

# DRAINAGE PLAN

## RITCHIE OFFICE PARK ADDITION

### WICHITA, SEDGWICK COUNTY, KANSAS



**OWNER:**  
 RICH, INC.  
 1812 N. Ridge Rd.  
 Wichita, KS 67226  
 (316) 462-0030

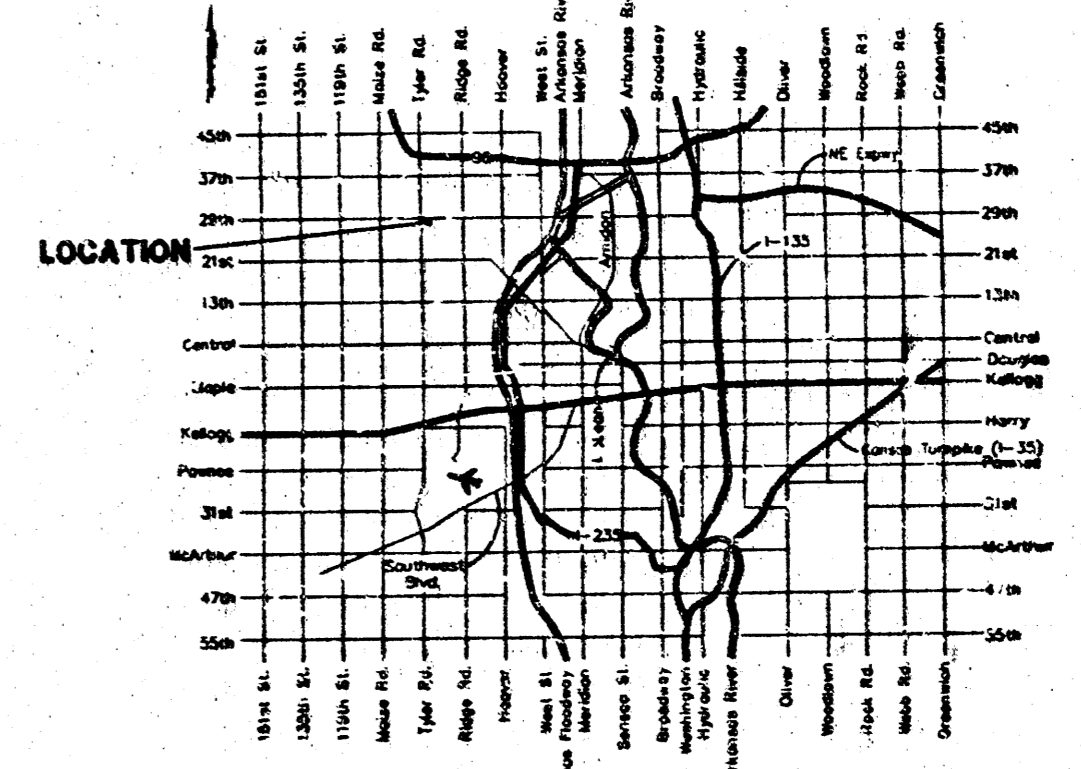
**DRAINAGE NOTES:**

1. The Existing Soil Type per Soil Survey of Sedgewick County, Kansas is: This Classification Does Not Have a Hydrologic Group.
2. A Portion of This Parcel of Land is Located in A FEMA Flood Hazard Zone Area For FIRM Map (Community) Panel Number: 200321-0030 Effective Date: June 3, 1986.
3. The Proposed Drainage Plan Provided Herein is a Generally Defined Plan to Follow for Design. It is Recognized and Assumed That Upon the Final Design of Site Grading and Storm Sewer Improvements Within This Plot, That the Designer Will Modify or Alter the General Drainage Plan As Necessary in Order to Implement the Installation of the Improvements to Obtain the Most Economical Design and Construction Possible.
4. The Minimum Pad For All Lots Within This Plot Shall Be 138.8 City Datum or (1389 M.S.L.).

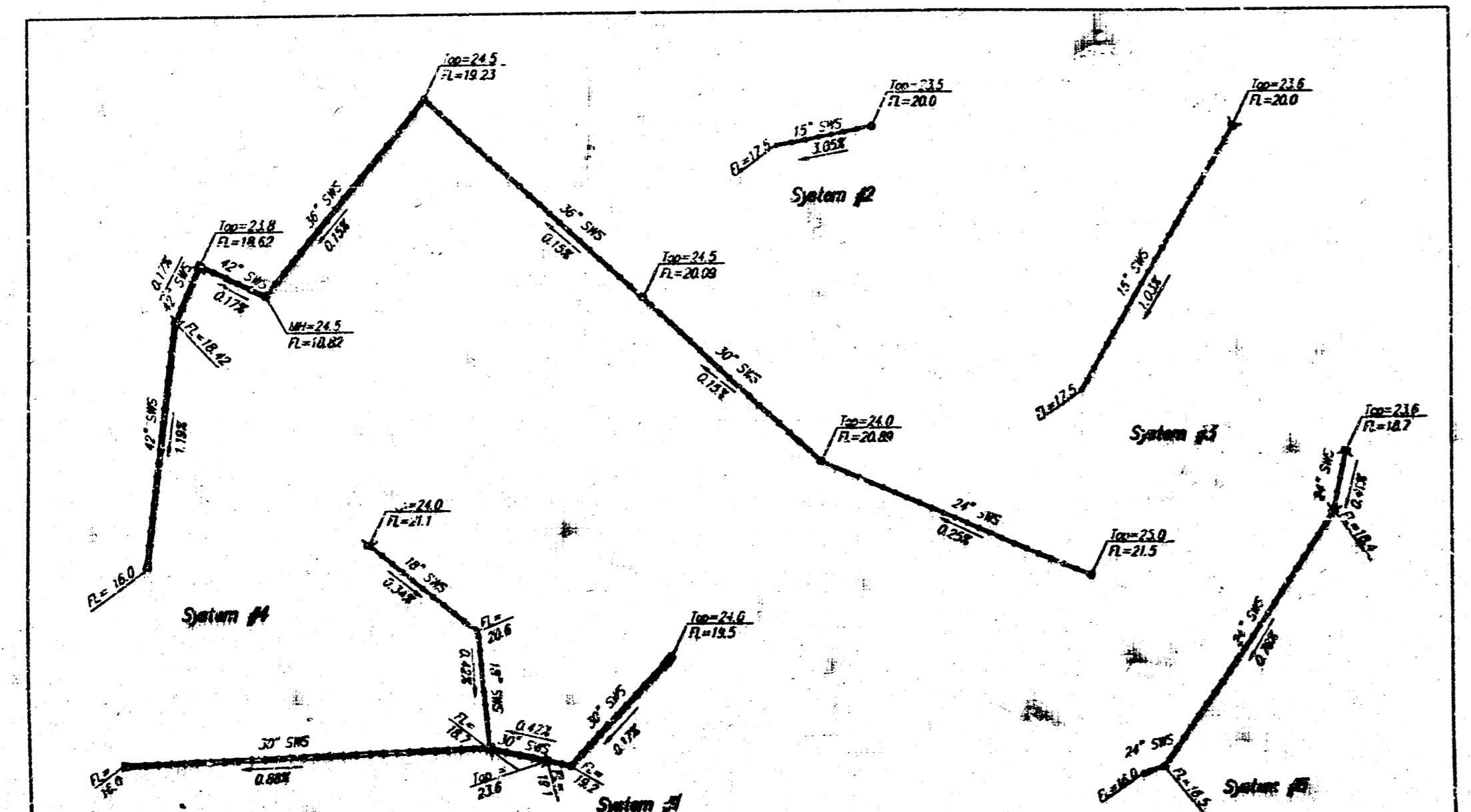
Drainage Area	Area (Acres)	C <sub>s</sub>	C <sub>m</sub>	T <sub>1</sub> (min)	T <sub>2</sub> (min)	T <sub>3</sub> (min)	T <sub>4</sub> (min)	T <sub>5</sub> (min)	T <sub>6</sub> (min)
1	5.12	0.80	0.80	15	4.56	7.37	16	30	
2	1.22	0.80	0.80	15	4.56	7.37	16	7.2	
3	3.07	0.80	0.80	15	4.56	7.37	16	18	
4	3.30	0.80	0.80	15	4.56	7.37	16	20	
5	6.76	0.80	0.80	15	4.56	7.37	21	10	
6	0.84	0.80	0.80	15	4.56	7.37	28	5.0	
7	1.56	0.80	0.80	15	4.56	7.37	4.9	9.2	
8	7.00	0.80	0.80	15	4.56	7.37	25	47	
9	5.77	0.80	0.80	15	4.56	7.37	18	34	
10	1.43	0.80	0.80	15	4.56	7.37	4.5	8.4	
11	1.74	0.80	0.80	15	4.56	7.37	5.5	10	
12	0.81	0.80	0.80	15	4.56	7.37	2.5	4.8	
13	1.97	0.80	0.80	15	4.56	7.37	6.2	12	

**LEGAL DESCRIPTION:**  
 A tract of land in the NW 1/4 of Sec. 3, Twp. 27-S, R-1-W of the 6th P.M., Sedgewick County, Kansas described as follows: Beginning at the SE corner of Wedgewood as dedicated in Lakeside Park, on Addition to Wichita, Sedgewick County, Kansas, thence northerly the westerly line of said Wedgewood, 15.55 ± ± 1.15 ± ± NE corner of said Wedgewood, thence southerly and southeasterly along a curve to the right, on an arc distance of 146 feet, more or less, to the P.T. of said curve, thence southeasterly 488 feet, thence southeasterly 601 feet, thence southeasterly, 473 feet, thence northerly, 46 feet, more or less, to a point on the southeasterly right-of-way line of the Kansas Southwestern Railroad, thence southeasterly along said southeasterly railroad right-of-way, 1222 feet, more or less, to the most easterly corner of North Lakes Addition to Wichita, Sedgewick County, Kansas, thence westerly along the north line of said North Lakes Addition, and northerly and northerly along the northerly line of Mere Ridge, on Addition to Wichita, Sedgewick County, Kansas to the SE corner of Reserve "A" in said Lakeside Park, thence northerly along the east line of said Reserve "A", 23.80 feet to the NE corner of said Reserve "A", thence east along the south line of said Wedgewood, 137.07 feet to the point of beginning.

**REMARKS:**  
 COW benchmark located at the SW cor. of intersection of 29th and Ridge Rd. Elev. = 1324.50 City Datum



- = 4" REBAR W/ "BAUGHMAN" CAP (FOUND)
- = 4" REBAR W/ "BAUGHMAN" CAP (EST)
- = 4" REBAR W/ "TELE" CAP (FOUND)
- = 1" REBAR (FOUND)
- = 12" RCW (FOUND)
- = 12" MAIL B CHIMNEY IN STAMP (FOUND)
- = BILT (FOUND)
- = RAILROAD SPWE (FOUND)
- = SECTION CORNER (FOUND)
- (M) = MEASURED
- (S) = SCHEDULED
- (P) = PLATED
- (C) = CALCULATED
- = END OF GALETRY
- = UTILITY POLE
- = FLAG POLE
- = RAILROAD CROSSING SIGN
- = GAIN SIGN
- = Sanitary Sewer Manhole
- = Fire Hydrant



**NOTE:**  
 HORIZONTAL AND VERTICAL CONTROL FURNISHED BY BAUGHMAN COMPANY P.A.  
 TOPOGRAPHY BY PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHS TAKEN IN 1963 BY AIRBORNE BY WARRIORD.  
**MARKHURD**  
 400120