DRAINAGE PLAN
PREMIER ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

NE. Cor., SE. 1/4, Sec. 21, Twp. 27S, R.2E.

LOT 1 DAVID'S EAST 1ST ADDITION ZONED "LC"

Offsite Drainage
D.A. = 0.20 ac.
TC = 15 min
"C"$_{5/100}$ = .85/.91
Q_5 = 0.8 cfs
Q_{100} = 1.3 cfs

D.A. = 0.39 ac.
TC = 15 min
"C"$_{5/100}$ = .85/.91
Q_5 = 1.5 cfs
Q_{100} = 2.6 cfs

D.A. = 0.44 ac.
TC = 15 min
"C"$_{5/100}$ = .85/.91
Q_5 = 1.7 cfs
Q_{100} = 3.0 cfs

D.A. = 0.83 ac.
TC = 15 min
"C"$_{5/100}$ = .85/.91
Q_5 = 3.2 cfs
Q_{100} = 5.6 cfs

Ex. Bee Hive Inlet
Rim = 166.91
FL (N) = 163.68
FL (S) = 163.58

Ex. Bee Hive Inlet
Rim = 165.59
FL (N) = 161.91
FL (S) = 161.29

Ex. Bee Hive Inlet
Rim = 161.50
FL (N) = 158.45
FL (S) = 158.45

Existing 54" RCP
Flow (W) = 157.81

Pro. Drop Inlet
Top = 162.00
FL = 159.10

Lower Ex. Inlet Grade Elev. As Necessary Upon Site Development.

Adjust Ex. Inlet Grade Elev. As Necessary Upon Site Development.

30' Ingress and Egress Easement per Film 635, Page 1382

S89°53'21"W 230.00'(M)&(D)

8" City of Wichita Water Line

S89°53'21"W 180.00'

UG Electric Line

20' Utility Easement per ~~Film 1150, page 1279~~

30' JOINT ACCESS EASEMENT (BY SEPARATE INSTRUMENT)

N89°53'21"E 180.00'

N89°53'21"E 230.00'(M)&(D)

CINEMAS ASSOCIATES
P.O. BOX 782560
WICHITA, KS 67278
ZONED "LC"

LOT 1
UNIVERSAL
4TH ADDITION
ZONED "LC"

Existing 54" RCP
Flow (W) = 157.81

℄ 45' DRAINAGE EASEMENT (FILM 325, PAGE 284)

10' DRAINAGE EASEMENT

12.50'

12.50'

SETBACK

BUILDING

EASEMENT

DRAINAGE

UTILITY

ASPHALT

72'

110'

197'

20'

15'

Greenwich Road

N00°00'00"E 1662.59'(M)

N00°00'00"E 401.43'(M)&(D)

S00°00'00"E 401.43'(M)&(D)

S00°00'58"W 59.90'(M)

S00°00'58"W 225.13'(M)

S00°00'00"E 591.27'(M)&(D)

60'(D) 1/2 R/W

50'(D) 1/2 R/W

Point of Beginning

Assumed Basis of Bearings = N00°00'00"E 2655.29'(M)

8" City of Wichita Water Line

12" City of Wichita Water Line

8" VCP Sanitary Sewer Line

UG Electric Line

6" Kansas Gas Service Line

2" Kansas Gas Service Line

SWS Line

54" SWS Line

NOTE: Underground Electric lines are field located possible easements that do not appear on Title Commitment.

SSMH
Rim=167.48
Fl.=158.98

SWSMH
Rim=164.89
Fl.=158.17

Ex. Curb Inlet
Top= 165.39
FL (E) = 161.56

SWSMH

SWB Ped

Sign

0 20 40

DATE OF PREPARATION: 14 DECEMBER 2000
CONTOUR INTERVAL = 1 FOOT
DATE OF TOPOGRAPHY: APRIL 12, 2000

EB = Electric Box
FH = Fire Hydrant
LP = Light Pole
RCP = Reinforced Concrete Pipe
Sign = Sign
SSMH = Sanitary Sewer Manhole
SWB Ped = Southwestern Bell Pedestal
SWSMH = Stormwater Sewer Manhole
WM = Water Meter
WV = Water Valve

● = #4 Baughman Rebar Set
○ = #4 Baughman Rebar Found
□ = #4 Garber Rebar Found
Ø = #4 Rebar Found
(D) = Described
(M) = Measured
(P) = Platted

OWNER:
Equity Ventures/Bundy Joint Venture
7701 E. Kellogg, Ste. 630
Wichita, KS 67207
Phone: 316-686-9292

BENCHMARK:
City of Wichita benchmark – SE. corner of intersection of Greenwich and Kellogg, NW. corner of light pole base.
48.60' NNW. of center of ss manhole
48.70' S. of centerline of traffic signal manhole in Kellogg median
70.50' E. of back of E. curb on E. side of median in Greenwich Road.
Elev. = 164.78 City Datum (1,352.18 NGVD)

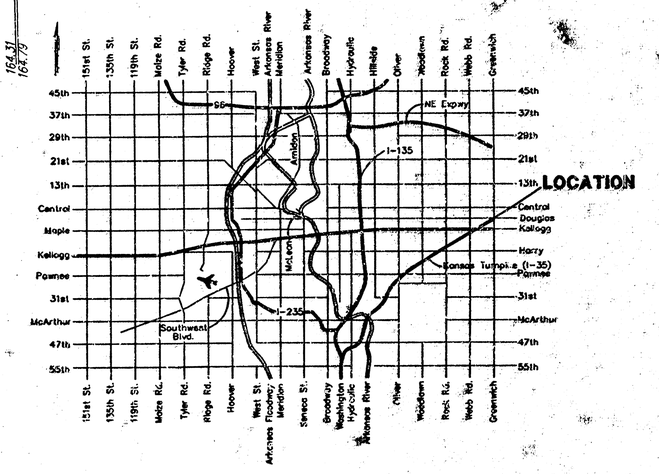
DRAINAGE NOTE:

1. The Existing Soil Type per Soil Survey of Sedgwick County, Kansas is Rosehill and is a Hydrologic Group D.

2. This Parcel of Land Is Not Located In A FEMA Flood Hazard Zone Area Per FIRM Map . (Community/ Panel Number; 200328 0030B) Effective Date: May 15, 1986.

Kellogg Avenue(US Highway 54)

SE. Cor., SE. 1/4, Sec. 21, Twp. 27S, R.2E.



26 DECEMBER 2000

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