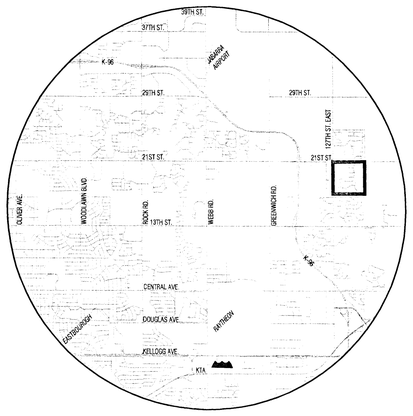
NOTES

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

BENCHMARK

BM#1 60d IN SOUTH LEG OF "H" POLE HIGH LINE STRUCTURE, 75' NORTH & 80' EAST OF ℄ 127TH STREET & CENTERLINE BURLINGTON NORTHERN RAILROAD. ELEV. = 1365.37'

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

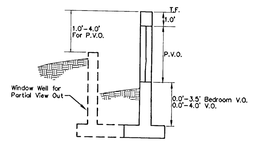


VICINITY MAP

LEGEND

- SIN – CONIFEROUS TREE & DIAMETER
- DIN – DECIDUOUS TREE & DIAMETER
- SN – SIGN
- BUSH
- EDGE OF TREES
- FENCE
- SSMH – SANITARY SEWER MANHOLE
- GM – GAS METER
- POLE – POLE
- HLP – HIGH LINE POLE
- GATE
- WALL
- LP – LIGHT POLE
- FH – FIRE HYDRANT
- WV – WATER VALVE
- WM – WATER METER
- PP – POWER POLE AND GUY ANCHOR
- TR – TELEPHONE RISER
- INLET
- STORM SEWER PIPE
- W – WATER LINE
- SANITARY SEWER LINE
- G – GAS LINE
- UGT – TELEPHONE LINE
- UGE – UNDERGROUND ELECTRIC LINE
- OHT – OVERHEAD TELEPHONE
- OHE – OVERHEAD ELECTRIC
- FOC – UNDERGROUND FIBER OPTIC CABLE
- SECTION CORNER
- PROPERY CORNER FOUND
- BM – BENCHMARK

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)			
LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (USGS)
1	1	165.60	1353.00
2	1	165.60	1353.00
3	1	165.60	1353.00
4	1	165.60	1353.00
5	1	165.60	1353.00
9	1	169.60	1357.00
10	1	169.10	1356.50
11	1	168.10	1355.50
12	1	168.10	1355.50
13	1	166.60	1354.00
14	1	166.60	1354.00
15	1	168.10	1355.50
16	1	168.10	1355.50
17	1	169.10	1356.50
18	1	169.60	1357.00
1	2	165.60	1353.00
2	2	165.60	1353.00
3	2	165.60	1353.00
4	2	165.60	1353.00
5	2	165.60	1353.00
6	2	165.60	1353.00
7	2	165.60	1353.00
8	2	163.60	1351.00
9	2	161.60	1349.00
10	2	161.60	1349.00



VIEW OUT & PARTIAL VIEW OUT DETAIL

SCALE: 1" = 100'

100 0 100 200

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

H:\DIVIL\22121\DWG\PROP\22121PRE.DWG

PRELIMINARY LOT GRADING PLAN

REED'S COVE ADDITION

OWNERS/DEVELOPER: 21/127 L.L.C. 8100 E. 22nd Street N., Suite 1000, Wichita, KS 67226

DATE: JULY, 2002