

DRAINAGE PLAN

MEL HAMBELTON 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

KELLOGG AVE. (U.S. HIGHWAY 54) (CONDEMNATION CASE A-38302)

PROPOSED 96.3' COMPLETE ACCESS CONTROL - HARRY DRIVE TO KELLOGG AVE. (U.S. HIGHWAY 54)

(CONDEMNATION CASE 01C-1340)

(CONDEMNATION CASE 01C-1089)

(CONDEMNATION CASE 01C-1340)

DATE OF TOPOGRAPHY: 3 JANUARY 2012
CONTOUR INTERVALS = 1 FOOT (NAVD83 DATUM)

- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #1 IRON PIPE (FOUND)
- = #5 REBAR IN TRIMBLE (FOUND)
- = 3/4" IRON PIPE W/ "PEC" CAP (FOUND)
- = ALUMINUM CAP IN TRIMBLE (FOUND)
- ▽ = #4 REBAR (FOUND)
- ▽ = #4 REBAR W/ "BAUGHMAN" CAP SET OVER FOUND 1/2" IRON PIPE 30" DEEP
- △ = 3/4" IRON PIPE (FOUND)

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(CM) = CALCULATED PER MEASURED INFO.
(CP) = CALCULATED PER PLATTED INFO.
(CD) = CALCULATED PER DESCRIBED INFO.
(CPR) = CALCULATED PER PLAT OF BLASI PARK ADDITION

- INDICATES ASPHALT SURFACE
- INDICATES CONCRETE SURFACE
- INDICATES ROCK SURFACE
- INDICATES GRAVEL/SAND SURFACE

Land Use	Hydrologic Soil Group				Land Use	Hydrologic Soil Group			
	A	B	C	D		A	B	C	D
Undisturbed	0.02	0.03	0.04	0.05	Undisturbed	56	71	80	84
Turf or Disturbed Soil	0.15	0.2	0.22	0.25	Turf or Disturbed Soils	71	80	84	88
Impervious Cover	0.95	0.95	0.95	0.95	Impervious Cover	98	98	98	98

Basin	Weighted Volumetric Runoff Coef. (R _w) (eq. 4-24)				WQ ₁
	Undist.	Dist.	Red. Imp.	New Imp.	
A	0	15,030	109,000	100,200	8,422
B			522,700	522,700	3,197
C			96	96	14,897
CN	13	96	83	95	

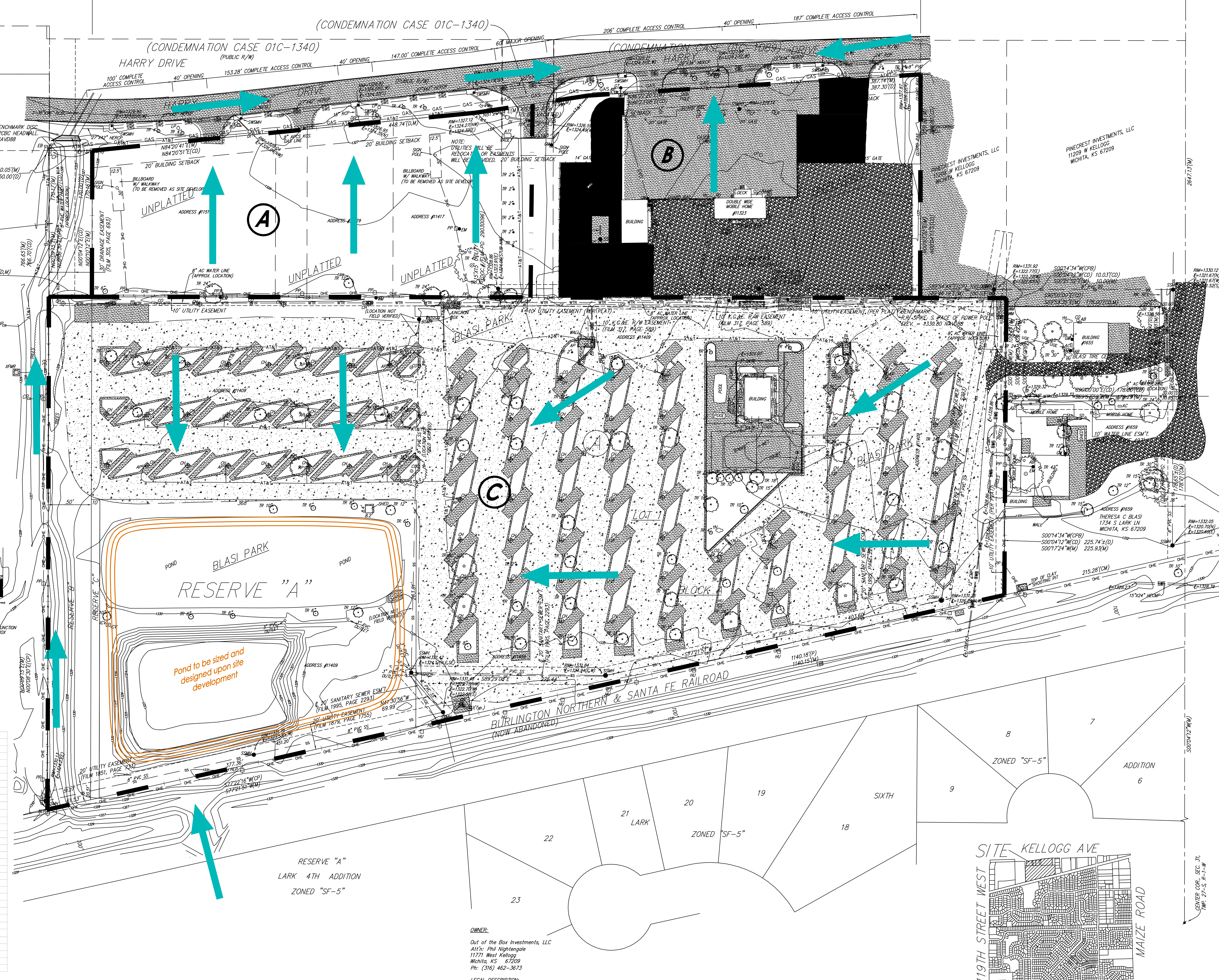
← This number is 30% due to redevelopment
← This number is 30% due to redevelopment

Water Quality Peak Flow Area A				Water Quality Peak Flow Area B				Water Quality Peak Flow Area C			
Req. 4-18'	Qp = qu * A * Qwv * Fp	Req. 4-18'	Qp = qu * A * Qwv * Fp	Req. 4-18'	Qp = qu * A * Qwv * Fp	Req. 4-18'	Qp = qu * A * Qwv * Fp	Req. 4-18'	Qp = qu * A * Qwv * Fp	Req. 4-18'	Qp = qu * A * Qwv * Fp
CN = 85 Table 4-9		CN = 86 Table 4-9		CN = 98 Table 4-9		CN = 98 Table 4-9		CN = 98 Table 4-9		CN = 98 Table 4-9	
LtP = 0.263		LtP = 0.040		LtP = 0.040		LtP = 0.040		LtP = 0.040		LtP = 0.040	
Tc = 15 min		Tc = 15 min		Tc = 15 min		Tc = 15 min		Tc = 15 min		Tc = 15 min	
qu = 500 Figure 4-6		qu = 800 Figure 4-6		qu = 800 Figure 4-6		qu = 800 Figure 4-6		qu = 800 Figure 4-6		qu = 800 Figure 4-6	
A = 100,200 ft ²		A = 109,000 ft ²		A = 522,700 ft ²		A = 522,700 ft ²		A = 96 ft ²		A = 96 ft ²	
Rv = 2.30		Rv = 2.30		Rv = 2.30		Rv = 2.30		Rv = 2.30		Rv = 2.30	
Rv = 0.8405 Eq. 4-24		Rv = 0.8405 Eq. 4-24		Rv = 0.8405 Eq. 4-24		Rv = 0.8405 Eq. 4-24		Rv = 0.8405 Eq. 4-24		Rv = 0.8405 Eq. 4-24	
P = 1.2 Sedg. Std.		P = 1.2 Sedg. Std.		P = 1.2 Sedg. Std.		P = 1.2 Sedg. Std.		P = 1.2 Sedg. Std.		P = 1.2 Sedg. Std.	
Qwv = 1.0008eq. 4-28		Qwv = 0.342eq. 4-28		Qwv = 0.342eq. 4-28		Qwv = 0.342eq. 4-28		Qwv = 1.0008eq. 4-28		Qwv = 1.0008eq. 4-28	
Fp = 1.00 Table 4-10		Fp = 1.00 Table 4-10		Fp = 1.00 Table 4-10		Fp = 1.00 Table 4-10		Fp = 1.00 Table 4-10		Fp = 1.00 Table 4-10	
Qp = 1.99 cfs		Qp = 1.07 cfs		Qp = 5.13 cfs		Qp = 5.13 cfs		Qp = 1.99 cfs		Qp = 1.99 cfs	

NOTES: No FEMA SFHA exists on this property as of this date per FEMA FIRM Panel 340 of 700 for Sedgwick County, Kansas; effective February 2, 2007.

Detention areas and values to be determined based on site specific development plans. Water quality will be provided on the site per the above table for any re-development or disturbance of 1 acre or land. These values are subject to change based on site specific plans.

Basin A	Basin B	Basin C
Currently Undeveloped	Currently Developed	Currently Developed
Area = 2.3 acres	Area = 2.5 acres	Area = 12 acres
C' = 0.68	C' = 0.89	C' = 0.89
Tc = 15 min	Tc = 15 min	Tc = 15 min
Q2 = 6.0 cfs	Q2 = 8.5 cfs	Q2 = 41 cfs
Q5 = 7.1 cfs	Q5 = 10 cfs	Q5 = 49 cfs
Q10 = 8.2 cfs	Q10 = 12 cfs	Q10 = 56 cfs
Q100 = 12 cfs	Q100 = 16 cfs	Q100 = 79 cfs

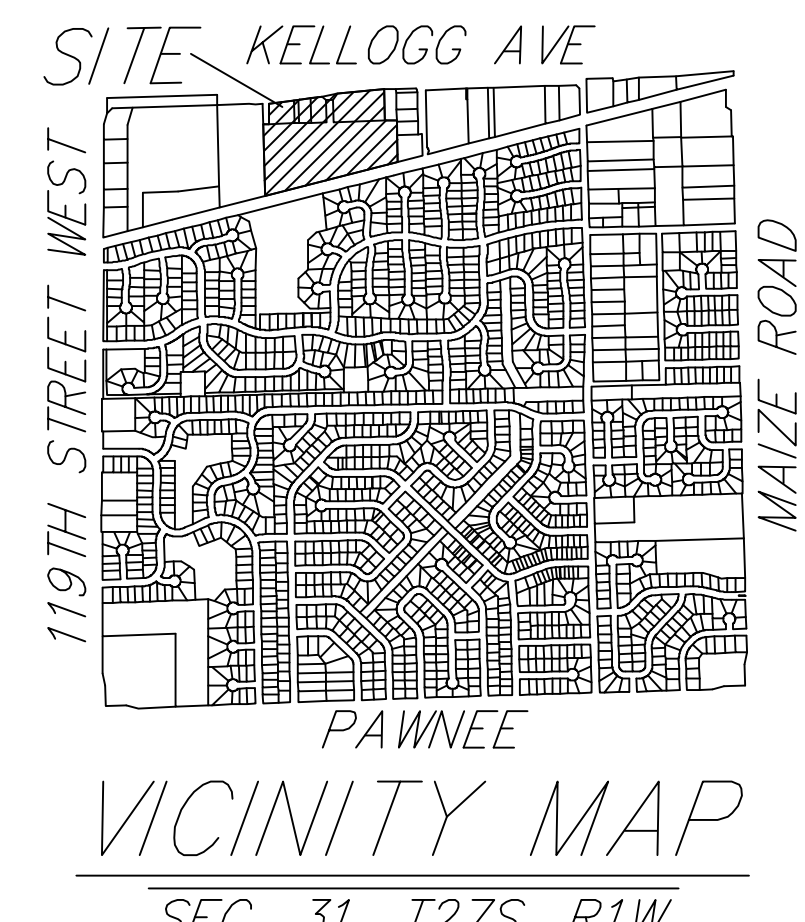


OWNER:
Out of the Box Investments, LLC
ATTN: Phil Nightingale
1777 West Kellogg
Wichita, KS 67209
Ph: (316) 462-3673

LEGAL DESCRIPTION:
Beginning at a point on the south right-of-way line of U.S. Highway 54 as condemned in Case No. A-38302, said point being 794.5 feet west of the east line of the Northwest Quarter of Section 31, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence south parallel to the east line of said Northwest Quarter, 300 feet; thence west parallel to the south right-of-way line of said Highway, 526.5 feet; thence north parallel to the east line of said Northwest Quarter, 300 feet to the south right-of-way line of U.S. Highway 54 as condemned in Case No. A-38302, said point being 208 feet west of the east line of the Northwest Quarter of Section 31, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence south parallel to the east line of said Northwest Quarter, 300 feet; thence west parallel to said south right-of-way line of said Highway, 526.5 feet; thence north, 300 feet to said south right-of-way line; thence east, 526.5 feet to the point of beginning, except the east 100 feet thereof, and except that part taken for Highway in Case No. 01C089, and together with Lot 1, Block A, Blasi Park, Sedgwick County, Kansas, except that part taken for highway described as commencing at a point on the south right-of-way line of U.S. Highway 54 as condemned in Case No. A-38302, said point being 794.5 feet west of the east line of the Northwest Quarter of Section 31, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence south parallel with the east line of said Northwest Quarter, a distance of 50 feet to the point of beginning; thence south parallel with the east line of said Northwest Quarter, a distance of 65 feet; thence east parallel with the south right-of-way line of said Highway, a distance of 60 feet; thence north parallel with the east line of said Northwest Quarter, a distance of 65 feet to a point on the south right-of-way line of said Highway, thence west along the south right-of-way line of said Highway, a distance of 60 feet to the point of beginning.

BENCHMARK:
City of Wichita Benchmark Disc on west end of RDC Headwall, 17.7' N. & 35.9' W. of the NW corner of Lot 1, Block A, Mel Hamblton 2nd Addition, Elev. = 1328.33 NAVD83

RAILROAD SPIKE IN POWER POLE:
38.6' N. & 1.0' S. of the West collection corner south of the NE corner of Lot 1, Block A, Mel Hamblton 2nd Addition, Elev. = 1330.00 NAVD83



VICINITY MAP

SEC. 31, T27S, R1W

DRAINAGE PLAN
MEL HAMBELTON 2ND ADDITION

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P: 316.262.7271 F: 316.462.0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE
E:\Projects\Mel Hamblton 2nd Addition\Water Resources\MEL_HAMBELTON_2ND_ADD
P:\CADD\REVIEWS