

Drainage Concept

BRENTWOOD SOUTH 2ND ADDITION

Wichita, Sedgwick County, Kansas

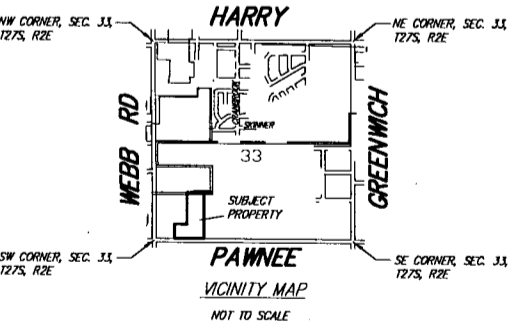
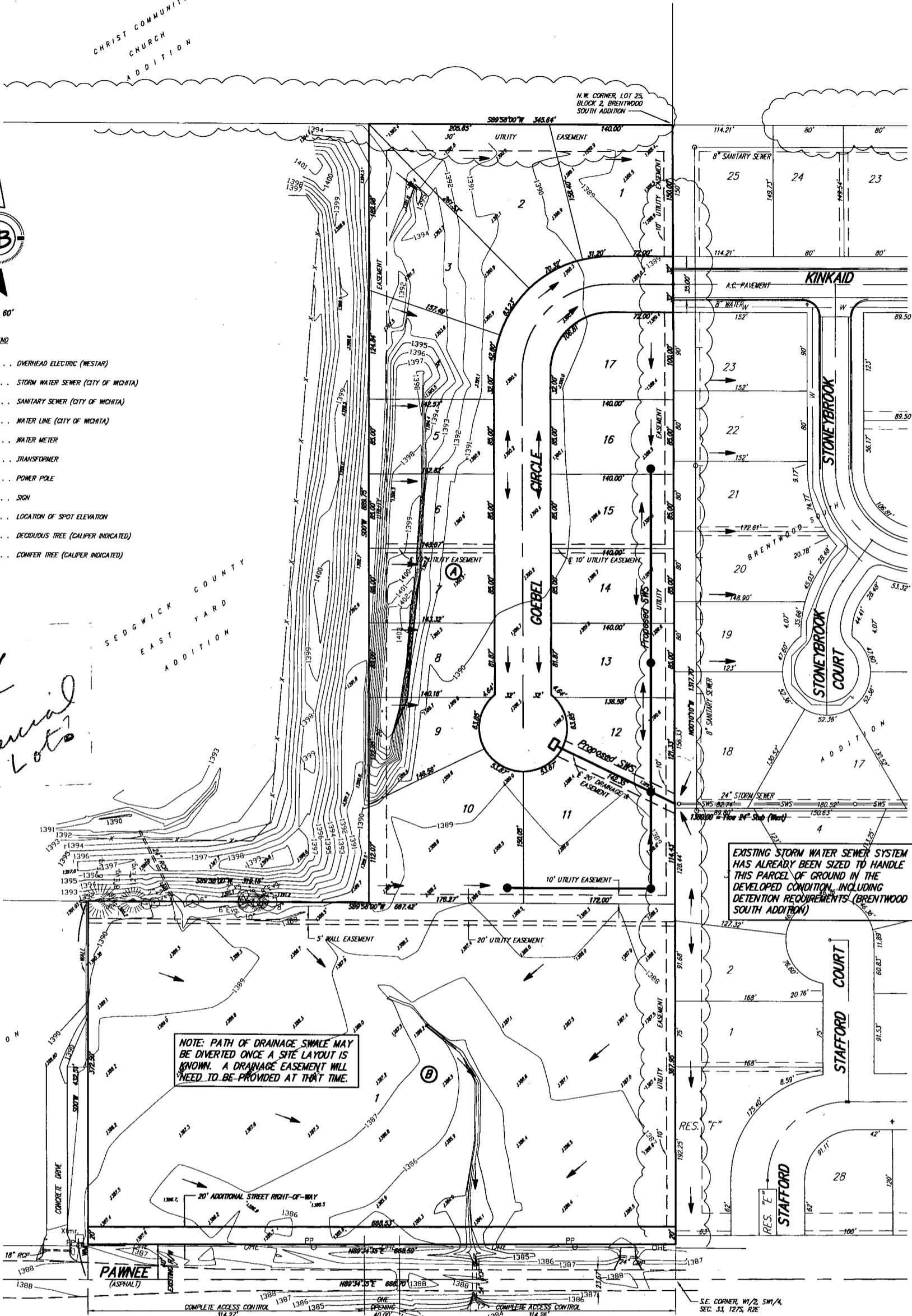


1" = 60'

LEGEND

- HE..... OVERHEAD ELECTRIC (WESTAR)
- SWS..... STORM WATER SEWER (CITY OF WICHITA)
- SS..... SANITARY SEWER (CITY OF WICHITA)
- W..... WATER LINE (CITY OF WICHITA)
- WM..... WATER METER
- Xtr..... TRANSFORMER
- PP..... POWER POLE
- SIGN
- LOCATION OF SPOT ELEVATION
- DECIDUOUS TREE (CALIPER INDICATED)
- CONIFER TREE (CALIPER INDICATED)

*Vicky
Detention
on the
Commercial
Lots*



BENCH MARK: COW BENCHMARK AT THE SOUTHEAST CORNER OF THE INTERSECTION OF DRANBROOK AND SKINNER ELEV.=1334.02 (M.S.L.)

ON SITE BENCH MARK: R.B. SPIKE ON EAST FACE OF POWER POLE 1,215 FEET EAST AND 48 FEET NORTH OF THE S.W. CORNER, SEC. 33, T27S, R2E. ELEV.=1388.99 (M.S.L.)

LEGAL DESCRIPTION:

That part of the SW1/4 of Sec. 33, T27S, R2E of the 6th P.M., Sedgwick County, Kansas, described as beginning at the northwest corner of Lot 25, Block 2, Brentwood South Addition, Wichita, Sedgwick County, Kansas; thence S89°58'00"W, 345.64 feet; thence S00°00'00"W, 889.75 feet; thence S89°58'00"W, 319.15 feet; thence S00°00'00"W, 432.51 feet; thence N89°34'35"E, 668.70 feet; thence N00°10'10"W, 1317.70 feet to the place of beginning, EXCEPT the South 40.00 feet for right of way.

OWNER:
Brentwood Development, Inc.
527 N. Forestview
Wichita, Kansas 67235

Attn: Steve Miller
Ph. (316) 259-2377

SUBDIVIDER & P.A.:
Ruggles & Bohm P.A.

PROPOSED ZONING:
Block A to be zoned TF-3
Block B to be zoned LC

EXISTING ZONING:

Subject property and the property to the northwest are zoned SF-20, the properties to the east and north are zoned SF-5, The property to west is zoned OW and the property to the southwest is zoned LC. Existing use is agricultural

FLOOD ZONE:

According to the FEMA/FIRM Community Panel No. 200321 0225 A, effective June 3, 1986; the property shown hereon is located in Zone C, an area of minimal flooding.

GROSS AREA:
556,003.0 Sq. Ft.±
12.76 Acres±

DATE OF TOPOGRAPHY:
AUGUST 6, 2003

DWG FILE: 2438P\Drainage Concept.dwg
PROJECT NO. 2438P
DECEMBER 11, 2003



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