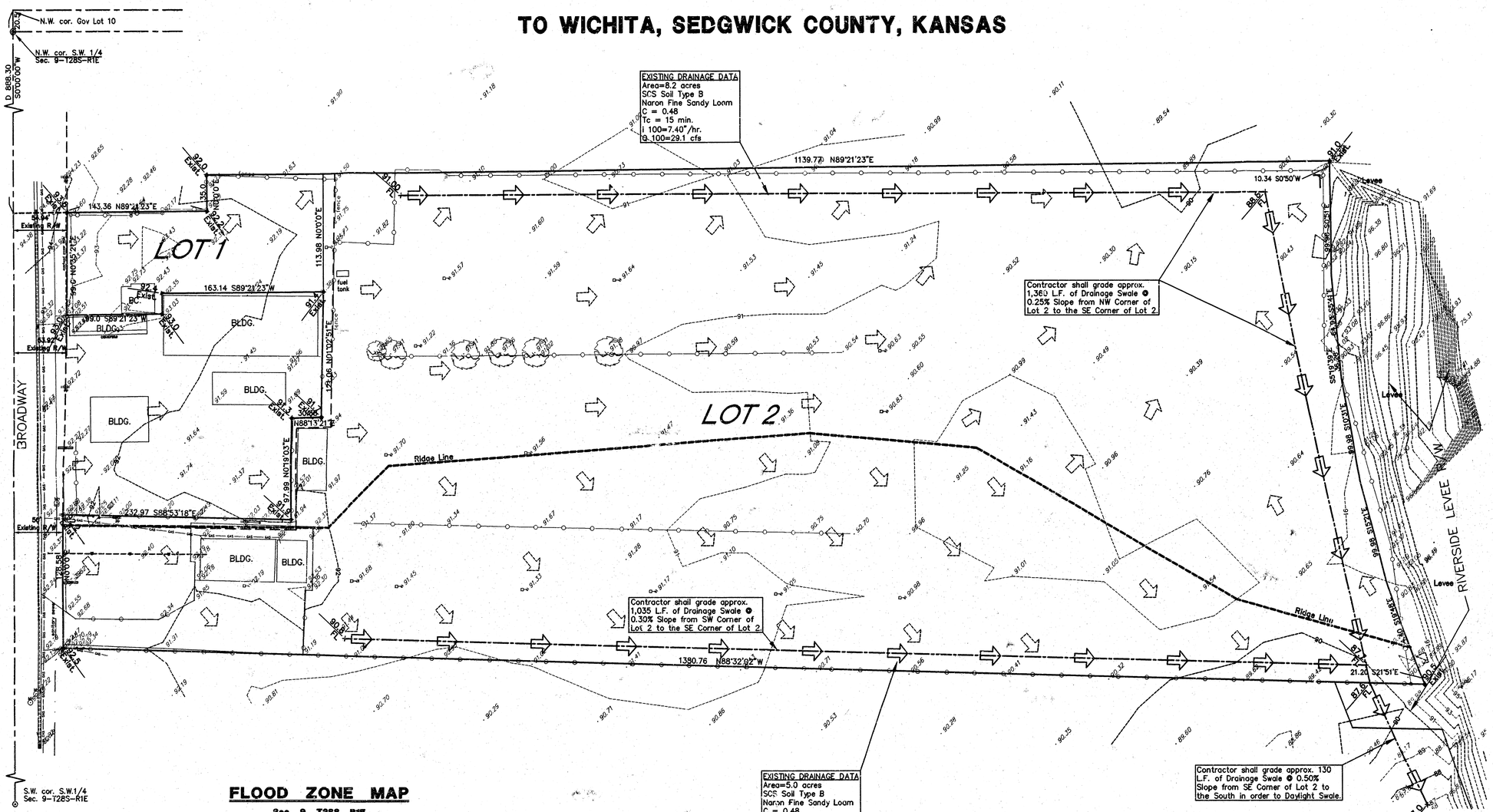
FOUR-CORNER LOT GRADING & DRAINAGE PLAN OF

YSIDRO ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS



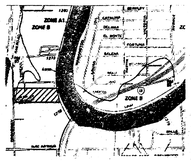
GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

OWNER: Mark Ysidro
3760 So. Broadway
Wichita, KS 67216
ZONING: GC & RR

QUADRANGLE MAP

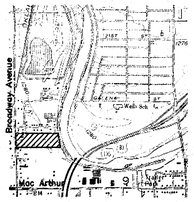
Sec. 9, T28S, R1E



WICHITA EAST QUADRANGLE
7.5 Minute Series
SCALE : 1" = 2,000'

FLOOD ZONE MAP

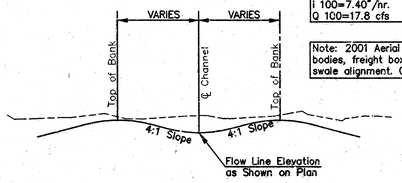
Sec. 9, T28S, R1E



SCALE : 1" = 2,000'

ZONE B
This Area Protected from the One Percent Annual Chance(100-Year) Flood by Levee, Dike, or other Structures Subject to Possible Failure or Over Topping During Larger Floods.

FLOOD ZONE:
Subject property is in Zone B, as shown of Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Sedgwick County, Kansas, Community Panel Number 200328 0035 B, effective May 15, 1986.



Note: 2001 Aerial Photograph shows car bodies, freight boxes, etc., etc. in proposed swale alignment. Owner Shall remove obstacles.

SURVEY DISCLAIMER:
TOPOGRAPHIC SURVEY AND CONTOUR MAP USED IN PREPARING PLANS WAS PROVIDED BY ARMSTRONG LAND SURVEY, P.A., 250 N. MATHEWSON, WICHITA, KS. ENGINEER DOES NOT GUARANTEE SURVEY ELEVATIONS FOR ACCURACY. CONTRACTOR SHALL VERIFY ELEVATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

PROPOSED SURFACE DRAINAGE:
*Surface drainage from this lot will continue to drain consistent with the existing contours depicted on this topographic map. Regrading will occur as required around the perimeter of any proposed buildings. A Proposed Swale is to be constructed around perimeter of Lot 2(as shown) to intercept drainage and route it to the SE corner of Lot 2. However, regrading of the entire lot is not proposed and developed lot drainage will be as reflected by existing contours.

LEGEND

- ● – set 5/8" rebar & "Armstrong" cap
- ⊙ – iron in thimble
- ⊕ – Brass monument found
- ○ – found 1/2" iron pipe
- ⊠ – concrete monument found
- ☑ – found chiseled in concrete
- M – measured distance
- P – plat distance
- cm – calculated from measured distance
- – property line
- – center line
- – easement line
- – setback line
- – underground utility
- – Corrugated Metal Fence
- – cable TV riser
- – telephone riser
- – fire hydrant
- – elec. transformer
- – air conditioner
- – power pole
- – manhole
- – light pole
- – gas meter
- – gas valve
- – water meter
- – water valve
- – deciduous tree
- = Proposed Drainage Flow Direction
- = Existing Drainage Flow Direction
- = Existing Ridge Line

HARLAN DALE FORD LICENSED 10891 PROFESSIONAL ENGINEER KANSAS
1.30.04

YSIDRO ADDITION

4-CORNER LOT GRADING PLAN

WICHITA, SEDGWICK COUNTY, KANSAS

CED PROJ. NO.: 2G031115

CERTIFIED ENGINEERING DESIGN, P.A.
810 WEST DOUGLAS, SUITE C
WICHITA, KANSAS 67203
PH.(316)262-8808 FAX.(316)262-1669

DESIGNED: HDF	SCALE: 1"=50'	SHEET 1
DRAWN: CKW	DATE: 12/03	
CHECKED: HDF	CED FILE: Ysidro-DP.dwg	TOTAL 1