

DRAINAGE PLAN

WHISPERING BROOK COMMERCIAL 2ND ADDITION

(A REPLAT OF WHISPERING BROOK COMMERCIAL ADDITION)

TO WICHITA, SEDGWICK COUNTY, KANSAS

DRAINAGE COMMENTS

THIS DRAINAGE PLAN WAS DESIGNED BY POE & ASSOCIATES AS WHISPERING BROOK COMMERCIAL ADDITION IN 1992. THIS PLAN IS A REPLAT OF WHISPERING BROOK COMMERCIAL AND IS NOT CHANGING THE DRAINAGE PLAN OR COMPUTATIONS OF THE APPROVED DRAINAGE PLAN. AS APPROVED, DRAINAGE FROM THIS AREA WAS ROUTED TO THE SOUTHWEST TO THE EXISTING SWS.

PEC HAS DONE ADDITIONAL SURVEY OF THE HOMES TO THE SOUTH AND IT WAS DETERMINED THAT THE HOMES TO THE SOUTH ARE MORE THAN 2' ABOVE AN OVERFLOW ELEVATION ALONG THE SOUTH BANK OF THE EXISTING POND IN WHISPERING BROOK ADDITION.

IT WAS NOTICED THAT THE 42" RCP ACROSS BROOKVIEW THAT WAS RECOMMENDED BY POE & ASSOCIATES' DRAINAGE PLAN WAS REPLACED BY A 24"X36" HERCOP WITH THE STREET CONSTRUCTION. PEC HAS CONCERNS ABOUT THE EXISTING HOME ON LOT 38, BLOCK 1, WHISPERING BROOK ADDITION. IN THE EVENT OF A LARGE STORM OR A SWS PIPE FAILURE, WATER WILL OVER TOP THE CURB ADJACENT TO THIS LOT. THE GRADING OF THIS LOT IS SUCH THAT THE HOME MAY BE SUBJECT TO OVERLAND FLOODING IN AN EVENT THAT WATER OVER TOPS THE ADJACENT CURB.

IT IS PEC'S RECOMMENDATION THAT ADDITIONAL BERMING ADJACENT TO LOT 38 BE CONSTRUCTED, AND THE EXISTING CHANNEL TO THE SOUTH BE EXTENDED TO THE NORTH TO LIMIT THE LENGTH OF SHALLOW SHEET FLOODING IN THE EVENT OF A LARGE STORM OR SWS FAILURE.

② DRAINAGE PLAN CALCULATIONS FROM POE & ASSOCIATES' DRAINAGE PLAN FOR WHISPERING BROOK COMMERCIAL.

TIME OF CONCENTRATION
15 Minute Minimum
 $t_1 = 4.58$
 $t_{100} = 7.37$

C FACTORS
Light Commercial
 $C_1 = 0.68$
 $C_{100} = 0.80$

SOIL TYPE
Ft. Formum
Hydrologic Group B

LEGEND

--- BASIN BOUNDARY
→ FLOW DIRECTION

DSNR KER OPER. KEB SCALE: 1"=60.00
C:\2000\00199\Whispering Brook.dwg (KER 11-28-2000 09:00:10 am)

CHISHOLM CREEK ADDITION

BRUSH CREEK ADDITION

CHISHOLM TRAIL STATE BANK 2ND ADDITION

BEL AIRE SHOPPING CENTER

UNPLATTED

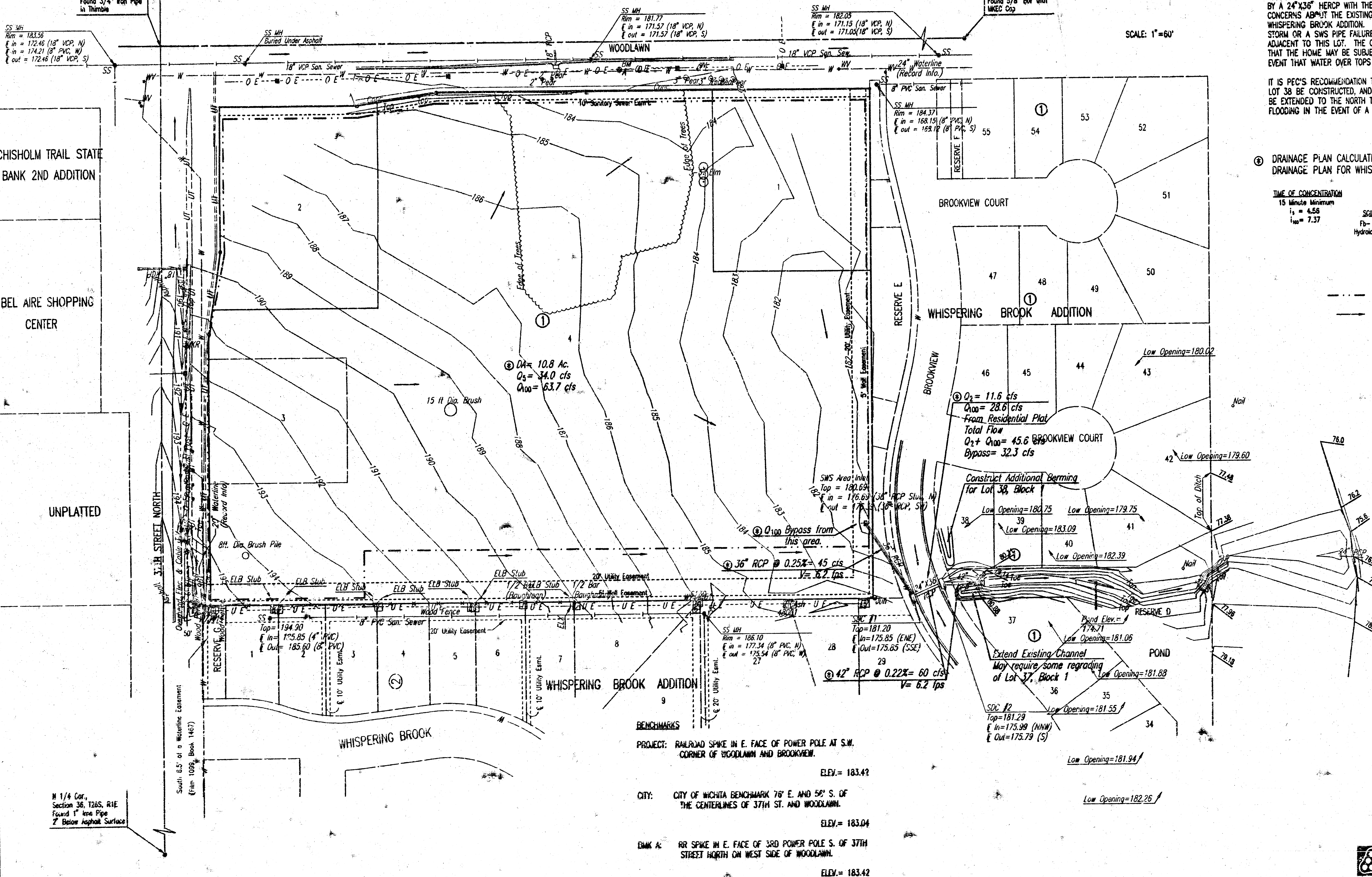
N 1/4 Cor.,
Section 36, T26S, R1E
Found 1" Iron Pipe
2" Below Asphalt Surface

NE Corner, NE 1/4,
Section 36, T26S, R1E
Found 3/4" Iron Pipe
in Thimble

BM
C&G Disk
Elev. = 183.04

East 1/4 Corner,
Section 36, T26S, R1E
Found 5/8" Bar with
WES Cap

SCALE: 1"=60'



BENCHMARKS

PROJECT: RAILROAD SPIKE IN E. FACE OF POWER POLE AT S.W. CORNER OF WOODLAWN AND BROOKVIEW.

ELEV. = 183.42

CITY: CITY OF WICHITA BENCHMARK 76' E. AND 56' S. OF THE CENTERLINES OF 37TH ST. AND WOODLAWN.

ELEV. = 183.04

BM A: RR SPIKE IN E. FACE OF 3RD POWER POLE S. OF 37TH STREET NORTH ON WEST SIDE OF WOODLAWN.

ELEV. = 183.42

Professional Engineering Consultants, P.A.
303 S. TOPEKA • WICHITA, KANSAS 67202
316-262-2691 • FAX 316-262-3008