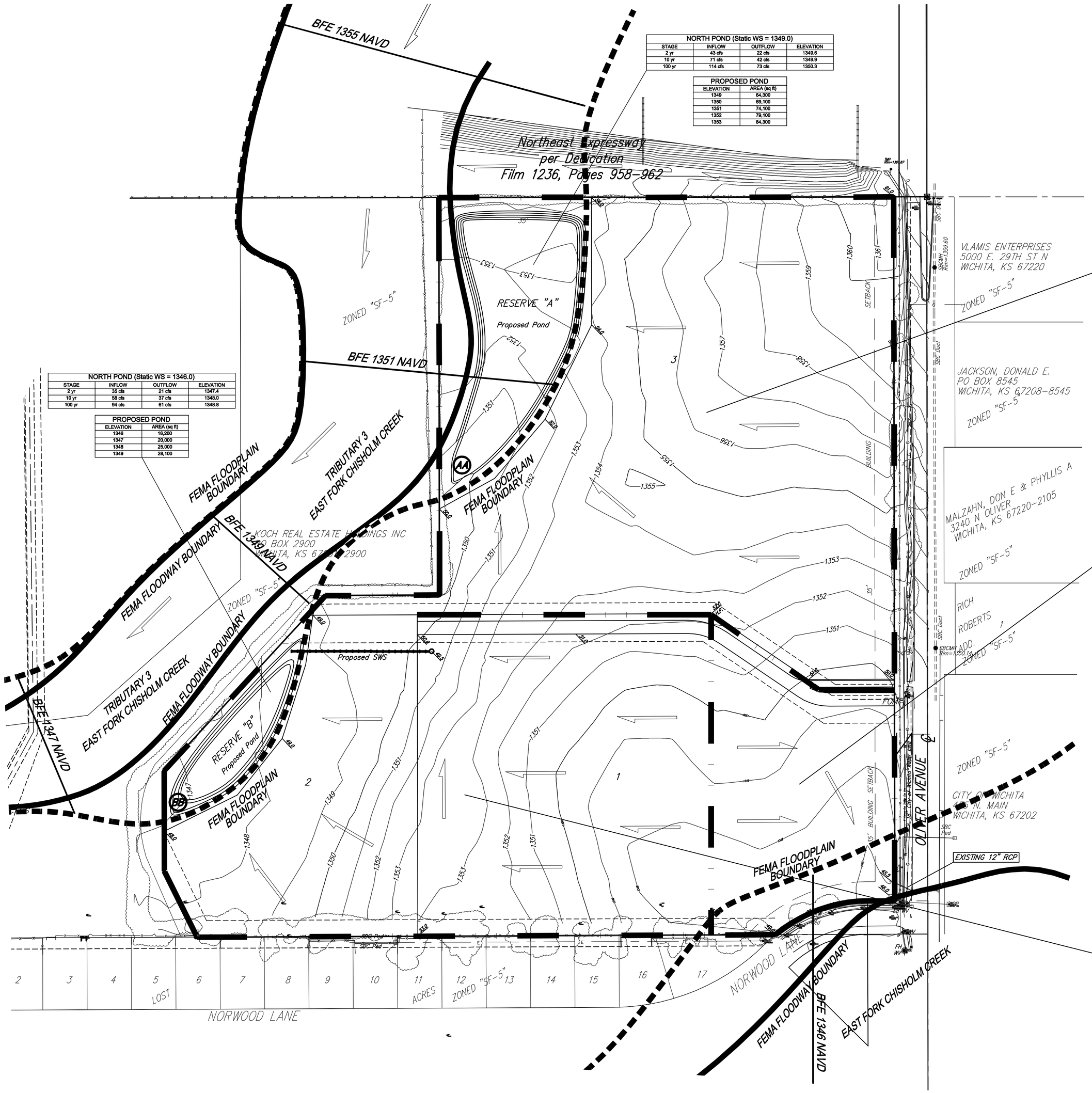
GRADING & DRAINAGE PLAN

KOCH COMMUNITY PARK ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



NORTH POND (Static WS = 1349.0)			
STAGE	INFLOW	OUTFLOW	ELEVATION
2 yr	43 cfs	22 cfs	1348.6
10 yr	71 cfs	42 cfs	1349.9
100 yr	114 cfs	73 cfs	1350.3

PROPOSED POND	
ELEVATION	AREA (sq ft)
1349	64,300
1350	69,100
1351	74,100
1352	79,100
1353	84,300

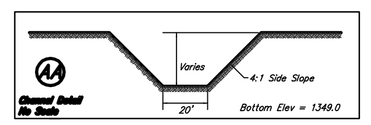
NORTH POND (Static WS = 1346.0)			
STAGE	INFLOW	OUTFLOW	ELEVATION
2 yr	35 cfs	21 cfs	1347.4
10 yr	58 cfs	37 cfs	1348.0
100 yr	94 cfs	61 cfs	1348.9

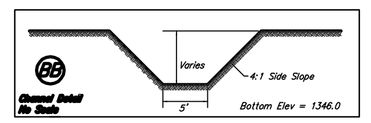
PROPOSED POND	
ELEVATION	AREA (sq ft)
1346	16,200
1347	20,000
1348	25,000
1349	28,100

LOT 3 AREA = 1.5 acres	
EXISTING	DEVELOPED
CN = 69	CN = 88
Tc = 15 min	Tc = 15 min
Q_2 = 1.7 cfs	Q_2 = 4.3 cfs
Q_{10} = 3.9 cfs	Q_{10} = 7.1 cfs
Q_{100} = 7.9 cfs	Q_{100} = 11.4 cfs

LOT 1 FRONTAGE	
EXISTING	DEVELOPED
Area = 9.3	Area = 3.5
CN = 69	CN = 88
Tc = 15 min	Tc = 15 min
Q_2 = 1.0 cfs	Q_2 = 1.0 cfs
Q_{10} = 2.4 cfs	Q_{10} = 1.7 cfs
Q_{100} = 5.0 cfs	Q_{100} = 2.7 cfs

LOTS 1-2 AREA = 12.3 acres	
EXISTING	DEVELOPED
CN = 69	CN = 88
Tc = 15 min	Tc = 15 min
Q_2 = 1.4 cfs	Q_2 = 3.5 cfs
Q_{10} = 3.2 cfs	Q_{10} = 5.8 cfs
Q_{100} = 6.5 cfs	Q_{100} = 9.4 cfs





MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NGVD29
1	A	1,352.0
2	A	1,352.0
3	A	1,354.0

0 100 200

DATE OF PREPARATION: 5 MARCH 2007
DATE OF TOPOGRAPHY: 9 NOVEMBER 2007
CONTOUR INTERVALS = 1 FOOT

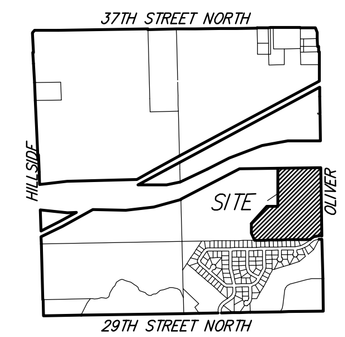
OWNER:
KOCH REAL ESTATE HOLDINGS INC.
ATTN: SHER ARMSTRONG
4111 E. 37TH ST N
WICHITA, KS 67220
316-828-7886

LEGAL DESCRIPTION:
THAT PART OF THE N ½ OF THE SE ¼ OF SEC. 35, TWP. 26-S, R-1-E OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF THE N ½ OF SAID SE ¼; THENCE S89°45'08"W ALONG THE SOUTH LINE OF THE N ½ OF SAID SE ¼, 1,320.56 FEET; THENCE N25°36'38"W, 132.25 FEET TO A POINT 119.50 FEET NORMALLY DISTANT NORTH OF THE SOUTH LINE OF THE N ½ OF SAID SE ¼; THENCE N00°04'40"W PARALLEL WITH THE EAST LINE OF SAID SE ¼, 181.00 FEET TO A POINT 1377.56 FEET NORMALLY DISTANT WEST OF THE EAST LINE OF THE N ½ OF SAID SE ¼; THENCE N42°37'54"E, 429.87 FEET TO A POINT 1085.99 FEET NORMALLY DISTANT WEST OF THE EAST LINE OF SAID SE ¼; THENCE N89°45'08"E PARALLEL WITH THE SOUTH LINE OF THE N ½ OF SAID SE ¼, 205.49 FEET TO A POINT 880.50 FEET NORMALLY DISTANT WEST OF THE EAST LINE OF SAID SE ¼; THENCE N00°04'40"W PARALLEL WITH THE EAST LINE OF SAID SE ¼, 717.07 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID SE ¼; THENCE N89°54'59"E ALONG THE NORTH LINE OF SAID SE ¼, 880.50 FEET TO THE NE CORNER OF SAID SE ¼; THENCE S00°04'40"E ALONG THE EAST LINE OF SAID SE ¼, 1,330.05 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART OF THE N ½ OF SAID SE ¼ DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF THE N ½ OF SAID SE ¼; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SE ¼, 60.00 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF THE N ½ OF SAID SE ¼, 109.02 FEET TO THE P.C. OF A CURVE; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 261.64 FEET AND A DELTA (ERRONEOUSLY DESCRIBED AS DEFLECTION) ANGLE OF 39°35'07", A DISTANCE OF 180.77 FEET TO THE SOUTH LINE OF SAID N ½ OF SAID SE ¼; THENCE EAST 275.56 FEET TO THE POINT OF BEGINNING, ALL BEING SUBJECT TO ROAD RIGHTS-OF-WAY OF RECORD.

BENCHMARK:
"□" CUT ON TOP OF CURB 35' EAST AND 5' SOUTH OF THE NE CORNER OF THE ADDITION
ELEV. = 1349.64 (NGVD29)

" X " CUT ON CONCRETE WALK ON THE EAST SIDE OF OLIVER AT THE INTERSECTION OF OLIVER AND NORWOOD LANE.
ELEV. = 1347.61 (NGVD29)

● = #4 Baughman Rebar Set
○ = 1/2" Iron Pipe Found
□ = 3/4" PEC Iron Pipe Found
△ = 3/4" Iron Pipe Found
✕ = Stone with Cross Found
Ø = #6 Rebar in Concrete Found
◎ = #5 RB Rebar Found
◪ = P.K. Nail Found
◬ = #5 Municipal Rebar Found
✖ = #4 Baughman Rebar Found
▣ = #5 Mid Kansas Rebar Found
⊠ = Chiseled Cross Set



VICINITY MAP
SEC. 35, T26S, R1E

NOTE: FEMA Floodplain Boundary, Floodway Boundary, and Base Flood Elevations are scaled per location per FEMA FIRM Panels 356 & 357 of 700, for Sedgwick County, Kansas. Effective Date February 2, 2007.

DRAINAGE & GRADING PLAN
KOCH COMMUNITY PARK ADDITION
09 APRIL 2007

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

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