

	PARKING PLAN	
	REQUIRED	AVAILABLE
LOT 1	14	53
LOT 2	12	37
LOT 3	7	25
LOT 4	13	37
LOT 5	14	39

Access controlled except 1 opening per each lot on Central Ave..

OAKWOOD DRIVE

PRELIMINARY PLAT

JIM FISHER ADDITION

REPLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 & 15,
BLOCK 1, OAKWOOD ESTATES SECOND TO WICHITA, KANSAS

GENERAL NOTES:

The 5 proposed lots will be developed to drain generally as they do presently, except that proposed parking lots will be constructed in the rear of all of the lots with sufficient storm sewers to discharge the runoff generated from these lots.

The runoff factor for these lots will be 0.85 when fully developed. The parking lot will drain west thru a dedicated 20' drainage easement along the rear of the lots adjacent to the utility easement and convey runoff into the channel to the west along Brookside Parkway thru the proposed storm sewer.

The storm sewer will be guaranteed with the plat to be constructed at the time of redevelopment. The 20' drainage easement will be dedicated with the plat. The grades of the proposed parking lot will not block any runoff from the south or the east of these lots. The parking lot also will not discharge or drain any storm water onto any of these properties adjacent to the south. The north portion of these 5 lots will continue to drain north to Central Ave. which drains west to existing storm sewers.

DRAINAGE PLAN

BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316-682-7271 • 315 ELLIS • WICHITA, KANSAS 67211

	PARKING SPACES	
	REQUIRED	AVAILABLE
LOT 1	14	53
LOT 2	12	37
LOT 3	7	25
LOT 4	13	37
LOT 5	14	39

Access controlled except 1 opening
per each lot on Central Ave..

PRELIMINARY PLAT

JIM FISHER ADDITION

REPLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 & 15,
BLOCK 1, OAKWOOD ESTATES SECOND TO WICHITA, KANSAS

DRAINAGE PLAN

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