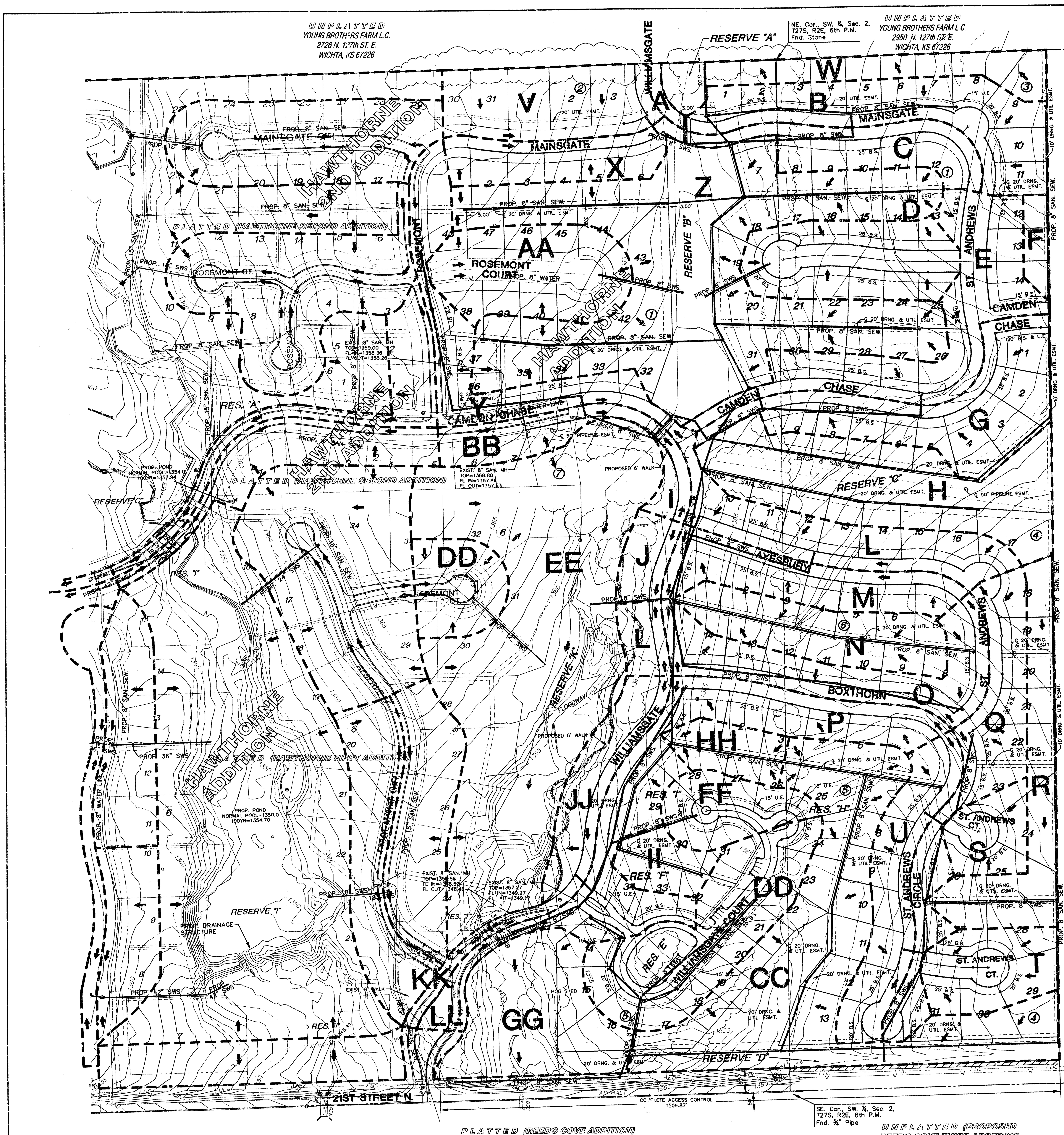
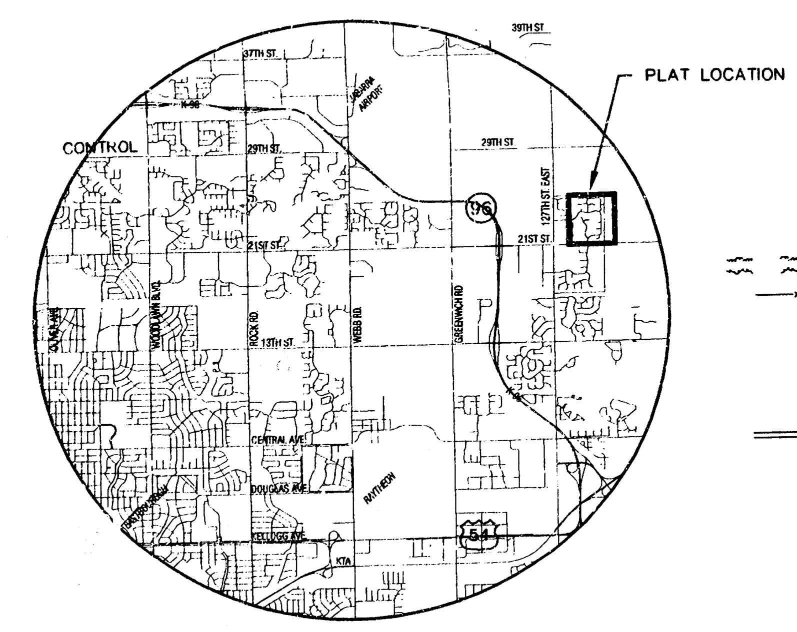


PLATTED (REED'S COVE ADDITION)

21/127 L.L.C.
8100 E. 22nd St. N.
SUITE #1000, WICHITA, KS 67226

UNPLATTED (PROPOSED REED'S COVE THIRD ADDITION)

21/127 L.L.C.
8100 E. 22nd St. N.
SUITE #1000, WICHITA, KS 67226



VICINITY MAP

LEGEND

- 6IN – CONIFEROUS TREE & DIAMETER
- 3IN – DECIDUOUS TREE & DIAMETER
- SN – SIGN
- – BUSH
- – EDGE OF TREES
- – FENCE
- SSMH – SANITARY SEWER MANHOLE
- GM – GAS METER
- POLE – POLE
- – GATE
- – WALL
- LP – LIGHT POLE
- FH – FIRE HYDRANT
- WV – WATER VALVE
- WM – WATER METER
- PP – POWER POLE AND GUY ANCHOR
- = SECTION CORNER MONUMENT FOUND
- = FOUND PROPERTY CORNER REBAR
- = SET 5/8" REBAR W/ MKEC CLS #39 CAP
- TR – TELEPHONE RISER
- – INLET
- – STORM SEWER PIPE
- – WATER LINE
- – SANITARY SEWER LINE
- – GAS LINE
- – TELEPHONE LINE
- – UNDERGROUND ELECTRIC LINE
- – OVERHEAD TELEPHONE
- – OVERHEAD ELECTRIC
- – UNDERGROUND FIBER OPTIC CABLE
- – HIGH PRESSURE GAS PIPELINE
- B.S. = BUILDING SETBACK
- U.E. = UTILITY EASEMENT
- (M) = MEASURED DIMENSION
- = STREET DEDICATION
- = STREET VACATION

NOTES

1. ZONING: Existing Single Family "SF-20"
   Proposed Single Family "SF-5"
2. RESERVES platted for:
   - "A" lakes, floodway, drainage, landscaping, irrigation and open space
   - "B" lakes, floodway, drainage, landscaping, irrigation and open space
   - "C" walks, berming, drainage, landscaping, irrigation and open space
   - "D" lakes, floodway, monuments, walks, berming, drainage, landscaping, irrigation and open space
   - "E" walks, playground, landscaping, irrigation and open space
   - "F" monuments, landscaping, irrigation and open space
   - "G" walks, drainage, landscaping, irrigation and open space
   - "H" landscaping, irrigation and open space
   - "I" landscaping, irrigation and open space
   - "J" walks, berming, drainage, landscaping, irrigation and open space
   - "K" lakes, floodway, playground, walks, drainage, landscaping, irrigation and open space
3. Lot minimum pad elevaitons as indicated on the DRAINAGE PLAN, provided at the time of FINAL PLATTING.

BENCHMARKS

BM#1 Square cut SW. corner signal light pole base NE. corner Webb and 13th.
ELEV. = 185.945'(City Datum)
1373.345' NGVD

BM#2 Top of iron at SW. Cor., SW. ¼, Sec. 2, T27S, R2E, (127th St. E. & 21st St. N.).
ELEV. = 198.01 (CITY DATUM)
1385.41 NGVD

0 100 200 400

SCALE: 1" = 100'

DRAINAGE AND UTILITY PLAN
HAWTHORNE THIRD ADDITION

DATE: MARCH, 2004

OWNERS/DEVELOPER: Twenty-First Growth, L.L.C. 816 Terradyne Andover KS 67002

MKEC ENGINEERING CONSULTANTS
411 N. WEBB ROAD
WICHITA, KS. 67206
316 - 684 - 9600

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