I. Location of floodplain/floodway limits and relationship of site to upstream/downstream properties (floodplain limits to be per elevation and scaled location)				✓
J. Flood plains and floodways located within a Reserve, where necessary				✓

Tab 5. Federal, State and Local Permits (to be provided prior to construction unless otherwise specified)	Applicant		Engr.	
	I/R	NA	I/R	NA
A. US Army Corps of Engineers - Regulatory program permits (404 water quality certification)				✓
B. Kansas Department of Agriculture - Division of Water Resources Permits (Stream Obstruction, Channel Change, Flood Plain Fill, Levee, Water Appropriations, Dam safety permit, etc.)				
C. Federal Emergency Management Agency (FEMA) Letter of Map Changes (LOMA, LOMR, LOMR-f, CLOMR, etc.) Shall be included and approved when project modifies the limits of the floodway.				✓
D. Kansas Department of Transportation				✓
E. Sedgwick County Right-of-way Permit				✓

**DRAINAGE PLAN  
AND  
SUPPORTING CALCULATIONS**

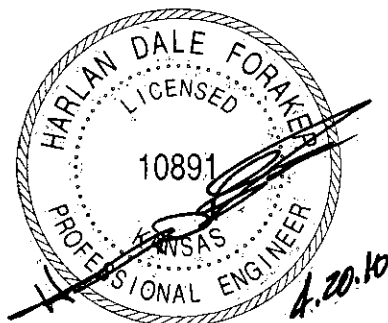
**FOR  
YSIDRO 2ND ADDITION  
A SUBDIVISION TO  
WICHITA, SEDGWICK COUNTY, KANSAS**

**PREPARED FOR:  
MARK YSIDRO  
3760 S. BROADWAY  
WICHITA, KS 67216**

**APRIL 20, 2010**

**PREPARED BY:**

**CERTIFIED ENGINEERING DESIGN, P.A.  
1935 WEST MAPLE  
WICHITA, KANSAS 67213  
(316)262-8808 PHONE  
(316)262-1669 FAX**



Ysidro 2nd Addition (Con't)  
April 20, 2010

**CERTIFIED ENGINEERING DESIGN, P.A**

1935 West Maple  
Wichita, KS 67213  
(316)262-8808 Office  
(316)262-1669 Fax

**LETTER OF TRANSMITTAL**

DATE: April 20, 2010

TO: Mr. Scott Lindebak, P.E.  
Engineering Division  
City of Wichita  
7th Floor, City Hall  
455 North Main  
Wichita, KS 67202

RE: Drainage Plan  
Ysidro 2nd Addition  
Wichita, Sedgwick County, KS

FROM: Harlan D. Foraker, P.E. 

**I. PROJECT NARRATIVE**

This site is located on the east side of Broadway Street, just north of MacArthur Street and was previously known as "Deree Nursery." This site is in the Southwest Corner of Sec. 9, T28S, R1E and is zoned "GC" General Commercial and "I-1" Light Industrial. This site is partially developed and consists of a residential dwelling, various out buildings, gravel paths and grassland. All the surrounding property is zoned General Commercial. Some surrounding land is platted. The Arkansas River is directly to the east of the property. SCS soil types present are Saltcreek and Naron fine sandy loams which have a Class C SCS soils classification. Also present is Canadian fine sandy loam which has a Class B SCS soils classification.

**II. EXISTING CONDITIONS RUNOFF CALCULATIONS**

The rational method will be used to determine the peak discharges from the study area. Rational 'C' Factors were assigned to the existing site and proposed improvements from "Interim Drainage and Storm Sewer Policy for Design Criteria and Documentation" for the City of Wichita, Kansas. Rainfall Intensity tables from the same policy were utilized to determine the rainfall intensity for the 2, 5, 10, 25, and 100 year design storms.

The Soil Conservation Service TR-55 manual was used to compute the Time of Concentration for the drainage subareas. A design assumption was made as follows: that the minimum sub area time of concentration is 15 minutes.

Soil types were determined from the Natural Resources Conservation Service's Soil Survey web site. The SCS soil types present is Saltcreek and Naron fine sandy loams, 0 to 1 percent slopes, which have a Class C SCS soils classification. Also present is Canadian fine sandy loam, rarely flooded, which has a Class B SCS soils classification.

The developed drainage sub areas have been delineated on the 1" = 80' site and topographic mapping survey performed for this site.

Design Storm Events Evaluated: 2, 5, 10, 25, and 100 yr. storm events

The runoff calculations for the property have been completed utilizing all 5 storm events.

For existing conditions this site has 1 sub-basin.

Sub-basin A is 9.60 acres in area. Drainage flows easterly across the property until reaching a natural flowline on the eastern side. The flowline will continue carrying the flow east offsite where it will drain to the Arkansas River.

The following table summarizes the peak discharge for drainage area Sub-Basin A which comprises 9.60 acres within the proposed Ysidro 2nd Addition.

**EXISTING PEAK RUNOFF FOR THE DRAINAGE SUB-BASIN A**

Description	C	Tc	I	Area	Q(cfs)
Existing Drainage Area(2 yr.)	.68	28	2.75	9.60	17.95
Existing Drainage Area(5 yr.)	.69	28	3.44	9.60	22.79
Existing Drainage Area(10 yr.)	.73	28	3.92	9.60	27.47
Existing Drainage Area(25 yr.)	.75	28	4.62	9.60	33.26
Existing Drainage Area(100 yr.)	.80	28	5.71	9.60	43.85

**III. POST DEVELOPMENT HYDROLOGIC ANALYSIS**

Design Storm Events Evaluated: 2, 5, 10, 25, and 100 yr. storm events

The runoff calculations for the property have been completed utilizing all 5 storm events.

The proposed development for this site is storage area.

For developed conditions this site has 1 sub-basin. Sub-basin A will continue to drain the same as existing conditions.

**IV. FLOODPLAIN SUBMITTAL** – There is no FEMA floodplain located on this property. A copy of the FEMA floodplain map is attached for review.

**V. FEDERAL, STATE AND LOCAL PERMITS**

- A. US Army Corp of Engineers-Not Applicable
- B. Kansas Dept. of Agriculture-Not Applicable
- C. FEMA- Not Applicable
- D. Kansas Department of Transportation-Not Applicable
- E. Sedgwick County Right-of-Way Permit-Not Applicable

**VI. SUMMARY DISCUSSION:**

The existing and proposed peak discharge for the proposed Ysidro 2<sup>nd</sup> Addition which is comprised of the previously described existing drainage sub-basin is 43.85 cfs for the 100 year storm. The proposed use for this platted area is to continue as a salvage yard for vehicles for which a conditional use has been obtained. The intent is for runoff to be collected within the site in a shallow drainage swale which currently exists on the site and not to concentrate the flow. The runoff will exit the east side of the site thru a grassed swale and travel across an undeveloped parcel before draining into the Arkansas River. The Arkansas River has been studied in detail for hydraulic conveyance capacity and base flood elevations have been determined. The flow capacity of the Arkansas River is adequate to carry the existing and proposed runoff from Ysidro 2<sup>nd</sup> Addition.

**VII. APPENDIX I:**

All charts, graphs, tables including a 1"=80' scale drainage plan map are included for review.

# APPENDIX

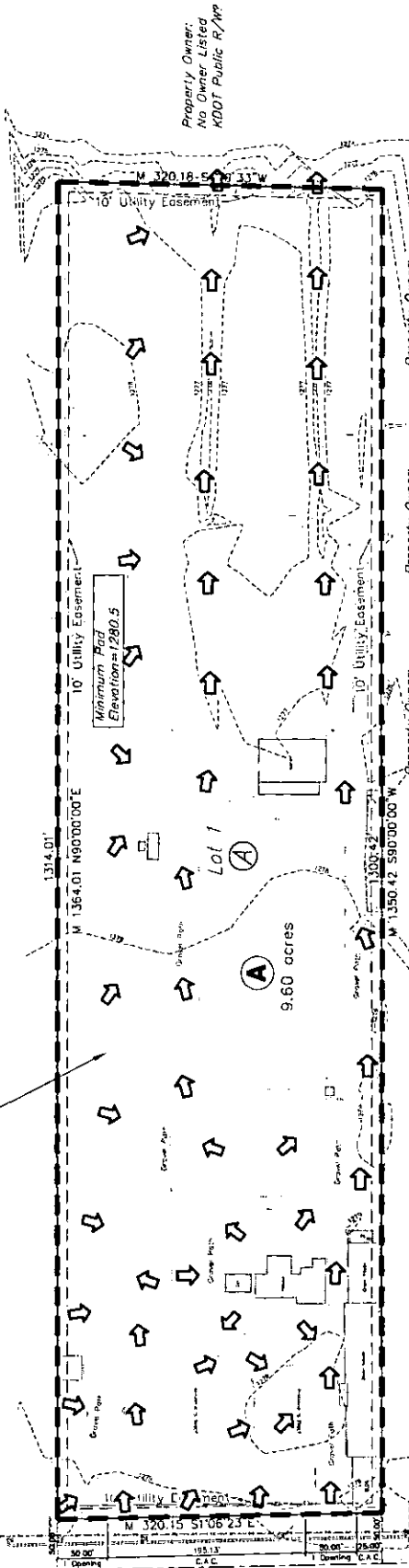
**DRAINAGE PLAN**

**YSIDRO 2ND ADDITION**

**SW Quarter Sec. 9, Township 28 South, Range 1 East  
Wichita, Sedgwick County, Kansas**

**EXISTING/PROPOSED DRAINAGE DATA**  
 Area = 9.60 Acres  
 SCS Soil Type B/C  
 Tc = 28 min. (A)  
 C = 0.80  
 1.100 = 5.71 hr  
 0.100 = 43.40 cfs

Property Owner:  
 Donald D. & Sharon L. Redick  
 2302 S. Main  
 Wichita, KS 67213



Property Owner:  
 William G. & Theresa L. Ash  
 15820 Plymouth  
 Wichita, KS 67230

Property Owner:  
 James D. Barnum  
 502 E. MacArthur  
 Wichita, KS 67213

Property Owner:  
 David D. Hale  
 P.O. Box 818  
 Fort Benton, MT 59442

Property Owner:  
 Novella P. Hale et al  
 516 E. MacArthur  
 Wichita, KS 67216

**PROPOSED LAND USE:**  
 Property Storage

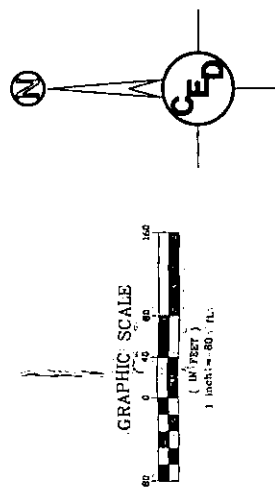
**IMPERVIOUS AREA CALCULATION**  
 Net Area = 418,426.00 sq. ft.  
 (9.60 acres)  
 Existing Buildings and Gravel Path.  
 86,306.00 (1.98 acres)  
 Previous Area to be in Grass = 332,120.00 sq. ft.  
 (7.62 acres)

**SURVEY DISCLAIMER:**  
 TOPOGRAPHIC SURVEY AND CONTOUR MAP USED IN PREPARING PLANS WAS PROVIDED BY ARMSTRONG LAND SURVEY, P.A., 250 N. MAHEWSON, WICHITA, KS. ENGINEER DOES NOT GUARANTEE SURVEY ELEVATIONS FOR ACCURACY. CONTRACTOR SHALL VERIFY ELEVATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

**LEGEND**

- - "Armstrong" capped rebar set
- - "ACLS" capped rebar found
- - 3/4" rebar found
- M - measured distance
- D - deed distance
- - "Armstrong" capped bar set
- - 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 - plot distance
- M - measured distance
- - property line
- - center line
- - easement line
- - setback line
- - underground utility
- - wooden fence
- - chain link 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
- - existing and proposed drainage direction

*3 acre threshold  
 T shall be located in drain easement on east 1/2 of prop.*



**LEGAL DESCRIPTION:**

**Tract A**  
 The North 6 acres of the North 10 acres of the South 30 acres of Government Lot 4, in Section 9, Township 28 South, Range 1 East of the 5th P.M., Sedgwick County, Kansas, Commonly known as 3848 South Broadway, Wichita, Kansas.

**Tract B**  
 The South 4 acres of the North 10 acres of the South 30 acres of Government Lot 4, in Section 9, Township 28 South, Range 1 East of the 5th P.M., Sedgwick County, Kansas, Commonly known as 3852 South Broadway, Wichita, Kansas.

**ZONING:**  
 North Side, GC-General Commercial South Side, LI-Light Industrial

**AREA OF PLAT:**  
 9.60 Acres(Net)  
 10.00 Acres(Gross)

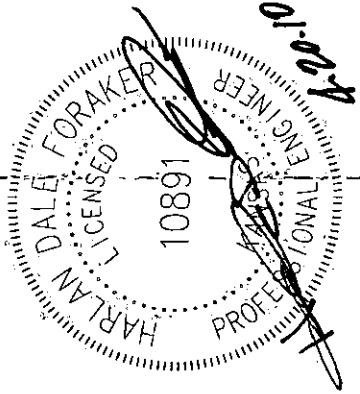
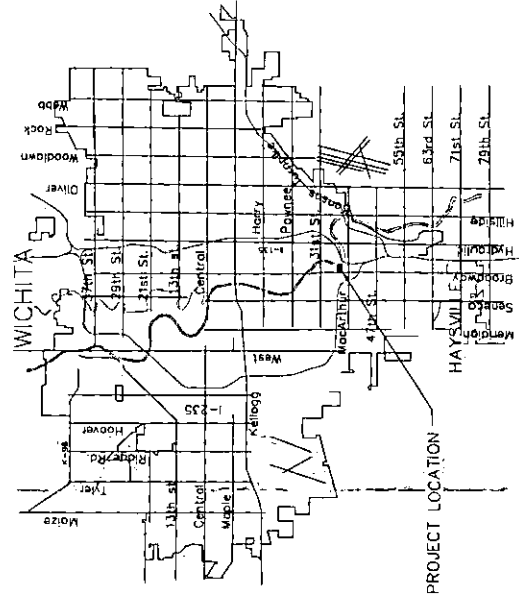
**DATE SURVEYED:**  
 February 1, 2010

**SURVEYOR:**  
 Donald C. Armstrong LS #780  
 Armstrong Land Survey P.A.  
 1501 E. Harry  
 Wichita, KS 67211  
 (316) 263-0082

**ENGINEER:**  
 Harlan Foraker, P.E.  
 Certified Engineering Design, P.A.  
 1935 W. Maple  
 Wichita, KS 67203  
 (316) 262-8608

**OWNER AND SUBDIVIDER:**  
 Mark Ysidro  
 3750 South Broadway  
 Wichita, KS 67216  
 (316) 648-7561

**CONTROL NO:**  
 118562, 118354



## Worksheet 3: Time of concentration ( $T_c$ ) or travel time ( $T_t$ )

Project Ysidro 2nd Addition By CC Date 4/19/2010

Location Sec 09, T28S, R1E Checked hdf Date     

Circle one:  \_\_\_\_\_

Circle one:   $T_t$  through subarea \_\_\_\_\_

Notes: Space for as many as two segments per flow type can be used for each worksheet.  
Include a map, schematic, or description of flow segments.

<u>Sheet Flow</u> (Applicable to $T_c$ only)	Segment ID	Area A1	Area A2
1. Surface description (table 3-1) .....		gravel	
2. Manning's roughness coeff., n (table 3-1) .....		0.01	
3. Flow length, L (total L $\leq$ 300 feet) .....	ft.	300	
4. Two-yr 24-hr rainfall, $P_2$ (3.5" typ. for Sedgwick Co) .....	in	3.5	
5. Land Slope, s .....	ft/ft	0.00216	
6. $T_t = \frac{0.007(nL)^{0.8}}{P_2^{0.5} s^{0.4}}$ Compute $T_t \dots (T_t \times 60) =$ min.		7	

<u>Shallow concentrated flow</u>	Segment ID		
7. Surface description (paved or unpaved) .....		U	U
8. Flow length, L (1000' max) .....	ft	443	588
9. Watercourse slope, s .....	ft/ft	0.00282	0.00333
10. Average velocity, V (figure 3-1) .....	ft/s	0.75	0.85
11. $T_t = \frac{L}{3600 V}$ Compute $T_t \dots (T_t \times 60) =$ min.		9.8	11.5
	<b>Total</b>	17	12

<u>Channel Flow</u>	Segment ID			
12. Cross sectional flow area, a .....	ft <sup>2</sup>			
13. Wetted perimeter, $P_w$ .....	ft			
14. Hydraulic radius, $r = \frac{a}{P_w}$ Compute r .....	ft			
15. Channel slope, s .....	ft/ft			
16. Manning's roughness coeff., n .....				
17. $V = \frac{1.49 r^{2/3} s^{1/2}}{n}$ Compute V .....	ft/s			
18. Flow Length, L (1000' Max?) .....	ft			
19. $T_t = \frac{L}{3600 V}$ Compute $T_t \dots (T_t \times 60) =$ min.				
20. Watershed or subarea $T_c$ or $T_t$ (add $T_t$ in steps 6, 11, and 19) ... Tot		17	12	28

Ysidro 2nd Addition  
 Sec09, T28S, R1E

Existing:	A
Drainage Area =	9.60 Acres

Time of Concentration	28:00 Minutes
-----------------------	---------------

Soil	Saltcreek and Narón fine sandy loams, 0 to 1%
Type	C
Soil	Canadian fine sandy loam, rarely flooded
Type	B

Light Industrial					Total
2	0.68				0.68
5	0.69				0.69
10	0.73				0.73
25	0.75				0.75
100	0.80				0.80

I	
2	2.75
5	3.44
10	3.92
25	4.62
100	5.71

Peak-Flow					
Year	C	I	A	=	Q
					cfs
2	0.68	2.75	9.60		17.95
5	0.69	3.44	9.60		22.79
10	0.73	3.92	9.60		27.47
25	0.75	4.62	9.60		33.26
100	0.80	5.71	9.60		43.85

## SOIL LEGEND

<u>SYMBOL</u>	<u>HYDROLOGIC GROUP</u>	<u>NAME</u>
Aa	B	Albion-Shellabarger sandy loams, 1 to 4 percent slopes
Ab	B	Albion and Shellabarger sandy loams, 7 to 15 percent slopes
Ba	C	Blanket silt loam, 0 to 1 percent slopes
Bb	C	Blanket silt loam, 1 to 3 percent slopes
Ca	B	Canadian fine sandy loam
Cb	B	Canadian-Waldeck fine sandy loams
Cc	D	Canwile fine sandy loam
Cd	B	Clark-Ost clay loams, 1 to 4 percent slopes
Ce	C	Clime silty clay, 3 to 6 percent slopes
Ea <sup>cf</sup>	B	Elandco silt loam
Eb	B	Elandco silt loam, occasionally flooded
Ec	B	Elandco silt loam, frequently flooded
Fa	B	Farnum loam, 0 to 1 percent slopes
Fb	B	Farnum loam, 1 to 3 percent slopes
Fc	B	Farnum loam, sandy substratum, 0 to 1 percent slopes
Ga	D	Goessel silty clay, 0 to 1 percent slopes
Gb	D	Goessel silty clay, 1 to 2 percent slopes
Ia	D	Irwin silty clay loam, 1 to 3 percent slopes
Ib	D	Irwin silty clay loam, 3 to 6 percent slopes
Ic	D	Irwin silty clay loam, 2 to 6 percent slopes, eroded
La	C	Lesho loam
Lb	A	Lincoln soils
Ma	B	Milan loam, 1 to 3 percent slopes
Mb	B	Milan form, 3 to 6 percent slopes
Mc	B	Milan clay loam, 2 to 6 percent slopes, eroded
Na	B	Naron fine sandy loam
Oc	D	Owens clay loam, 1 to 3 percent slopes
Od	D	Owens-Rock outcrop complex, 3 to 10 percent slopes
Pa		Pits
Pb	D	Plevna fine sandy loam
Pc	A	Pratt loamy fine sand, undulating
Pd	A	Pratt-Tivoli complex, rolling
Ra	D	Renfrow silty clay loam, 1 to 3 percent slopes
Rb	D	Renfrow silty clay loam, 3 to 6 percent slopes
Rc	D	Renfrow-Owens clay loams, 1 to 4 percent slopes
Rd	D	Rosehill silty clay, 1 to 3 percent slopes
Sa	B	Shellabarger sandy loam, 1 to 3 percent slopes
Sb	B	Shellabarger sandy loam, 3 to 6 percent slopes
Sc	B	Shellabarger sandy loam, 3 to 6 percent slopes, eroded
Ta	D	Tabler silty clay loam
Tb	D	Tabler-Drummond complex
Ua	B	Urban land-Canadian complex
Ub	B	Urban land-Elandco complex
Uc	B	Urban land-Farnum complex, 0 to 3 percent slopes
Ud	D	Urban land-Irwin complex, 1 to 3 percent slopes
Ue	D	Urban land-Tabler complex
Ya	B	Vanoss silt loam, 0 to 1 percent slopes
Yb	B	Vanoss silt loam, 1 to 3 percent slopes
Yc	B	Vanoss silt loam, 3 to 6 percent slopes
Yd	B	Vanoss silt loam, 3 to 6 percent slopes, eroded
Ye	D	Vernon sandy loam, 1 to 3 percent slopes
Yf	D	Vernon sandy loam, 3 to 6 percent slopes
Wa	C	Waldeck sandy loam
Wb	D	Waurika silt loam

RAINFALL INTENSITY TABLE  
 SEDGWICK COUNTY  
 KANSAS

THIS TABLE CONTAINS AVERAGE RAINFALL INTENSITIES  
 IN INCHES PER HOUR.

Time of Conc. DURATION, HR:MIN	RETURN PERIOD						
	1 YR	2 YR	5 YR	10 YR	25 YR	50 YR	100 YR
0:05	4.91	5.64	6.64	7.38	8.48	9.34	10.20
0:06	4.62	5.34	6.33	7.07	8.15	9.00	9.84
0:07	4.38	5.09	6.08	6.80	7.86	8.69	9.52
0:08	4.17	4.87	5.85	6.56	7.60	8.41	9.22
0:09	4.00	4.68	5.63	6.33	7.34	8.14	8.93
0:10	3.84	4.50	5.43	6.11	7.10	7.87	8.64
0:11	3.70	4.34	5.25	5.90	6.86	7.61	8.36
0:12	3.56	4.19	5.07	5.71	6.64	7.36	8.09
0:13	3.44	4.05	4.91	5.53	6.43	7.14	7.84
0:14	3.33	3.92	4.76	5.36	6.24	6.92	7.61
0:15	3.22	3.80	4.62	5.21	6.06	6.73	7.40
0:16	3.12	3.69	4.49	5.07	5.91	6.56	7.21
0:17	3.03	3.58	4.37	4.94	5.76	6.40	7.04
0:18	2.94	3.48	4.26	4.82	5.63	6.26	6.88
0:19	2.85	3.39	4.16	4.71	5.50	6.12	6.74
0:20	2.77	3.30	4.06	4.60	5.38	5.99	6.60
0:21	2.70	3.22	3.97	4.50	5.27	5.87	6.47
0:22	2.63	3.14	3.88	4.41	5.17	5.76	6.35
0:23	2.56	3.07	3.80	4.32	5.07	5.65	6.23
0:24	2.50	3.00	3.72	4.23	4.97	5.54	6.12
0:25	2.44	2.93	3.64	4.15	4.88	5.44	6.01
0:26	2.38	2.87	3.57	4.07	4.79	5.35	5.90
0:27	2.33	2.81	3.50	4.00	4.70	5.26	5.80
0:28	2.27	2.75	3.44	3.92	4.62	5.17	5.71
0:29	2.23	2.69	3.37	3.86	4.54	5.08	5.61
0:30	2.18	2.64	3.31	3.79	4.47	4.99	5.52
0:31	2.14	2.59	3.26	3.72	4.39	4.91	5.43
0:32	2.09	2.54	3.20	3.66	4.32	4.83	5.34
0:33	2.05	2.50	3.14	3.60	4.25	4.76	5.26
0:34	2.02	2.45	3.09	3.54	4.18	4.68	5.18
0:35	1.98	2.41	3.04	3.48	4.12	4.61	5.10
0:36	1.94	2.37	2.99	3.43	4.05	4.54	5.02
0:37	1.91	2.33	2.94	3.38	3.99	4.47	4.95
0:38	1.88	2.29	2.90	3.32	3.93	4.40	4.87
0:39	1.85	2.25	2.85	3.27	3.87	4.34	4.80
0:40	1.82	2.22	2.81	3.23	3.82	4.28	4.73
0:41	1.79	2.18	2.77	3.18	3.76	4.22	4.67
0:42	1.76	2.15	2.73	3.13	3.71	4.16	4.60
0:43	1.73	2.12	2.69	3.09	3.66	4.10	4.54
0:44	1.71	2.09	2.65	3.05	3.61	4.04	4.48
0:45	1.68	2.06	2.62	3.01	3.56	3.99	4.42

RAINFALL INTENSITY TABLE  
 SEDGWICK COUNTY  
 KANSAS

THIS TABLE CONTAINS AVERAGE RAINFALL INTENSITIES  
 IN INCHES PER HOUR.

DURATION, HR.:MIN	RETURN PERIOD						
	1 YR	2 YR	5 YR	10 YR	25 YR	50 YR	100 YR
0:46	1.66	2.03	2.58	2.96	3.51	3.94	4.36
0:47	1.63	2.00	2.55	2.93	3.47	3.89	4.30
0:48	1.61	1.97	2.51	2.89	3.42	3.84	4.25
0:49	1.59	1.95	2.48	2.85	3.38	3.79	4.20
0:50	1.57	1.92	2.45	2.81	3.34	3.74	4.15
0:51	1.55	1.90	2.42	2.78	3.30	3.70	4.10
0:52	1.53	1.87	2.39	2.75	3.26	3.65	4.05
0:53	1.51	1.85	2.36	2.71	3.22	3.61	4.00
0:54	1.49	1.83	2.33	2.68	3.18	3.57	3.95
0:55	1.47	1.80	2.30	2.65	3.14	3.53	3.91
0:56	1.45	1.78	2.28	2.62	3.11	3.49	3.86
0:57	1.43	1.76	2.25	2.59	3.07	3.45	3.82
0:58	1.41	1.74	2.22	2.56	3.04	3.41	3.78
0:59	1.40	1.72	2.20	2.53	3.01	3.37	3.74
1:00	1.38	1.70	2.17	2.50	2.97	3.34	3.70
1:05	1.30	1.61	2.06	2.38	2.82	3.17	3.52
1:10	1.23	1.53	1.96	2.26	2.69	3.02	3.35
1:15	1.17	1.45	1.87	2.16	2.57	2.89	3.20
1:20	1.11	1.38	1.79	2.06	2.46	2.77	3.07
1:25	1.06	1.32	1.71	1.93	2.36	2.65	2.95
1:30	1.01	1.27	1.64	1.90	2.27	2.55	2.83
1:35	0.97	1.21	1.58	1.83	2.18	2.46	2.73
1:40	0.93	1.16	1.52	1.76	2.10	2.37	2.63
1:45	0.89	1.12	1.46	1.70	2.03	2.29	2.54
1:50	0.86	1.08	1.41	1.64	1.96	2.21	2.46
1:55	0.82	1.04	1.36	1.58	1.89	2.13	2.38
2:00	0.79	1.00	1.31	1.53	1.83	2.07	2.30
2:05	0.76	0.97	1.27	1.48	1.77	2.00	2.23
2:10	0.74	0.93	1.23	1.43	1.72	1.94	2.16
2:15	0.71	0.90	1.19	1.39	1.67	1.88	2.10
2:20	0.69	0.87	1.15	1.35	1.62	1.83	2.04
2:25	0.66	0.85	1.12	1.31	1.57	1.78	1.98
2:30	0.64	0.82	1.09	1.27	1.53	1.73	1.93
2:35	0.62	0.80	1.06	1.24	1.49	1.68	1.88
2:40	0.61	0.78	1.03	1.21	1.45	1.64	1.83
2:45	0.59	0.75	1.01	1.18	1.42	1.60	1.79
2:50	0.57	0.74	0.98	1.15	1.38	1.56	1.74
2:55	0.56	0.72	0.96	1.12	1.35	1.53	1.70
3:00	0.55	0.70	0.94	1.10	1.32	1.49	1.67

## ATTACHMENT D

## DRAINAGE CRITERIA

## CITY OF WICHITA, KANSAS

RECOMMENDED RUNOFF COEFFICIENTS FOR RATIONAL METHOD  
AND PERCENT IMPERVIOUS FOR UNIT HYDROGRAPH METHOD

Land Use or Surface Characteristics	Percent Impervious	Frequency			
		2	5	10	100
1. Business:					
Downtown Areas	95	0.84	0.85	0.87	0.91
Neighborhood Areas	70	0.68	0.69	0.73	0.80
2. Residential:					
<u>Single Family (Soil Group D)</u>					
1/8 Acre	50	0.57	0.61	0.66	0.79
1/4 Acre	38	0.50	0.54	0.62	0.76
1/3 Acre	30	0.46	0.50	0.59	0.73
1/2 Acre	25	0.42	0.48	0.56	0.72
3/4 Acre	22	0.42	0.46	0.55	0.71
1 Acre	20	0.41	0.45	0.54	0.71
<u>Multi-Family (Soil Group D)</u>					
Multi-Unit (detached)	60	0.62	0.66	0.72	0.82
Multi-Unit (attached)	65	0.64	0.68	0.73	0.83
Apartments	75	0.70	0.73	0.79	0.86
<u>Single Family (Soil Group C)</u>					
1/8 Acre	50	0.55	0.58	0.64	0.73
1/4 Acre	38	0.48	0.51	0.57	0.68
1/3 Acre	30	0.43	0.46	0.53	0.65
1/2 Acre	25	0.40	0.43	0.50	0.63
3/4 Acre	22	0.39	0.42	0.49	0.62
1 Acre	20	0.37	0.40	0.48	0.61
<u>Multi-Family (Soil Group C)</u>					
Multi-Unit (detached)	60	0.60	0.63	0.69	0.77
Multi-Unit (attached)	65	0.63	0.66	0.71	0.79
Apartments	75	0.68	0.72	0.77	0.83
<u>Single-Family (Soil Group B)</u>					
1/8 Acre	50	0.52	0.54	0.59	0.67
1/4 Acre	38	0.44	0.46	0.52	0.61
1/3 Acre	30	0.39	0.41	0.47	0.57
1/2 Acre	25	0.36	0.38	0.44	0.54
3/4 Acre	22	0.34	0.36	0.42	0.52
1 Acre	20	0.33	0.35	0.40	0.51
<u>Multi-Family (Soil Group B)</u>					
Multi-Unit (detached)	60	0.58	0.60	0.65	0.72
Multi-Unit (attached)	65	0.61	0.64	0.68	0.75
Apartments	75	0.67	0.70	0.74	0.80

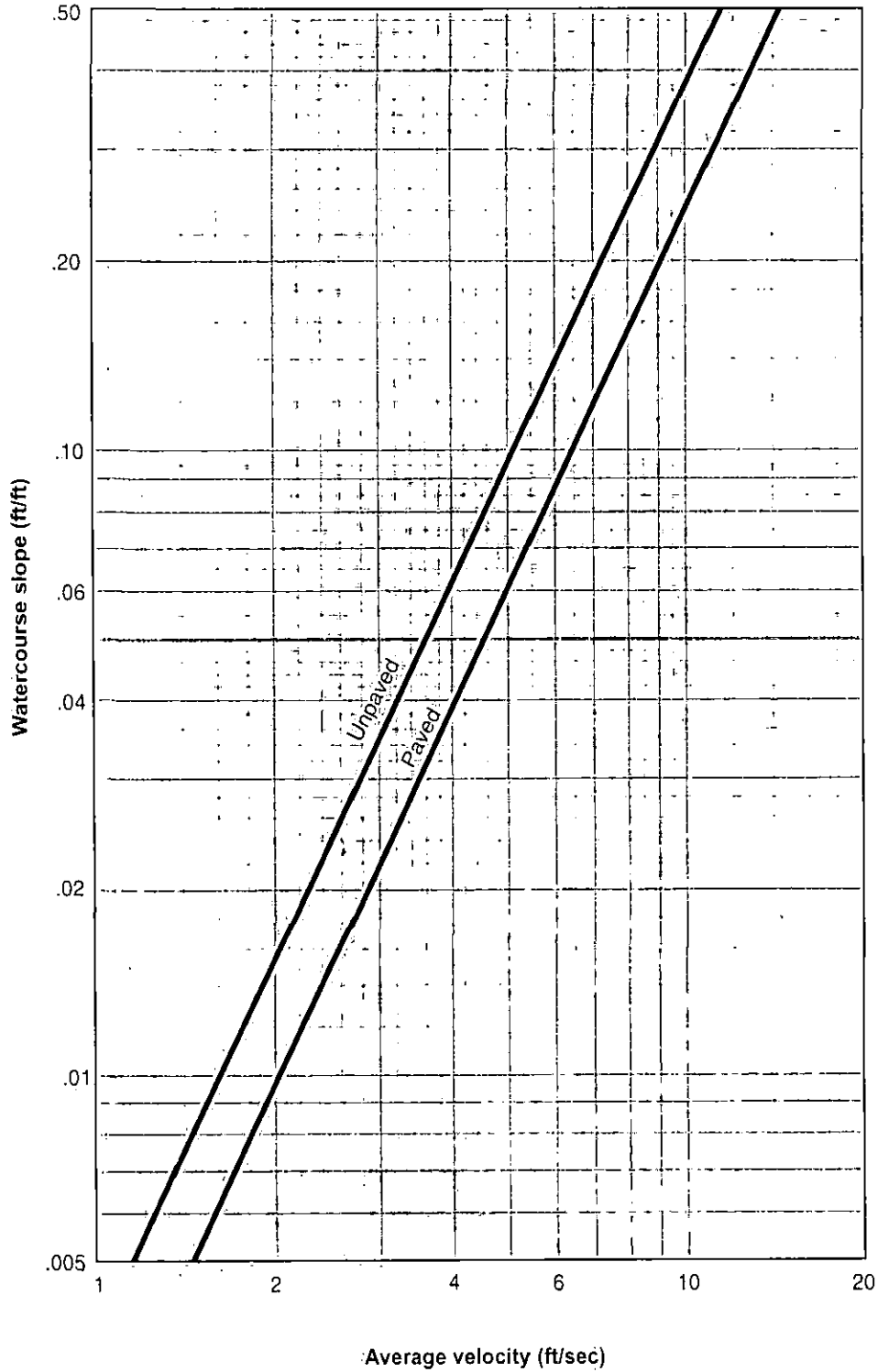
Land Use or Face Characteristics	Percent Impervious	Frequency			
		2	5	10	100
<u>Single Family (Soil Group A)</u>					
1/8 Acre	50	0.47	0.50	0.54	0.60
1/4 Acre	38	0.39	0.41	0.45	0.52
1/3 Acre	30	0.33	0.35	0.39	0.47
1/2 Acre	25	0.30	0.31	0.35	0.44
3/4 Acre	22	0.28	0.29	0.33	0.42
1 Acre	20	0.26	0.28	0.32	0.40
<u>Multi-Family (Soil Group A)</u>					
Multi-Unit (detached)	60	0.55	0.57	0.61	0.67
Multi-Unit (attached)	65	0.58	0.60	0.64	0.70
Apartments	75	0.65	0.68	0.72	0.77
3. Industrial:					
Light Areas	70	0.68	0.69	0.73	0.80
Heavy Areas	80	0.74	0.76	0.79	0.84
4. Playgrounds:					
	15	0.33	0.35	0.42	0.55
5. Schools:					
	40	0.49	0.51	0.56	0.66
6. Railroad Yard Areas:					
	30	0.43	0.45	0.50	0.62
Undeveloped Urban Areas:					
Offsite Flow Analysis (when land use not defined)	45	0.52	0.54	0.59	0.68
8. Streets:					
Paved	99	0.87	0.88	0.90	0.93
Gravel	00	0.24	0.26	0.33	0.48
9. Drive, Parking Lots and Walks:					
	96	0.87	0.87	0.88	0.89
10. Roofs:					
	90	0.80	0.85	0.90	0.93
11. Urban Lawn Areas (See Note No. 1 below):					
<u>Soil Group A</u>					
Slope less than 1%	00	0.08	0.09	0.13	0.23
Slope 1% to 4%	00	0.12	0.13	0.17	0.27
Slope more than 4%	00	0.16	0.17	0.21	0.31
<u>Soil Group B</u>					
Slope less than 1%	00	0.16	0.18	0.24	0.37
Slope 1% to 4%	00	0.20	0.22	0.28	0.41
Slope more than 4%	00	0.24	0.26	0.32	0.45
<u>Soil Group C</u>					
Slope less than 1%	00	0.24	0.27	0.35	0.51
Slope 1% to 4%	00	0.26	0.29	0.37	0.53
Slope more than 4%	00	0.28	0.31	0.39	0.55

Land Use or Face Characteristics	Percent Impervious	Frequency			
		<u>2</u>	<u>5</u>	<u>10</u>	<u>100</u>
<u>Soil Group D</u>					
Slope less than 1%	00	0.28	0.33	0.43	0.63
Slope 1% to 4%	00	0.30	0.35	0.45	0.65
Slope more than 4%	00	0.32	0.37	0.47	0.67

Note No. 1: Coefficients shown in the above table are for pervious open space areas with thick turf which includes pervious areas in parks and cemeteries. Coefficients shown above must be increased 0.02 for use with agricultural pasture areas. Coefficients shown above must be reduced by 0.04 for use with agricultural cultivated areas. Group A soils are well-drained, coarse textured sands with high infiltration rates. Group B soils are moderately well-drained, moderately coarse textured soils with moderate infiltration rates. Group C soils are moderately poor-drained, moderately fine textured soils with slow infiltration rates. Group D soils are poor-drained, fine textured soils with very slow infiltration rates.

GENERAL NOTE: These Rational Formula Coefficients may not be valid for basins 320 acres or larger.

Figure 3-1 Average velocities for estimating travel time for shallow concentrated flow










































Soil Map—Sedgwick County, Kansas  
(Ysidro 2nd Addition)



Map Scale: 1:2,230 if printed on A size (8.5" x 11") sheet.



## MAP LEGEND

 Area of Interest (AOI)	 Very Stony Spot
 Soils	 Wet Spot
 Area of Interest (AOI)	 Other
 Soil Map Units	<b>Special Line Features</b>
 Blowout	 Gully
 Borrow Pit	 Short Steep Slope
 Clay Spot	 Other
 Closed Depression	<b>Political Features</b>
 Gravel Pit	 Cities
 Gravelly Spot	<b>Water Features</b>
 Landfill	 Oceans
 Lava Flow	 Streams and Canals
 Marsh or swamp	<b>Transportation</b>
 Mine or Quarry	 Rails
 Miscellaneous Water	 Interstate Highways
 Perennial Water	 US Routes
 Rock Outcrop	 Major Roads
 Saline Spot	 Local Roads
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	
 Spoil Area	
 Stony Spot	

## MAP INFORMATION

Map Scale: 1:2,230 if printed on A size (8.5" x 11") sheet.  
 The soil surveys that comprise your AOI were mapped at 1:24,000.  
 Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
 Coordinate System: UTM Zone 14N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Sedgwick County, Kansas  
 Survey Area Data: Version 6, Dec 22, 2009

Date(s) aerial images were photographed: 6/20/2006

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — Sedgwick County, Kansas				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
5943	Saltcreek and Naron fine sandy loams, 0 to 1 percent slopes	C	9.3	97.0%
6224	Canadian fine sandy loam, rarely flooded	B	0.3	3.0%
Totals for Area of Interest			9.5	100.0%

### Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

**Group A.** Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

**Group B.** Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

**Group C.** Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

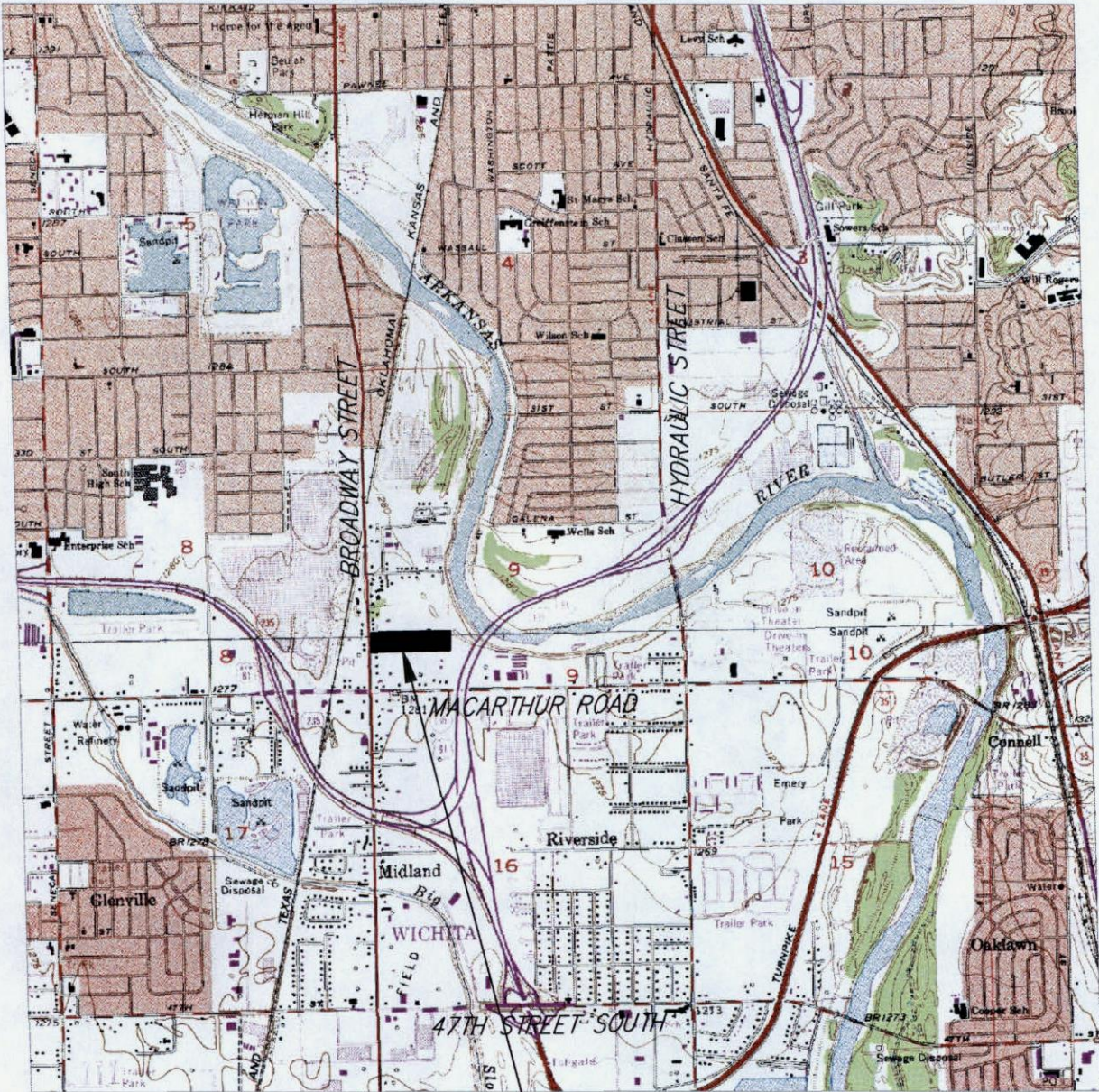
**Group D.** Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

### Rating Options

*Aggregation Method:* Dominant Condition

**USGS LOCATION MAP**  
**YSIDRO 2ND ADDITION**  
 SW Cor., SEC 9, Township 28 South,  
 Range 1 East, Wichita, Sedgwick County, Kansas



— Project Location

YSIDRO 2ND ADDITION <b>USGS LOCATION MAP</b> WICHITA, SEDGWICK COUNTY, KANSAS PROJ. NO.: 20101880		
<b>CERTIFIED ENGINEERING DESIGN, P.A.</b>		
1935 WEST MAPLE WICHITA, KANSAS 67213 PH.(316)262-8808 FAX.(316)262-1669		
		
DESIGNED: HDF	SCALE: NTS	SHEET 1
DRAWN: CC	DATE: Apr 8	
CHECKED: HDF	CED FILE: Ysidro 2nd	TOTAL 1

**AERIAL MAP**  
**YSIDRO 2ND ADDITION**  
 SW Cor., SEC 9, Township 28 South,  
 Range 1 East, Wichita, Sedgwick County, Kansas

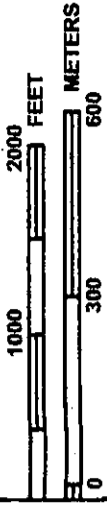


— Project Location

YSIDRO 2ND ADDITION <b>AERIAL LOCATION MAP</b> WICHITA, SEDGWICK COUNTY, KANSAS PROJ. NO.: 20101880		
<b>CERTIFIED ENGINEERING DESIGN, P.A.</b>		
1935 WEST MAPLE WICHITA, KANSAS 67213 PH.(316)262-8808 FAX.(316)262-1669		
DESIGNED: HDF	SCALE: NTS	SHEET
DRAWN: CC	DATE: April	1
CHECKED: HDF	CED FILE: Ysidro 2nd	TOTAL 1



MAP SCALE 1" = 1000'



PANEL 0505E

# FIRM

## FLOOD INSURANCE RATE MAP

### SEDGWICK COUNTY, KANSAS AND INCORPORATED AREAS

PANEL 505 OF 700

SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
AYSVILLE, CITY OF	200324	0505	E
EDGWICK COUNTY	200321	0505	E
WICHITA, CITY OF	200328	0505	E

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

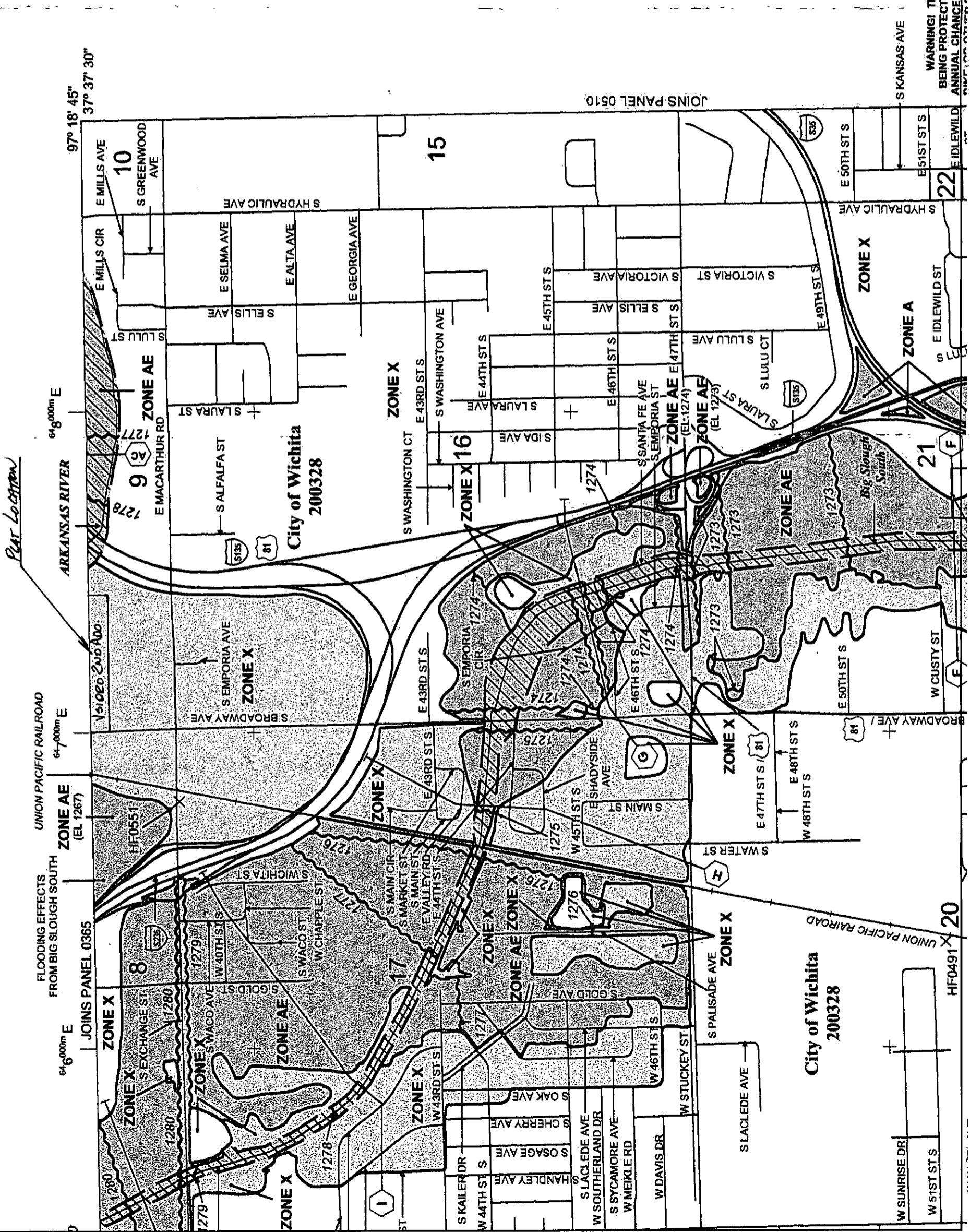


MAP NUMBER  
20173C0505E

EFFECTIVE DATE  
FEBRUARY 2, 2007

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



Flat Location

FLOODING EFFECTS FROM BIG SLOUGH SOUTH

JOINS PANEL 0365

UNION PACIFIC RAILROAD

ARKANSAS RIVER

97° 18' 45" 37° 37' 30"

1000 2000 FEET

300 600 METERS

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MAP SCALE 1" = 1000'



PANEL 0365E

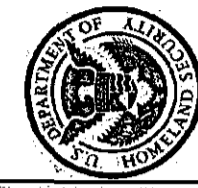
# FIRM FLOOD INSURANCE RATE MAP SEDGWICK COUNTY, KANSAS AND INCORPORATED AREAS

PANEL 365 OF 700

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

**CONTAINS:**

COMMUNITY	NUMBER	PANEL	SUFFIX
SEDGWICK COUNTY	200321	0365	E
WICHITA, CITY OF	200328	0365	E



**MAP NUMBER**  
20173C0365E

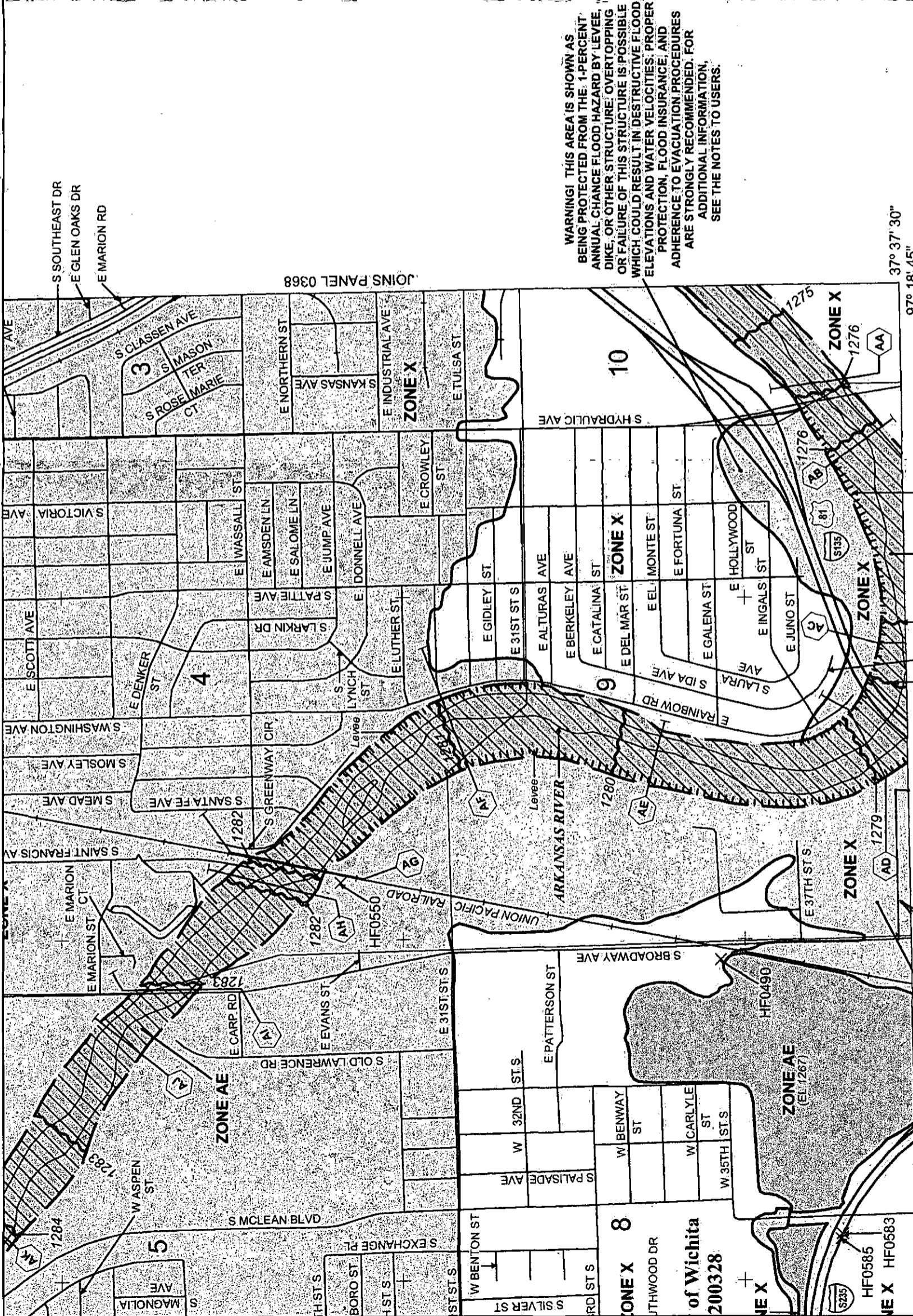
**EFFECTIVE DATE**  
FEBRUARY 2, 2007

Federal Emergency Management Agency

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)

**WARNING! THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT ANNUAL CHANCE FLOOD HAZARD BY LEVEE, DIKE, OR OTHER STRUCTURE. OVERTOPPING OR FAILURE OF THIS STRUCTURE IS POSSIBLE WHICH COULD RESULT IN DESTRUCTIVE FLOOD ELEVATIONS AND WATER VELOCITIES. PROPER PROTECTION, FLOOD INSURANCE, AND ADHERENCE TO EVACUATION PROCEDURES ARE STRONGLY RECOMMENDED. FOR ADDITIONAL INFORMATION, SEE THE NOTES TO USERS.**



37° 37' 30"  
97° 18' 45"

Levee

Levee

JOINS PANEL 0505

AREA IS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT ANNUAL CHANCE FLOOD HAZARD BY STRUCTURE. OVERTOPPING OR FAILURE OF THIS STRUCTURE IS POSSIBLE WHICH COULD RESULT IN DESTRUCTIVE FLOOD ELEVATIONS AND WATER VELOCITIES. PROPER PROTECTION, FLOOD INSURANCE, AND ADHERENCE TO EVACUATION PROCEDURES ARE STRONGLY RECOMMENDED. FOR ADDITIONAL INFORMATION, SEE THE NOTES TO USERS.

151082 2nd Edition

JOINS PANEL 0368



Sedgwick County...  
working for you

Sedgwick County, Kansas  
Personal Property Appraisal / Tax Information for

**NO ADDRESS FOUND**

as of Tuesday, April 20, 2010

PROPERTY LISTING FOR EAST OF 451020 2ND ADDITION

Property Description:

Key Number: **Control Number:** 9999999 Total Appraisal Amount:

**Special Tax**

Specials Breakdown

Code	Cert #	Description	Payment	Label Thru Payout	Beg Yr	End Yr
		Principal	+	Interest	=	TOTAL
Total Specials Due for		\$		\$		\$

Thank you for using the Sedgwick County Tax and Appraisal web application. The purpose of this report is to allow Sedgwick County property owners the ability to check both the Tax information and Appraisal value of their property.

If you have questions about your property in regards to the valuation and/or taxes and how to appeal them, please call the Appraiser's Information & Assistance Line at (316) 660-9250

Print this page



Sedgwick County...  
working for you

Sedgwick County, Kansas  
Real Property Appraisal / Tax Information for

**3830 S BROADWAY**

as of Tuesday, April 20, 2010

PROPERTY NORTH OF 461020 2ND ADDITION

Property Owner Name: REDDICK, DOANLD D & SHARON L  
 Mailing Address: 2302 S MAIN WICHITA, KS 67213  
 Legal Description: N 95.5 FT S 1066.85 FT GOV LOT 4 SEC 9-28-1E  
 Key Number: B 0005100UP Control Number: 118358 Parcel Id: 212090330000300  
 Tax Unit: 6707 WICHITA 2009 Mill Levy: 121.248  
 School District: USD 259 Land Use: AUTO DEALERSHIP LOT

Home Site Square Feet: 126,060 Acres: 2.89

Building Name	Num Of Units	Year Built	Square Feet

2010 Appraised Value: \$94300 2010 Assessed Value: \$23575

General Taxes Billed as of November 1st 2009\*: \$ 2858.42  
 Special Taxes Billed as of November 1st 2009\*: \$ 1047.55  
 Total Taxes Billed as of November 1st 2009\*: \$ 3905.97

\*NOTE: Tax amounts shown above are subject to change throughout the year.

**Appraisal and Assessment Values**

Appraisal Value					
Year	Class	Land	Improvements	Total	Percent Change
2010	COMMERCIAL URBAN	\$75600	\$18700	\$94300	0%
2009	COMMERCIAL URBAN	\$75600	\$18700	\$94300	0%
2008	COMMERCIAL URBAN	\$75600	\$18700	\$94300	-12%
2007	COMMERCIAL URBAN	\$75600	\$31500	\$107100	15%
2006	COMMERCIAL URBAN	\$75600	\$17170	\$92770	1%
2005	COMMERCIAL URBAN	\$75600	\$16110	\$91710	42%
2004	COMMERCIAL URBAN	\$37800	\$26600	\$64400	0%
2003	COMMERCIAL URBAN	\$37800	\$26600	\$64400	0%
Assessment Value					
Year	Class	Land	Improvements	Total	Percent Change
2010	COMMERCIAL URBAN	\$18900	\$4675	\$23575	0%
2009	COMMERCIAL URBAN	\$18900	\$4675	\$23575	0%
2008	COMMERCIAL URBAN	\$18900	\$4675	\$23575	-12%
2007	COMMERCIAL URBAN	\$18900	\$7875	\$26775	15%
2006	COMMERCIAL URBAN	\$18900	\$4292	\$23192	1%
2005	COMMERCIAL URBAN	\$18900	\$4028	\$22928	42%
2004	COMMERCIAL URBAN	\$9450	\$6650	\$16100	0%



Sedgwick County...  
working for you

Sedgwick County, Kansas  
Real Property Appraisal / Tax Information for

**3912 S BROADWAY**

as of Tuesday, April 20, 2010

*PROPERTY SOUTH OF 461020 2ND ADDITION*

**Property Owner Name:** ASH, WILLIAM G. & THERESA L  
**Mailing Address:** 15820 PLYMOUTH WICHITA KS 67230  
**Legal Description:** BEG 651.2 FT N SW COR SW 1/4 E 793.59 FT S 240 FT W 787.02 FT TO W LI N 240 FT TO BEG EXC W 30 FT FOR RD. SEC 9-28-1E  
**Key Number:** B 0005500UP **Control Number:** 118366 **Parcel Id:** 212090330000600A  
**Tax Unit:** 6707 WICHITA **2009 Mill Levy:** 121.248  
**School District:** USD 259 **Land Use:** AUTO DEALERSHIP LOT

**Home Site Square Feet:** 63,200 **Acres:** 1.45

Building Name	Num Of Units	Year Built	Square Feet
1-AETNA HOME CENTER		1952	666

**2010 Appraised Value:** \$56960 **2010 Assessed Value:** \$14240

**General Taxes Billed as of November 1st 2009\*:** \$ 1726.57

**Special Taxes Billed as of November 1st 2009\*:** \$ 2626.17

**Total Taxes Billed as of November 1st 2009\*:** \$ 4352.74

\*NOTE: Tax amounts shown above are subject to change throughout the year.

**Appraisal and Assessment Values**

Appraisal Value					
Year	Class	Land	Improvements	Total	Percent Change
2010	COMMERCIAL URBAN	\$37900	\$19060	\$56960	0%
2009	COMMERCIAL URBAN	\$37900	\$19060	\$56960	0%
2008	COMMERCIAL URBAN	\$37900	\$19060	\$56960	3%
2007	COMMERCIAL URBAN	\$37900	\$17540	\$55440	4%
2006	COMMERCIAL URBAN	\$37900	\$15560	\$53460	7%
2005	COMMERCIAL URBAN	\$37900	\$12080	\$49980	24%
2004	COMMERCIAL URBAN	\$28400	\$12050	\$40450	1%
2003	COMMERCIAL URBAN	\$28400	\$11760	\$40160	0%
Assessment Value					
Year	Class	Land	Improvements	Total	Percent Change
2010	COMMERCIAL URBAN	\$9475	\$4765	\$14240	0%
2009	COMMERCIAL URBAN	\$9475	\$4765	\$14240	0%
2008	COMMERCIAL URBAN	\$9475	\$4765	\$14240	3%
2007	COMMERCIAL URBAN	\$9475	\$4385	\$13860	4%
2006	COMMERCIAL URBAN	\$9475	\$3890	\$13365	7%
2005	COMMERCIAL URBAN	\$9475	\$3020	\$12495	24%



Sedgwick County...  
working for you

Sedgwick County, Kansas  
Real Property Appraisal / Tax Information for

**530 E MACARTHUR**

as of Tuesday, April 20, 2010

PROPERTY SOUTH OF YESIDAO 2ND ADDITION

Property Owner Name: BARNUM, JAMES D  
 Mailing Address: 602 E MAC ARTHUR WICHITA KS 67216  
 Legal Description: LOT 1 BARNUM ADD.  
 Key Number: B 14532 Control Number: 449804 Parcel Id: 212090330100100  
 Tax Unit: 6707 WICHITA 2009 Mill Levy: 121.248  
 School District: USD 259 Land Use: MINI-STORAGE

Home Site Square Feet: 103,822 Acres: 2.38

Building Name	Num Of Units	Year Built	Square Feet
1-AAA Storage		2000	5,400
1-AAA Storage		2008	2,160
1-AAA Storage		2008	4,000
1-AAA STORAGE	108	2000	6,480
1-AAA STORAGE	108	2000	8,100

2010 Appraised Value: \$662800 2010 Assessed Value: \$165700

General Taxes Billed as of November 1st 2009\*: \$ 17450.62

Special Taxes Billed as of November 1st 2009\*: \$ 4.40

Total Taxes Billed as of November 1st 2009\*: \$ 17455.02

\*NOTE: Tax amounts shown above are subject to change throughout the year.

**Appraisal and Assessment Values**

Appraisal Value					
Year	Class	Land	Improvements	Total	Percent Change
2010	COMMERCIAL URBAN	\$77900	\$584900	\$662800	15%
2009	COMMERCIAL URBAN	\$82000	\$493700	\$575700	3%
2008	COMMERCIAL URBAN	\$82000	\$476900	\$558900	0%
2007	COMMERCIAL URBAN	\$69700	\$489200	\$558900	-31%
2006	COMMERCIAL URBAN	\$69700	\$740200	\$809900	10%
2005	COMMERCIAL URBAN	\$65600	\$669720	\$735320	26%
2004	COMMERCIAL URBAN	\$65600	\$517400	\$583000	-14%
2003	COMMERCIAL URBAN	\$65600	\$613020	\$678620	0%
Assessment Value					
Year	Class	Land	Improvements	Total	Percent Change
2010	COMMERCIAL URBAN	\$19475	\$146225	\$165700	15%
2009	COMMERCIAL URBAN	\$20500	\$123425	\$143925	3%



Sedgwick County...  
working for you

Sedgwick County, Kansas  
Real Property Appraisal / Tax Information for

**628 E MACARTHUR**

as of Tuesday, April 20, 2010

PROPERTY OWNER SOUTH OF 1/2 DEED 2ND ADDITION

**Property Owner Name:** HALE, DAROLD D  
**Mailing Address:** PO BOX 818 FORT BENTON MT 59442  
**Legal Description:** BEG 1221.12 FT E & 65 FT N SW COR SW1/4 N 586.09 FT E 119.31 FT S TO PT E OF BEG W 103.62 FT TO BEG SEC 9-28-1E  
**Key Number:** B 0005800UP **Control Number:** 118372 **Parcel Id:** 212090330001100  
**Tax Unit:** 6707 WICHITA **2009 Mill Levy:** 121.248  
**School District:** USD 259 **Land Use:** WHSE OFFICE COMB

**Home Site Square Feet:** 65,046 **Acres:** 1.49

Building Name	Num Of Units	Year Built	Square Feet
1-NO NAME		1943	192
1-NO NAME		1943	360
1-NO NAME		1943	576

**2010 Appraised Value:** \$13500 **2010 Assessed Value:** \$3375

**General Taxes Billed as of November 1st 2009\*:** \$ 409.21  
**Special Taxes Billed as of November 1st 2009\*:** \$ 6.60  
**Total Taxes Billed as of November 1st 2009\*:** \$ 415.81

\*NOTE: Tax amounts shown above are subject to change throughout the year.

**Appraisal and Assessment Values**

Appraisal Value					
Year	Class	Land	Improvements	Total	Percent Change
2010	COMMERCIAL URBAN	\$9800	\$3700	\$13500	0%
2009	COMMERCIAL URBAN	\$9800	\$3700	\$13500	0%
2008	COMMERCIAL URBAN	\$9800	\$3700	\$13500	-33%
2007	COMMERCIAL URBAN	\$8300	\$11900	\$20200	-2%
2006	COMMERCIAL URBAN	\$8300	\$12300	\$20600	-9%
2005	COMMERCIAL URBAN	\$7800	\$14770	\$22570	20%
2004	COMMERCIAL URBAN	\$6500	\$12300	\$18800	16%
2003	COMMERCIAL URBAN	\$6500	\$9640	\$16140	0%
Assessment Value					
Year	Class	Land	Improvements	Total	Percent Change
2010	COMMERCIAL URBAN	\$2450	\$925	\$3375	0%
2009	COMMERCIAL URBAN	\$2450	\$925	\$3375	0%
2008	COMMERCIAL URBAN	\$2450	\$925	\$3375	-33%



Sedgwick County...  
working for you

Sedgwick County, Kansas  
Real Property Appraisal / Tax Information for

**616 E MACARTHUR**

as of Tuesday, April 20, 2010

PROPERTY OWNER SOUTH OF 4510th END ADDITION

Property Owner Name: HALE, NOVELLA P ETAL  
 Mailing Address: 616 E MAC ARTHUR WICHITA KS 67216  
 Legal Description: BEG 1221.12 FT E & 65 FT N SW COR SW1/4 N 586.09 FT W 111.48 FT S 586 FT E TO BEG - PART GOV LOT 4 SEC 9-28-1E  
 Key Number: B 0005600UP Control Number: 118368 Parcel Id: 212090330001000A  
 Tax Unit: 6707 WICHITA 2009 Mill Levy: 121.248  
 School District: USD 259 Land Use: SINGLE FAMILY

Home Site Square Feet: 65,050 Acres: 1.49

Year Built	Bedrooms	Living Sq Ft	Basement Type	Full Baths	Half Baths	Architectural Style	Basement Sq Ft	Finished Basement Sq Ft	Basement Type
1959	2	1,632	2	1		Ranch	495		Crawl - 2
1947	2	990	3	1		Ranch	495		Partial - 3
<b>Exterior Walls</b>									
Frame, Metal or Vinyl Siding									
Frame, Metal or Vinyl Siding									

2010 Appraised Value: \$101500 2010 Assessed Value: \$11672

General Taxes Billed as of November 1st 2009\*: \$ 1367.99

Special Taxes Billed as of November 1st 2009\*: \$ 4.04

Total Taxes Billed as of November 1st 2009\*: \$ 1372.03

\*NOTE: Tax amounts shown above are subject to change throughout the year.

**Appraisal and Assessment Values**

Appraisal Value					
Year	Class	Land	Improvements	Total	Percent Change
2010	RESIDENTIAL URBAN	\$8300	\$93200	\$101500	0%
2009	RESIDENTIAL URBAN	\$8300	\$93100	\$101400	7%
2008	RESIDENTIAL URBAN	\$8300	\$86900	\$95200	-2%
2007	RESIDENTIAL URBAN	\$8300	\$88800	\$97100	3%
2006	RESIDENTIAL URBAN	\$8300	\$85900	\$94200	7%
2005	RESIDENTIAL URBAN	\$8300	\$79400	\$87700	3%
2004	RESIDENTIAL URBAN	\$8300	\$76900	\$85200	9%
2003	RESIDENTIAL URBAN	\$8300	\$69900	\$78200	0%
Assessment Value					
Year	Class	Land	Improvements	Total	Percent Change