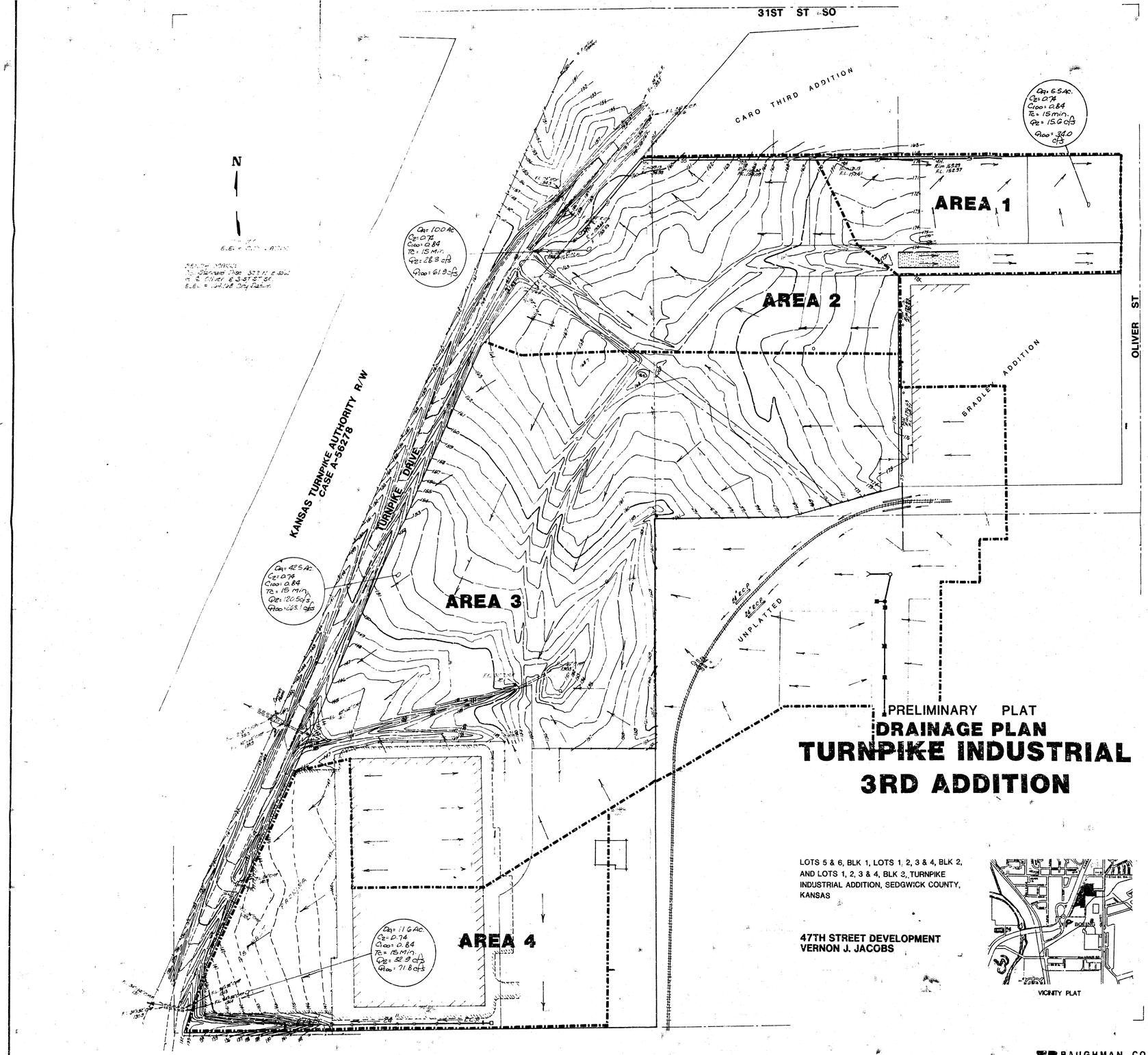
Turnpike Industrial 3rd Add



PRELIMINARY PLAT

DRAINAGE PLAN
TURNPIKE INDUSTRIAL
3RD ADDITION

LOTS 5 & 6, BLK 1, LOTS 1, 2, 3 & 4, BLK 2, AND LOTS 1, 2, 3 & 4, BLK 3, TURNPIKE INDUSTRIAL ADDITION, SEDGWICK COUNTY, KANSAS

47TH STREET DEVELOPMENT
VERNON J. JACOBS

VICINITY PLAT

BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

Orig. 10/25/88

TURNPIKE INDUSTRIAL 3RD ADDITION
DRAINAGE 1
By CB 10/24/88 Page of
BAUGHMAN COMPANY, P.A.

From SCS "Soil Survey of Sedgwick County, KS"
Soil Types: About 1/2 IA and 1/2 Kd. Both Soils Fall in Hydrological Group "D"
From City of Wichita Drainage Manual: Heavy Industrial Area, Type "D" Soil.

$C_2 = 0.74$ $C_{100} = 0.84$

Area #1

DA = 5.5 Ac
Tc = 15 min (Min. Value, City of Wichita)
$i_2 = 3.83$ in/hr $i_{100} = 7.37$ in/hr
$Q_2 = (5.5 Ac)(3.83 in/hr)(0.74) = 15.6$ cfs
$Q_{100} = (5.5 Ac)(7.37 "/hr)(0.84) = 34.0$ cfs

Area #2

DA = 10.0 Ac.
Tc = 15 min (Improved)
$Q_2 = 10.0 Ac (3.83 in/hr)(0.74) = 28.3$ cfs
$Q_{100} = 10.0 Ac (7.37 "/hr)(0.84) = 61.9$ cfs

Area #3

DA = 42.5 Ac
Tc = 15 min.
$Q_2 = 42.5 Ac (3.83 in/hr)(0.74) = 120.6$ cfs
$Q_{100} = 42.5 Ac (7.37 in/hr)(0.84) = 263.1$ cfs

TURNPIKE INDUSTRIAL 3RD ADDITION
DRAINAGE 2
By CB 10/24/88 Page of
BAUGHMAN COMPANY, P.A.

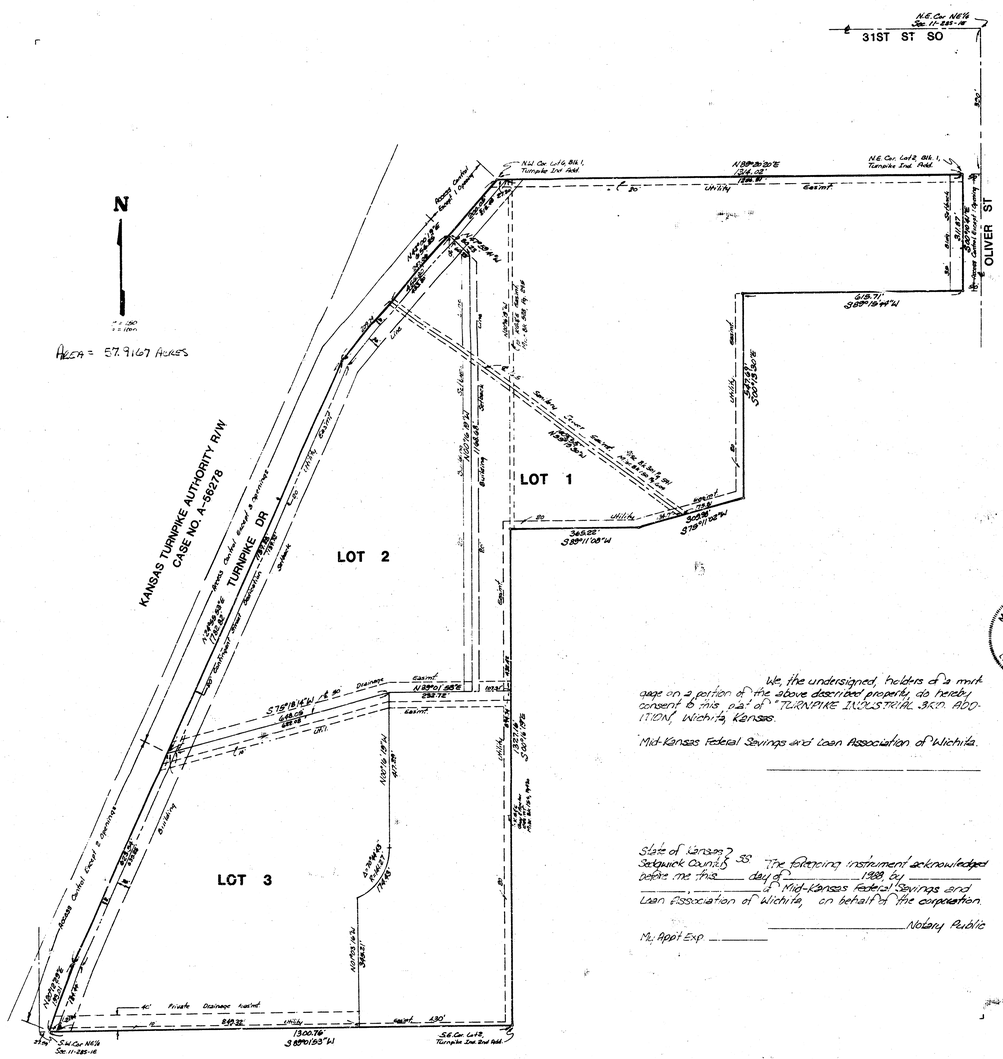
Area #4

DA = 11.6 Ac.
Tc = 15 min.
$Q_2 = 11.6 Ac (3.83 in/hr)(0.74) = 32.9$ cfs
$Q_{100} = 11.6 Ac (7.37 in/hr)(0.84) = 71.8$ cfs

Turnpike Industrial 3rd

TURNPIKE INDUSTRIAL
3RD ADDITION

WICHITA, KANSAS



State of Kansas } SS
Sedgwick County }

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "TURNPIKE INDUSTRIAL 3RD ADDITION" Wichita, Kansas and that the accompanying plat is a true and correct exhibit of the properly surveyed, described as and being a replat of Lots 2, 3, 4, 5 and 6, Block 1, together with the N½ of Colfax Ave. lying south of and adjacent to said Lots 2, 3, 4, 5 and 6 and together with the northeasterly one-half of Navajo Ln. lying southwesterly of and adjacent to said Lot 2; and Lots 1, 2, 3 and 4 of Block 2 together with the W½ of Colfax Cir. lying east of and adjacent to said Lots 1, 2, 3 and 4 and together with the southwesterly one-half of Navajo Ln. lying northeasterly of and adjacent to said Lot 1; and Lots 1, 2, 3, and 4, Block 3, together with the S½ of Colfax Ave. lying north of and adjacent to said Lot 1 and together with the E½ of Colfax Cir. lying west of and adjacent to said Lots 2, 3 and 4; all in Turnpike Industrial Addition, Sedgwick County, Kansas, and Lot 1, together with the W½ of Colfax Cir. lying east of and adjacent to said Lot 1, and Lot 2 together with the E½ of Colfax Cir., lying west of and adjacent to said Lot 2, all in Turnpike Industrial 2nd Addition, Wichita, Kansas, and together with all of the S½ of Colfax Ave. which lies north of and adjacent to Lot 1, Block A, Bradley Addition, Sedgwick County, Kansas.

All being situated in the NE¼ of Sec. 11, Twp. 28S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

The streets and easements as shown are dedicated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

MARK T. SAVOY — 7 Nov 1988 — Date
LS 788 — KANSAS LAND SURVEYOR

Mark T. Savoy — Surveyor
Mark A. Savoy

We, the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "TURNPIKE INDUSTRIAL 3RD ADDITION, Wichita, Kansas.

Mid-Kansas Federal Savings and Loan Association of Wichita.

State of Kansas } SS
Sedgwick County }

The foregoing instrument acknowledged before me this ____ day of ____, 1988 by ____ of Mid-Kansas Federal Savings and Loan Association of Wichita, on behalf of the corporation.

Notary Public

My Appt Exp. ____

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots do be known as "TURNPIKE INDUSTRIAL 3RD ADDITION" Wichita, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements is hereby granted as indicated for drainage purposes. The contingent street dedication is hereby dedicated contingent upon the need for the right-of-way for a street widening project. This contingent street dedication shall run with the land and shall be binding on all future owners of Lots 1, 2 and 3. All abutters rights of access to or from Turnpike Dr., over and across the west line of Lots 1, 2 and 3, and to or from Oliver St. over and across the east line of Lot 1 are hereby granted to the City of Wichita, Kansas, provided however that Lot 1 shall have access to Turnpike Dr. at 1 point and that Lot 2 shall have access to Turnpike Dr. at 3 points and that Lot 3 shall have access to Turnpike Dr. at 2 points and that Lot 1 shall have access to Oliver St. at 1 point all as shall be determined by the City Engineer of the City of Wichita, Kansas.

Vernon J. Jacobs

The Boeing Company, a Delaware Corporation

by Dennis L. Diets, Director of Facilities, Boeing Military Airplanes a Division of The Boeing Company

Dennis L. Diets — Director of Facilities

The City of Wichita, Kansas.

Sheldon Kamen — Mayor

Dale E. Rea — Deputy City Clerk

This plat of "TURNPIKE INDUSTRIAL 3RD ADDITION", Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of ____, 198__.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Sue I. Crockett — Chairman

Marvin S. Krout — Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of ____, 198__.

Sheldon Kamen — Mayor

Dale E. Rea — Deputy City Clerk

Entered on transfer record this ____ day of ____, 198__.

Don Wright — County Clerk

State of Kansas } SS.
Sedgwick County }

This is to certify that this plat has been filed for record in the office of the Register of Deeds this ____ day of ____, 198__, at ____ o'clock __M; and is duly recorded.

Pat Kettler — Register of Deeds

Ed Rose — Deputy

State of Kansas } SS.
Sedgwick County }

The foregoing instrument acknowledged before me this 7th day of November, 1988, by Vernon J. Jacobs, a single person.

Mildred E. Franz — Notary Public

My Appt. Exp. 2-3-91

MILDRED E. FRANZ
NOTARY PUBLIC
STATE OF KANSAS

State of Kansas } SS.
Sedgwick County }

The foregoing instrument acknowledged before me this 8th day of November, 1988, by Dennis L. Diets, Director of Facilities of Boeing Military Airplanes a Division of The Boeing Company, on behalf of The Boeing Company, a Delaware Corporation.

Joyce M. Barnes — Notary Public

My Appt. Exp. 3-15-91

JOYCE M. BARNES
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 3-15-91

State of Kansas } SS.
Sedgwick County }

The foregoing instrument acknowledged before me this ____ day of ____, 198__ by Sheldon Kamen, Mayor and Dale E. Rea, Deputy City Clerk of the City of Wichita, Kansas, on behalf of the City of Wichita.

Notary Public

My Appt. Exp. ____